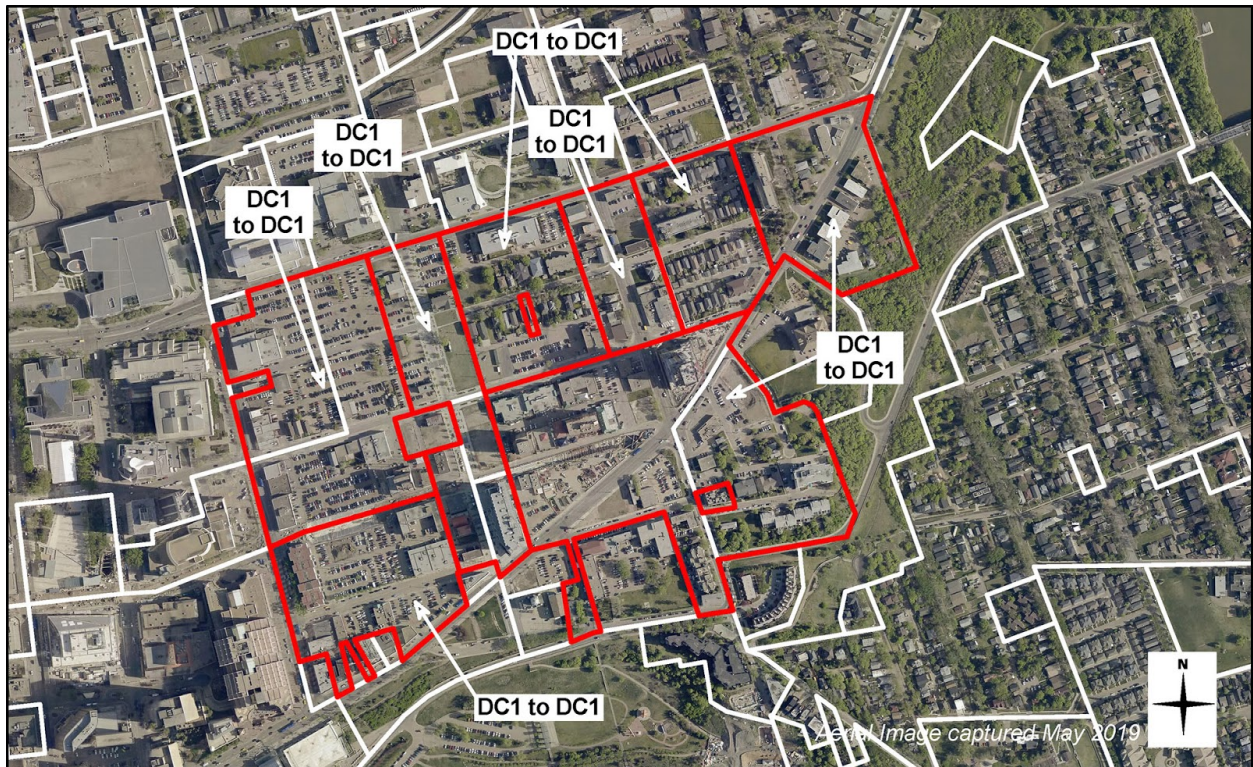




ADMINISTRATION REPORT TEXT AMENDMENTS & REZONING BOYLE STREET



Recommendation: That Charter Bylaws 19549 and 19950 to amend the Zoning Bylaw, Section 860, The Quarters Overlay, and rezoning for six (DC1) Direct Development Control Provisions to six new (DC1) Direct Development Control Provisions be APPROVED.

Administration is in **SUPPORT** of this application because:

- The proposed amendments allow for greater flexibility and are intended to facilitate development in the area;
- The proposed amendments conform with The Quarters Downtown Area Redevelopment Plan (ARP); and
- The proposed administrative updates to the DC1 provisions will align and reflect with current Zoning Bylaw standards.

Report Summary

This land use amendment application was submitted by the City of Edmonton, Economic and Environmental Sustainability on April 29, 2020. This application proposes to change the designation of lands for six (DC1) Direct Development Control Provisions within the Quarters Area of the Boyle Street neighbourhood. The following areas are affected by the proposed changes:

1. Civic Quarter;
2. Five Corners High Density Quarter;
3. Heritage Quarter;
4. McCauley Quarter Areas 1 & 3;
5. McCauley Quarter Area 2; and
6. The Armature Quarter Areas 1, 2 and 3.

The proposed Charter Bylaw 19550 adds, where appropriate, new and recently defined uses, and updates the DC1 provisions to align with current Zoning Bylaw standards. An associated amendment to The Quarters Overlay, Section 860 of the Zoning Bylaw (Charter Bylaw 19549) accompanies the proposed rezoning.

This proposal is in alignment with the applicable policies of CityPlan (MDP) such as fostering a sense of place by celebrating unique attributes, diversity and opportunities within the region. To do this, more diverse neighbourhoods and a greater mix of land uses are intended to be created at the district level and includes such areas as the Quarters and other surrounding central neighbourhoods.

The Application

1. CHARTER BYLAW 19550 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision.
2. CHARTER BYLAW 19549 to amend the Zoning Bylaw Section 860, The Quarters Overlay.

The application consists of amendments to six (DC1) Direct Development Control Provisions within the Quarters Downtown Area, with associated text amendments to the Quarters Overlay, Section 860 of the Edmonton Zoning Bylaw 12800.

The applicable Quarters DC1 Provisions for this application include: the Civic Quarter, the Five Corners High Density Quarter, the Heritage Quarter, the McCauley Quarter Area 1 & 3, the McCauley Quarter Area 2, and the Armature Quarter Areas 1, 2 and 3. The DC1 provisions are proposed to be updated in the following way:

- General administrative updates to ensure compliance with the Zoning Bylaw.
- Updating the Use Class naming to ensure consistency with the Zoning Bylaw.
- Adding appropriate and compatible uses to meet the intents and general purposes of the respective DC1 Provisions.
- Removing occupant capacity and floor area restrictions for General Retail Stores and eating and drinking establishments including Restaurants, Specialty Food Services, Bar

and Neighbourhood Pubs, and Nightclubs to align with comparable and neighbouring Special Area Downtown zoning provisions.

○ Note:

- Bars and Neighbourhood Pubs remain prohibited in the McCauley Quarter and are only permitted in Civic Quarter, Heritage Quarter, Five Corners High Density Quarter, and Armature Quarter.
- Nightclubs remain prohibited in the McCauley Quarter, Heritage Quarter, the Armature Quarter and Area 1 of the Five Corners High Density Quarter.

The proposed amendments to the Quarters Overlay, Section 860, of the Zoning Bylaw involve:

- General administrative updates to ensure compliance with the Zoning Bylaw and alignment with the proposed changes to the DC1 Provisions; and
- Updating *Table 1: Floor Area Ratio (FAR) and Height Incentive by Area*, by
 - dividing the Armature Quarter into Area specific FAR and Height incentives thresholds in alignment with provisions listed in the DC1 Provisions; and
 - Increasing the Five Corners Area 3's FAR from 11.0 to 13.5 to comply with the *Figure 2, The Quarters Downtown, Distincts of Special Character* within The Quarters Area Redevelopment Plan.

Site and Surrounding Area

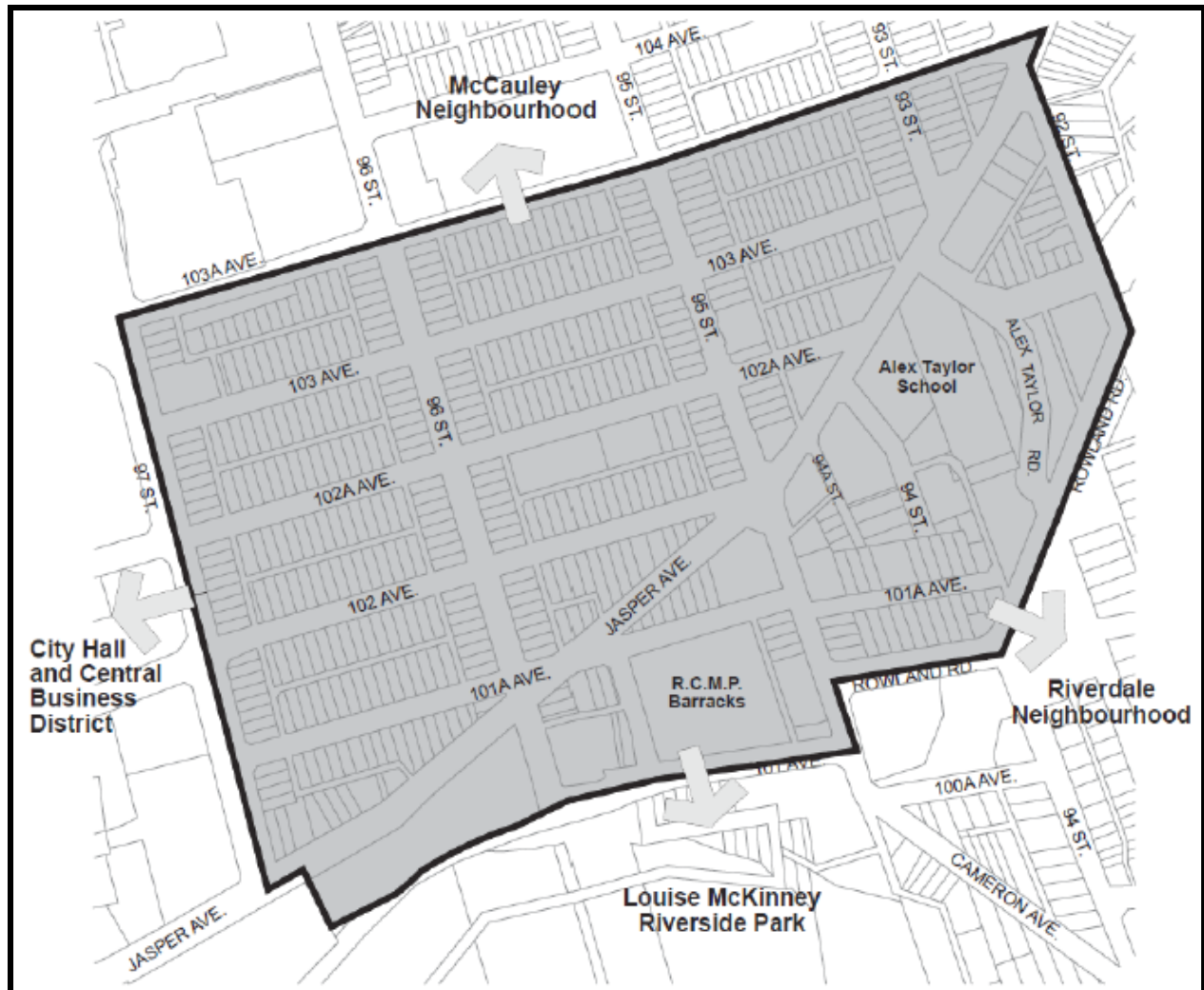
The Quarters is located east of downtown and located within the Boyle Street Neighborhood. The site is approximately 40 hectares (100 acres) in size, and is generally bounded between 103A Avenue NW and 101 Avenue NW, and between 97 Street NW and 92 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<p>Six (6) DC1 Provisions for five (5) Quarters</p> <ol style="list-style-type: none"> 1. (CQ) Civic Quarter 2. (FQ) Five Corners High Density Quarter 3. (HQ) Heritage Quarter 4. (MQ) McCauley Quarter Area 1 & 3 5. (MQ) McCauley Quarter Area 2 6. (AQ) The Armature Areas 1, 2 & 3 	A variety of uses intended to encourage medium and high density residential, institutional and commercial development with intensification around transportation corridors and employment areas.
CONTEXT		
North	<ul style="list-style-type: none"> • (AJ) Alternative Jurisdiction Zone, • (US) Urban Services Zone, • (DC1) Direct Development Control Provision, • (RA7) Low Rise Apartment Zone, • (RF6) Medium Density Multiple Family Zone 	<p>Variety of Uses including:</p> <ul style="list-style-type: none"> • Brownlee Provincial Building • Protective and Emergency Services <ul style="list-style-type: none"> ◦ Edmonton Police Services Headquarters and Downtown Division ◦ Edmonton Fire Rescue Services, Fire Station 1 • Community Recreation Services • Childcare Services • Indoor/Outdoor participant Services • Multi-Unit Housing • Single Detached Housing • Supportive Housing
East	<ul style="list-style-type: none"> • (A) Metropolitan Recreation Zone • (RF2) Low Density Infill Zone, • (RF5) Row Housing Zone 	<p>Variety of Uses including:</p> <ul style="list-style-type: none"> • Dawson Park • Primarily low density residential uses
South	<ul style="list-style-type: none"> • (AN) River Valley Activity Node Zone • (RA8) Medium Rise Apartment Zone • (RF6) Medium Density Multiple Family Zone • (AJ) Alternative Jurisdiction Zone • (DC2) Site Specific Development Control Provision • (DC1) Direct Development Control Provision 	<p>Variety of Uses including:</p> <ul style="list-style-type: none"> • North Saskatchewan River Valley, Riverdale Park, Louise McKinney Riverfront Park • Multi-Unit Housing • Federal Use Building • Vacant parcel approved for high rise mixed use development • numerous historically designated parcels.
West	<p>Variety of Zoning</p> <ul style="list-style-type: none"> • (CCA) Core Commercial Arts Zone, • (AP) Public Parks Zone, 	<p>Variety of Uses including:</p> <ul style="list-style-type: none"> • Downtown Arts District/Civic Centre (City Hall, Winspear

	<ul style="list-style-type: none"> (DC2) Site Specific Development Control Provision 	<p>Centre, Citadel Theater Stanley Milner Library, Art Gallery, Government Services, Canada Place)</p> <ul style="list-style-type: none"> Churchill Square
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THE QUINTERS DOWNTOWN ARP AREA AND CONTEXT MAP

Planning Analysis

LAND USE COMPATIBILITY

Conflicting land use impacts are not anticipated as a result of the application based on their appropriateness and alignment with the general purposes for each of the respective DC1s. Future developments will be evaluated to ensure the intent of the individual precincts and principles of the ARP and the Quarters Urban Design Plan are respected through their respective development permit reviews. A detailed list of the new and deleted uses are provided in the attached DC1 Provisions Markup in Appendix 1.

PLANS IN EFFECT

The plan in effect for the area is The Quarters Area Redevelopment Plan (ARP). One of the objectives of the Plan is to encourage “great architecture in the development of a mixed use, higher density area to provide a range of housing choice, active retail frontages, office and institutional uses, and live-work opportunities.” The purpose of the application is intended to facilitate additional development in The Quarters in compliance with the approved ARP by allowing for greater flexibility in terms of encouraging appropriate uses to operate within each of the subject areas of the Quarters. The amendments to the DC1 Provisions further provide consistency with the provisions of the Zoning Bylaw.

The Quarters Downtown Overlay (Section 860 of the Zoning Bylaw) will be updated with this application to ensure conformity with the ARP and alignment with the associated proposed changes to the six (6) DC1 Provisions.

The Quarters Downtown Urban Design Plan, a non-statutory plan, is also in effect for the application area and establishes the overall urban design approach in The Quarters. The proposed changes to the DC1 provisions and Quarters Overlay provide little impact on the design principles in the Urban Design Plan but rather function mainly as administrative updates and corrections to the zoning regulations.

Technical Review

Drainage

On-site stormwater management will be required to mitigate the impacts of development that would be allowed under the proposed zones. Details of the required on-site stormwater management will be reviewed at the Development Permit stage.

EPCOR Water

Any proposals for development within the Quarters area must meet the standard of water supply under the City of Edmonton Design and Construction Standards to the satisfaction of EPCOR Water. The applicants/owners shall be responsible for all costs associated with providing City standards of water supply including any changes to the existing water infrastructure required for future developments.

Edmonton Public Schools

Confirmation was provided to the Edmonton Public School Board that Cannabis Retail Sales shall be subject to the Special Land Use Provisions captured in Section 70 of the Edmonton Zoning Bylaw including separation distances to public or private education services and other public lands. Confirmation on adherence to the Special Land Use Provisions for Cannabis Retail Sales shall be reviewed at the Development Permit Stage.

All other comments from affected City Departments and utility agencies have been addressed.

Community Engagement

ADVANCE NOTICE July 31, 2020	<ul style="list-style-type: none">• Number of recipients: 462• Number of responses received for information only: 6
WEBPAGE	<ul style="list-style-type: none">• www.edmonton.ca/residential_neighbourhoods/neighbourhoods/boyle-street-planning-applications.aspx

Six residents contacted the administration for information only. No issues or concerns have been received with regards to this application.

Conclusion

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Quarters DC1 Provision - Markup
- 2 Section 860 The Quarters Overlay Markup
- 3 Application Summary

QUARTERS DC1 PROVISIONS - MARKUP

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION (CQ) CIVIC QUARTER

1. General purpose

The purpose of this Provision is to accommodate civic Uses and mixed-Use, medium and high rise development. Development should have active, pedestrian friendly retail Frontage along 97 Street NW that is compatible in scale, function, built form and design with surrounding developments, in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan and The Quarters Downtown Urban Design Plan.

2. Area of Application

This Provision shall apply to Area 1 and Area 2 as shown on Appendix I.

3. Uses

- a. Apartment Hotels
- b. Auctioneering Establishments
- c. Bars and Neighbourhood Pubs
- d. Breweries, Wineries and Distilleries
- e. Business Support Services
- f. Cannabis Retail Sales
- g. Carnivals
- h. Child Care Services
- i. Commercial Schools
- j. Community Recreation Services
- k. Convenience Retail Stores
- l. Creation and Production Establishments
- m. Exhibition and Convention Facilities
- n. Extended Medical Treatment Services
- o. General Retail Stores
- p. Government Services
- q. ~~Group Home~~
- q. Health Services
- r. Hotels
- s. Household Repair Services
- t. Indoor Participant Recreation Services
- u. Limited Contractor Services
- v. Liquor Stores

- w. Live Work Unit
- x. Lodging Houses
- y. Major Amusement Establishments
- z. Major Home Based Business
- aa. Market
- bb. Media Studios
- cc. Minor Amusement Establishments
- dd. Minor Home Based Business
- ee. Mobile Catering Food Services
- ff. Multi-unit Housing
- gg. Natural Science Exhibits
- hh. Nightclubs
- ii. Personal Service Shops
- jj. Private Clubs
- kk. Private Education Services
- ll. Professional, Financial and Office Support Services
- mm. Protective and Emergency Services
- nn. Public Education Services
- oo. Public Libraries and Cultural Exhibits
- pp. Residential Sales Centre
- qq. Religious Assembly
- rr. Restaurants
- ss. Special Event
- tt. Specialty Food Services
- uu. Spectator Entertainment Establishments
- vv. Supportive Housing
- ww. Urban Gardens
- xx. Urban Outdoor Farms
- yy. Urban Indoor Farms
- zz. Veterinary Services
- aaa. Fascia On-premises Signs
- bbb. Projecting On-premises Signs
- ccc. Temporary On-premises Signs

4. Development Regulations

Area 1

- a. The minimum building Height shall not be less than 11.0 m, ~~nor 3 Storeys~~.
- b. The maximum building Height shall not exceed 77.0 m, ~~nor 23 Storeys~~ subject to Section 860 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0 subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 8.0 subject to Section 860 of the Zoning Bylaw.

Area 2

- a. The minimum building Height shall not be less than 11.0 m, ~~nor 3 Storeys.~~
- b. The maximum building Height shall not exceed 113.0 m, ~~nor 33 Storeys~~ subject to Section 860 of the Zoning Bylaw of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0. subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 10.0 subject to Section 860 of the Zoning Bylaw.

General Provisions

- ~~a. Bars and Neighbourhood Pubs and Nightclubs shall not exceed a capacity of 200 Occupants or 240 m² of Public Space.~~
- ~~b. General Retail Store shall not exceed a gross Floor Area of 2,100 m².~~
- ~~c. Specialty Food Services shall not exceed a capacity of 200 Occupants or 120 m² of Public Space.~~
- ~~d. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted Signs and/or Signs with Changeable Copy are not permitted.~~
- a. The second and the third Storeys of developments located in the areas identified for Commercial Uses may be used exclusively for either Residential Uses or Commercial Uses.
- b. All on-Site resident and tenant parking shall be provided within a structure. Visitor and customer parking may be provided at Grade ground level to a maximum of 2 stalls per 10.0 m of Site Frontage.
- c. The ~~first floor of any~~ Frontage of any first floor, including the associated entranceway, shall have a maximum Grade-ground level separation of 1.2 m from any Abutting public sidewalk.
- d. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure a signed agreement exists between the City and the Owner providing the City the option to purchase 5% of the proposed number of residential dwellings at 85% of the market price, OR to address affordable housing contributions as prescribed by City Council policy C582.
- e. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- f. Signage
 - i. Sign: shall comply ~~be provided in accordance with Section 860 of the Zoning Bylaw~~ Section 59 and Schedule 59B of the Zoning Bylaw.

- ii. Temporary On-premises Signs shall only be allowed as part of a Residential Sales Centre and shall not include Changeable Copy.

5. Urban Design Regulations

- a. Site Planning shall be addressed in accordance with The Quarters Downtown Urban Design Plan.
- b. Setbacks

No building Setbacks are required ~~excepting~~ except that:

- i. A minimum 1.5 m Setback shall be required from an Abutting Lane laneway.
- ii. A minimum 3.0 m Setback shall be required from north-south mid-block pedestrian street.
- c. Additional building Setbacks may be required where the north-south mid-block pedestrian street intersects 102, 102A, 103 and/ or 103A Avenue NW to provide visual interest and enhance sight-lines to the satisfaction of the Development Officer.
- d. No building Setbacks are required from Lot lines Abutting avenue Avenue or Street street right-of-ways or from Lot lines internal to a block.
- e. Additional building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with ~~Transportation Planning and Engineering~~ Subdivision and Development Coordination (Transportation).
- f. Additional building Setbacks shall be provided at the discretion of the Development Officer to ensure new development is Setback in a manner consistent with existing heritage buildings.
- g. Where the ground floor of any development is designed for Residential Uses, the Development Officer may allow a Setback for the following purposes:
 - i. to allow for staircases to project from the building wall to the Lot line, and
 - ii. to contain a combination of hard and soft Landscaping.
- h. Where the ground floor of any development is designed for Commercial Uses, buildings shall be built to the ~~front~~ Front Lot and ~~side~~ Side Lot Lines. The Development Officer may allow a ~~front~~ Front Setback to accommodate street related activities such as sidewalk cafes, architectural features and Landscaping.

i. Stepbacks

- i. In Areas 1 and 2, a minimum 3.0 m Stepback shall be required for buildings adjacent to an ~~Avenue~~ *avenue*, ~~Street~~ *street*, ~~laneway~~ *Lane*, or north-south mid-block pedestrian street at approximately 11.0 m of building Height.
 - ii. At the discretion of the Development Officer, additional Stepbacks may be required adjacent to Lot lines internal to a block having regard to the character of the surrounding built form, the objectives of The Quarters Downtown Urban Design Plan and Crime Prevention Through Environmental Design principles.
- j. Building Entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
- k. Weather protection shall be provided in accordance with Section 860 of the Zoning Bylaw.
- l. Architectural Control shall be in accordance with Section 860 of the Zoning Bylaw.

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(FQ) FIVE CORNERS HIGH DENSITY QUARTER**

1. General Purpose

The purpose of this Provision is to accommodate a predominately high-rise, high density residential development with ground oriented commercial Uses. The development shall be pedestrian friendly and compatible in scale, function, built form and urban design with surrounding developments, in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan and The Quarters Downtown Urban Design.

2. Area of Application Location

This Provision shall apply to **Area 1, Area 2, and Area 3** as ~~the lands~~ shown on Appendix I.

3. Uses

Area 1

- a. Apartment Hotels
- ~~b. Apartment Housing~~
- b. Bars and Neighbourhood Pubs
- c. Breweries, Wineries and Distilleries
- d. Business Support Services
- e. Child Care Services
- f. Garden Suites, where developed on a lot occupied by Single Detached Housing at the date of passage of this Provision ~~time this Provision was adopted~~
- ~~g. Group Home~~
- g. Lodging Houses
- h. Live-work Unit
- i. Major Home Based Business
- j. Market
- k. Minor Home Based Business

- l. Multi-unit Housing*
- m. Private Education Services
- n. Religious Assembly*
- o. Residential Sales Centre
- p. Secondary Suites, where developed within existing Single Detached Housing at the date of passage of this Provision~~time this Provision was adopted~~
- q. Single Detached Housing, where existing at the date of passes of this Provision~~time this Provision was adopted~~
- r. Special Event*
- s. Supportive Housing*
- ~~t. Stacked Row Housing~~
- u. Urban Gardens
- v. Urban Outdoor Farms
- w. Temporary On-premises Signs

Area 2 and Area 3

- a. All ~~Uses~~ listed in Area 1
- b. Business Support Services
- c. Cannabis Retail Sales*
- d. Carnivals*
- e. Commercial Schools
- f. Community Recreation Services*
- g. Convenience Retail Stores
- h. Creation and Production Establishments*
- i. Extended Medical Treatment Services
- j. General Retail Stores
- k. Government Services*
- l. Health Services

- m. Hotels
- n. Indoor Participant Recreation Services
- o. Liquor Stores
- ~~p. Live Work Units~~
- ~~q. Major Home Based Business~~
- ~~r. Minor Alcohol Sales~~
- ~~s. Market~~
- p. Media Studios
- q. Minor Amusement Establishment
- ~~r. Minor Home Based Businesses~~
- r. Mobile Catering Food Services
- s. Nightclubs
- t. Outdoor Amusement Establishments
- u. Outdoor Participant Recreation Services
- v. Personal Service Shops
- ~~w. Private Education Services~~
- w. Private Clubs
- x. Professional, Financial and Office Support Services
- y. Protective and Emergency Services
- z. Public Education Services
- aa. Public Libraries and Cultural Exhibits
- bb. Religious Assembly
- ~~cc. Residential Sales Centre~~
- cc. Restaurants
- ~~dd. Row Housing~~
- dd. Secondhand Stores

- ee. Special Event
- ff. Spectator Entertainment Establishments
- ~~gg. Stacked Row Housing~~
- ~~hh. Secondary Suites~~
- gg. Specialty Food Services
- hh. Urban Indoor Farms
- ii. Veterinary Services
- jj. Fascia On-premises Signs
- kk. Freestanding On-premises Signs
- ll. Projecting On-premises Signs

4. Development Regulations

Area 1

- a. The minimum building Height shall not be less than 11.0 m, ~~nor 3 Storeys~~.
- b. The maximum building Height shall not exceed 85.0 m, ~~nor 28 Storeys~~, subject to Section 860 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0, subject to Section 860 of the Zoning Bylaw. The maximum Floor Area Ratio shall be 8.0, subject to Section 860 of the Zoning Bylaw.

Area 2

- a. The minimum building Height shall not be less than 11.0 m, ~~nor 3 Storeys~~.
- b. The maximum building Height shall not exceed 85.0 m, ~~nor 28 Storeys~~, subject to Section 860 of the Zoning Bylaw and Section 810 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0, subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 8.0, subject to Section 860 of the Zoning Bylaw.

Area 3

- a. The minimum building Height shall not be less than 11.0 m, ~~nor 3 Storeys~~.

- b. The maximum building Height shall not exceed 150.0 m, ~~nor 45 Storeys,~~ subject to Section 860 of the Zoning Bylaw and Section 810 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0, subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be ~~11.0~~13.5, subject to Section 860 of the Zoning Bylaw.

General Provisions

- ~~a. Bars and Neighbourhood Pubs and Restaurants shall not exceed a capacity of 100 Occupants or 120 m² of Public Space.~~
- ~~b. Nightclubs shall not exceed a capacity of 200 Occupants or 240 m² of Public Space.~~
- ~~c. Specialty Food Services shall not exceed a capacity of 100 Occupants or 150 m² of Public Space.~~
- ~~d. Stacked Row Housing must be combined with other Permitted Uses.~~
- ~~e. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted Signs and/or Signs with Changeable Copy shall not be permitted.~~
- a. The minimum Site area shall be 600 m²; excepting that the minimum Site area for a Tower is 860 m².
- b. The second and third Storeys of developments located in the areas identified for Commercial Uses may be used exclusively for either Residential Uses or Commercial Uses.
- c. Residential and Live Work Units shall occupy no less than 33.3% of the Floor Area in new buildings.
- d. For Areas 2 and 3, all on-Site resident and tenant parking shall be provided within a structure. Visitor and customer parking may be provided at Grade ground level to a maximum of 2 stalls per 10.0 m of Site Frontage.
- e. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure a signed agreement exists between the City and the Owner providing the City the option to purchase 5% of the proposed number of residential Dwellings at 85% of the market price, OR to address affordable housing contributions as prescribed by City Council policy C582.

- f. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- g. Signage
 - i. shall be developed in accordance with Section 59 and Schedule 59B Section 860 of the Zoning Bylaw.
 - ii. Temporary On-premises Signs shall only be allowed as part of a Residential Sales Centre and shall not include Changeable Copy.
 - iii. Freestanding Signs shall be limited to neighbourhood identification signage.

5. Urban Design regulations

- a. Site planning shall be in accordance with The Quarters Downtown Urban Design Plan.
- b. In Area 1, a minimum 4.5 m Setback shall be required from any Lot line Abutting a laneway Lane property line, except for entrances to underground parkades.
- c. In Area 1, a minimum 1.0 m Setback shall be required from Lot lines internal to a block for every Storey of buildings up to 6 Storeys in Height. A minimum 7.5 m Setback shall be required from Lot lines internal to a block for buildings greater than 6 Storeys in Height.
- d. In Areas 2 and 3, a minimum 1.5 m Setback shall be required from any Lot line Abutting a laneway Lane property Lot line, except for entrances to underground parkades.
- e. In Areas 1 and 2, additional building Setbacks shall be provided at the discretion of the Development Officer to ensure new development is Setback in manner consistent with existing heritage buildings.
- f. Buildings at the intersection of Jasper Avenue NW, 95 Street NW and 102 Avenue NW shall be Setback to the satisfaction of the Development Officer as follows:
 - i. The first 8.0 m (2 floors) of every building at the intersection of Jasper Avenue NW and 95 Street NW shall be Setback a minimum of 35.0 m from where the centrelines of Jasper Avenue NW and 95 Street NW intersect.
 - ii. Additional building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering Subdivision and Development Coordination (Transportation).

- g. Where the ground floor of any development is designed for Commercial Uses, buildings shall be built to the Front and Side Lot property lines. The Development Officer may allow a front Setback to accommodate street related activities such as sidewalk cafes, architectural features and Landscaping.
- h. Stepbacks
 - i. In Area 2 and 3, no Stepbacks are required adjacent to Streets streets and Avenues avenues.
 - ii. In Areas 2 and 3, a minimum 3.0 m Stepback shall be required for Towers adjacent to laneways Lanes at approximately 11.0 m of building Height
 - iii. In Areas 2 and 3, a minimum 7.5 m Stepback shall be required for Towers adjacent to internal Lot lines at approximately 11.0 m of building Height.
 - iv. At the discretion of the Development Officer, Stepbacks may be required adjacent to Streets streets, Avenues avenues, and Lot lines internal to a block having regard to the character of the surrounding built form, the objectives of The Quarters Downtown Urban Design Plan, and Crime Prevention Through Environmental Design principles.
- i. Parking areas shall be developed in accordance with Section 860 of the Zoning Bylaw.
- j. Building Entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
- k. Weather Protection shall be provided in accordance with Section 860 of the Zoning Bylaw.
- l. Architectural Control shall be in accordance with Section 860 of the Zoning Bylaw.

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(HQ) HERITAGE QUARTER**

1. General purpose

The purpose of this Provision is to preserve and integrate a concentration of Provincially and Municipally designated Historic Resources with new development. This Quarter shall include mixed-Use development with active commercial or residential Frontages that is tourist and pedestrian friendly and compatible in scale, function, built form and design with the historical and architectural character of the area, in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan, and The Quarters Downtown Urban Design Plan.

2. Area of Application

This Provision shall apply to Area 1 and Area 2 as ~~the lands as~~ shown on Appendix I.

3. Uses

- a. Apartment Hotels
- ~~b. Apartment Housing~~
- b. Auctioneering Establishments
- c. Bars and Neighbourhood Pubs
- d. Breweries, Wineries and Distilleries
- e. Business Support Services
- f. Cannabis Retail Sales
- g. Carnivals
- h. Child Care Services
- i. Commercial Schools
- j. Community Recreation Services
- k. Convenience Retail Stores
- l. General Retail Stores
- m. Government Services
- ~~n. Group Home~~
- n. Health Services

- o. Hotels
- p. Indoor Participant Recreation Services
- q. Lodging Houses
- r. Liquor Stores
- s. Limited Contractor Service
- t. Live Work Unit
- ~~u. Minor Alcohol Sales~~
- u. Market
- v. Major Home Based Business
- w. Media Studios
- x. Minor Amusement Establishment
- y. Minor Home Based Business
- z. Multi-unit Housing
- aa. Personal Service Shops
- bb. Private Clubs
- cc. Professional, Financial and Office Support Services
- dd. Protective and Emergency Services
- ee. Public Education Services
- ff. Public Libraries and Cultural Exhibits
- gg. Religious Assembly
- ~~hh. Row housing~~
- hh. Secondhand Stores
- ii. Special Event
- ~~jj. Stacked Row Housing~~
- jj. Supportive Housing
- kk. Residential Sales Centre

- ll. Restaurants
- mm. Specialty Food Services
- nn. Urban Gardens Gradens
- oo. Urban Indoor Farms
- pp. Urban Outdoor Farms
- qq. Veterinary Services
- rr. Fascia On-premises Signs
- ss. Freestanding On-premises Signs
- tt. Projecting On-premises Signs
- uu. Temporary On-premises Signs

4. Development Regulations

Area 1

- a. The minimum building Height shall not be less than 11.0m, ~~nor 3 Storeys~~.
- b. The maximum building Height shall not exceed 23.0 m, ~~nor 6 Storeys~~, subject to Section 860 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0, subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 4.5, subject to Section 860 of the Zoning Bylaw.

Area 2

- a. The minimum building Height shall not be less than 11.0m, ~~nor 3 Storeys~~.
- b. The maximum building Height shall not exceed 50.0 m, ~~nor 15 Storeys~~, subject to Section 860 of the Zoning Bylaw and Section 810 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0, subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 6.0, subject to Section 860 of the Zoning Bylaw.

General Provisions

- a. Residential and Residential Related Uses shall be located above the ground floor.
- b. Residential and Live Work Units shall occupy no less than 33.3% of the Floor Area in new buildings.
- ~~c. Bars and Neighbourhood Pubs shall not exceed a capacity of 150 Occupants or 180 m² of Public Space.~~
- c. Minor Amusement Establishments shall only be permitted as an Accessory Use to a Restaurant.
- ~~d. Restaurants and Specialty Food Services shall not exceed a capacity of 200 Occupants or 240 m² of Public Space~~
- ~~e. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted Signs and/or Signs with Changeable copy shall not be permitted.~~
- d. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure a signed agreement exists between the City and the Owner providing the City the option to purchase 5% of the proposed number of residential dwellings at 85% of the market price, OR to address affordable housing contributions as prescribed by City Council policy C582.
- e. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- f. Signage
 - i. Signs shall comply be developed in accordance with Section 59 and Schedule 59B of the Zoning Bylaw Section 860 of the Zoning Bylaw.
 - ii. Temporary On-premises Signs shall only be allowed as part of a Residential Sales Centre and shall not include Changeable Copy.
 - iii. Freestanding Signs shall be limited to neighbourhood identification signage.

5. Urban Design Regulations

- a. Site planning shall be in accordance with The Quarters Downtown Urban Design Plan.
- b. No building Setbacks are required ~~excepting~~ except that:

- i. The minimum building Setback from an Abutting ~~laneway~~ Lane in Area 2 shall be 1.5m, and
- ii. Sufficient building Setbacks to allow for staircases to project from the building wall to the ~~property line~~ Lot line must be provided.
- c. Additional building Setbacks may be required where the north-south mid-block pedestrian street intersects Jasper Avenue, or 101A and 102 Avenue NW to provide visual interest and enhance sightlines to the satisfaction of the Development Officer.
- d. Additional building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with ~~Transportation Planning and Engineering~~Subdivision and Development Coordination (Transportation).
- e. Additional building Setbacks shall be provided at the discretion of the Development Officer to ensure new development is Setback in a manner consistent with existing heritage buildings.
- f. Where the ground floor of any development is designed for Residential Uses, the Development Officer may allow a Setback for the following purposes:
 - i. to allow for staircases to project from the building wall to the property line, and
 - ii. to contain a combination of hard and soft Landscaping.
- g. Where the ground floor of any development is designed for Commercial Uses, buildings shall be built to the Front and ~~Side property lines~~ Lot Lines. The Development Officer may allow a Front Setback to accommodate street related activities such as sidewalk cafes, architectural features and Landscaping.
- h. Building Stepbacks
 - i. In Area 1, no building Stepbacks are required.
 - ii. In Area 2, no building Stepbacks are required for buildings adjacent to Street right-of-ways or Lot lines internal to a block;
 - iii. In Area 2, a minimum 3.0 m Stepback shall be required for buildings at approximately 21.0 m of building Height;
 - iv. In Area 2, a minimum 3.0 m Stepback shall be required for buildings adjacent to the north-south, mid-block pedestrian street at approximately 7.0m and 14.0m of building Height; or Or
 - v. In Area 2, a minimum 6.0 m Stepback shall be required for buildings adjacent to any north-south, mid-block pedestrian street at approximately 11.0 m of building Height.

- vi. At the discretion of the Development Officer, Stepbacks may be required for buildings adjacent to Street rights-of-way or Lot lines internal to a block, having regard for the character of the surrounding built form, the objectives of The Quarters Downtown Urban Design Plan and Crime Prevention Through Environmental Design principles. Parking Areas shall be developed in accordance with Section 860 of the Zoning Bylaw.
- i. Building entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
- j. Weather protection shall be provided in accordance with Section 860 of the Zoning Bylaw.
- k. Architectural control shall be in accordance with Section 860 of the Zoning Bylaw.

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(MQ) MCCAULEY QUARTER AREAS 1 AND 3**

1. General Purpose

The purpose of this Provision is to accommodate low to medium density residential development in a mix of built forms. Development shall be pedestrian friendly and compatible in scale, function, and built form with surrounding developments, in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan and the Quarters Downtown Urban Design Plan.

2. Area of Application

This Provision shall apply to Area 1, and Area 3 ~~as the lands~~ shown on Appendix 1

3. Uses

- a. Apartment Hotels
- ~~b. Apartment Housing~~
- b. Child Care Services
- c. Convenience Retail Stores
- d. Duplex Housing
- e. Garden ~~Garage~~ Suite
- ~~f. Group Homes~~
- ~~g. Limited Group Homes~~
- f. Live-Work Unit
- g. Lodging Houses
- h. Major Home Based Business
- i. Market
- j. Minor Home Based Business
- k. Multi-unit Housing
- l. Personal Service Shops ~~and Convenience Retail Stores~~
- m. Professional, Financial and Office and Support Services
- n. Religious Assembly

- o. Residential Sales Centre
- p. ~~Row Housing~~
- p. Secondary Suite
- q. Semi-detached Housing
- r. Single Detached Housing
- s. Special Event
- t. Supportive Housing
- u. ~~Stacked Row Housing~~
- u. Urban Gardens
- v. Urban Indoor Farms
- w. Urban Outdoor Farms
- x. Fascia On-premises Signs
- y. Freestanding On-premises Signs
- z. Projecting On-premises Signs
- aa. Temporary On-premises Signs

4. Development Regulations

Area 1

1. The maximum ~~b~~Building Height shall not exceed 23.0 m, ~~nor 6 Storeys~~ subject to Section 860.5 of the Zoning Bylaw.
2. The maximum Floor Area Ratio shall be 3.5, subject to Section 860 of the Zoning Bylaw.

Area 3

1. The maximum ~~b~~Building Height shall not exceed 27.0 m, ~~nor 8 Storeys~~ subject to Section 860.5 of the Zoning Bylaw.
2. The maximum Floor Area Ratio shall be 4.0, subject to Section 860 of the Zoning Bylaw.

General Provisions

- a. The minimum ~~b~~Building Height shall not be less than 7.0 m, ~~nor 2 Storeys~~.

- b. ~~Multi-unit Housing Apartment Housing, and~~ Lodging Houses, ~~Row Housing, and Stacked Row Housing~~ shall not isolate an adjacent Site of 500 m² or less.
- ~~c. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted signs and/or signs with Changeable Copy shall not be permitted.~~
- ~~d. Freestanding Signs shall be limited to neighbourhood identification signage as specified in Section 59B.~~
- c. Residential and Live Work Units shall occupy no less than 50% of the Floor Area in new buildings. Notwithstanding the preceding statement, Residential and Residential Related Uses shall occupy no less than 50% of the Floor Area in new buildings for Lot 18A, Block 9, Plan 1524883 (municipal address 9521 - 103A Avenue NW)
- d. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure a signed agreement exists between the City and the Owner providing the City the option to purchase 5% of the proposed number of residential dwellings at 85% of the market price, OR to address affordable housing contributions as prescribed by City Council policy. C582.
- e. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- f. Signage
 - i. ~~shall be applied in accordance with Section 860 Section 59 and Schedule 59B of the Zoning Bylaw.~~
 - ii. Temporary On-premises Signs shall only be allowed as part of a Residential Sales Centre and shall not include Changeable Copy.
 - iii. Freestanding Signs shall be limited to neighbourhood identification signage.
- ~~g. Urban Outdoor Farms shall comply with Section 98 of the Zoning Bylaw.~~
- ~~h. Urban Gardens shall comply with Section 98 of the Zoning Bylaw.~~

5. Urban Design Regulation

- a. Site Planning shall be in accordance with The Quarters Downtown Urban Design Plan and Section 860 of the Zoning Bylaw.
- b. Setbacks

- i. A minimum 3.0 m Setback shall be required from the Front property Lot Line Abutting the avenue road right-of-way.
 - ii. A minimum 7.5 m Setback shall be required from the Rear Lot Line for the ~~principle~~ principal structure and a 1.2 – 2.75m Setback shall be required from the Rear Lot Line for an Accessory building that is a detached Garage.
 - iii. A minimum 1.2 m to 3.0 m Setback shall be required from Side Lot Lines including those Abutting a ~~laneway~~ Lane based on the following:
 - A. For Sites 370 m² or less, the minimum Setback shall be 1.2 m from the Side Lot Line;
 - B. For Sites greater than 370 m² and less than 740 m², the minimum Setback shall be 2.1 m from the Side Lot Line; and
 - C. For Sites greater than 740 m², the minimum Setback shall be 3.0 m from the Side Lot Line.
 - iv. Additional building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering.
 - v. Where the ground floor of any development is designed for Residential or Residential Related Uses, the Front Setback area shall contain a combination of hard and soft Landscaping.
 - vi. Where the ground floor of any development is designed for Residential or Residential Related Uses and is Setback from the ~~property Lot~~ line, the Development Officer may allow one Storey features, such as bay windows, front porches, and staircases to project from the building wall to the ~~property Lot~~ line, provided the area where the feature is projecting is Landscaped.
- c. Stepbacks
- i. In Area 1, no building Stepbacks are required.
 - ii. In Area 3, a minimum 3.0 m Stepback shall be required for buildings adjacent to an east/west ~~laneway~~ Lane above approximately 7.0 m of building Height.
 - iii. In Area 3, a minimum 3.0 m Stepback shall be required adjacent to the avenue above approximately 7.0 m of building height. No building Stepbacks are required from any Lot lines internal to a block in Area 3.

- iv. At the discretion of the Development Officer, Stepbacks may be required from Lot lines internal to a block having regard to the character of the surrounding built form, the objectives of The Quarters Downtown Urban Design Plan and Crime Prevention Through Environmental Design principles.
- c. Fences along the primary Frontage shall not exceed 1.2 m.
- d. Parking areas shall be developed in accordance with Section 860 of the Zoning Bylaw.
- e. Building Entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
- f. Weather Protection shall be developed in accordance with Section 860 of the Zoning Bylaw.
- g. Built forms shall be developed in accordance with Section 860 of the Zoning Bylaw.

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

(MQ) MCCAULEY QUARTER AREA 2

1. General Purpose

The purpose of this Provision is to accommodate a mix of low to medium density residential and local commercial development that is pedestrian friendly and compatible in scale, function, built form and urban design with surrounding developments; all in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan and The Quarters Downtown Urban Design Plan.

2. Area of Application

This Provision shall apply to Area 2 as ~~the lands~~ shown on Appendix 1

3. Uses

- ~~a. Apartment Housing~~
- a. Apartment Hotels
- b. Business Support Services
- c. Child Care Services
- d. Commercial Schools
- e. Community Recreation Services
- f. Convenience Retail Stores
- g. Creation and Production Establishments
- h. Duplex Housing
- i. Equipment Rentals
- j. General Retail Stores
- k. Live-Work Unit
- l. Health Services
- m. Household Repair Services
- n. Limited Contractor Services

- o. Lodging Houses
- p. Major Home Based Business
- q. Minor Amusement Establishment
- r. Minor Home Based Business
- s. Multi-unit Housing
- t. Personal Service Shops
- u. Public Libraries and Cultural Exhibits
- v. Professional, Financial and Office Support Services
- ~~w. Projecting On-premises Signs~~
- w. Religious Assembly
- x. Residential Sales Centre
- y. Restaurants
- z. Special Event
- aa. Semi-detached Housing
- bb. Spectator Entertainment Establishments
- cc. Specialty Food Services
- ~~dd. Stacked Row Housing including Row Housing, Semi-detached and Duplex Housing~~
- dd. Supportive Housing restricted to Limited Supportive Housing
- ee. Urban Gardens
- ff. Urban Indoor Farms
- gg. Urban Outdoor Farms
- hh. Veterinary Services
- ii. Projecting On-premises Signs
- jj. Fascia On-premises Signs
- kk. Freestanding On-premises Signs

II. Temporary On-premises Signs

4. Development Regulations

- a. The minimum ~~Buildings~~ building Height shall be no less than 7.0 m, ~~not 2 Storeys~~.
- b. The maximum ~~Buildings~~ building Height shall not exceed 23.0 m, ~~not 6 Storeys~~, subject to Section 860 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 2.0, subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 3.5, subject to Section 860 of the Zoning Bylaw.

General Provisions

- a. Residential and Live Work Units shall occupy no less than 50% of the Floor Area in new ~~Buildings~~ buildings.
- b. Equipment Rentals shall be within an enclosed building.
- ~~c. General Retail Stores shall not exceed a capacity of 750 m² of Gross Floor Area.~~
- d. Minor Amusement Establishments shall only be permitted as an Accessory Use to a Restaurant.
- ~~e. Restaurants shall not exceed a capacity of 200 occupants or 240 m² of Public Space.~~
- ~~f. Specialty Food Services shall not exceed a capacity of 150 occupants or 75 m² of Public Space.~~
- g. ~~Stacked Row Housing including Row Housing,~~ Semi-detached and Duplex Housing shall not isolate another Site within this Zone of less than 500 m².
- ~~h. Freestanding Signs shall be limited to neighbourhood identification signage as specified in Section 59B.~~
- ~~i. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted signs and/or signs with Changeable Copy shall not be permitted.~~
- j. Residential and Residential Related Uses shall occupy no less than 50% of the Floor Area in new buildings.

- k. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure a signed agreement exists between the City and the Owner providing the City the option to purchase 5% of the proposed number of residential dwellings at 85% of the market price, OR to address affordable housing contributions as prescribed by City Council policy C582.
- l. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- m. Signage
 - i. Signs shall be developed in accordance with ~~Section 860~~ Section 59 and Schedule 59B of the Zoning Bylaw
 - ii. Temporary On-premises Signs shall only be allowed as part of a Residential Sales Centre and shall not include Changeable Copy
 - iii. Freestanding Signs shall be limited to neighbourhood identification signage.
- ~~n. Urban Outdoor Farms shall comply with Section 98 of the Zoning Bylaw.~~
- ~~o. Urban Gardens shall comply with Section 98 of the Zoning Bylaw.~~

5. Urban Design Regulations

- a. Site Planning shall be in accordance with The Quarters Downtown Urban Design Plan.
- b. Setbacks
 - i. A minimum 3.0 m Setback shall be required from the ~~front property line~~ Front Lot Line Abutting the avenue road right-of-way.
 - ii. A minimum 7.5m Setback shall be required from the Rear Lot Line for the ~~principle~~ principal structure and a minimum 1.22-75m Setback shall be required from the Rear Lot Line for an Accessory building that is a detached Ggarage.
 - iii. A minimum 1.2 m to 3.0 m Setback shall be required from Side Lot Lines including those Abutting a ~~laneway~~ Lane based on the following:
 - A. For Sites 370 m² or less, the minimum Setback shall be 1.2 m from the Side Lot Line;
 - B. For Sites greater than 370 m² and less than 740 m², the minimum Setback shall be 2.1 m from the Side Lot Line; and

- C. For Sites greater than 740 m², the minimum Setback shall be 3.0 m from the Side Lot Line.
- iv. Additional ~~Building~~ building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with ~~Transportation Planning and Engineering~~ Subdivision and Development Coordination (Transportation).
- v. Where the ground floor of any development is designed for Residential or Residential Related Uses, the Front Setback area shall contain a combination of hard and soft Landscaping.
- vi. Where the ground floor of any development is designed for Residential or Residential Related Uses and is ~~setback~~ set back from the ~~property line~~ Lot line, the Development Officer may allow one Storey features, such as bay windows, front porches, and staircases to project from the building wall to the ~~property line~~ Lot line, provided the area where the feature is projecting is landscaped.
- c. Stepbacks
 - i. In Area 1, no building Stepbacks are required.
 - ii. In Area 3, a minimum 3.0 m Stepback shall be required for buildings adjacent to an east/west ~~laneway~~ Lane above approximately 7.0 m of building Height.
 - iii. In Area 3, a minimum 3.0 m Stepback shall be required adjacent to the avenue above approximately 7.0 m of building height. No building Stepbacks are required from any Lot lines internal to a block in Area 3.
 - iv. At the discretion of the Development Officer, Stepbacks may be required from Lot lines internal to a block having regard to the character of the surrounding built form, the objectives of The Quarters Downtown Urban Design Plan and Crime Prevention Through Environmental Design principles.
- c. Fences along the primary Frontage shall not exceed 1.2 m.
- d. Parking areas shall be developed in accordance with Section 860 of the Zoning Bylaw.
- e. Building Entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
- f. Weather Protection shall be developed in accordance with Section 860 of the Zoning Bylaw.

- g. Built forms shall be developed in accordance with Section 860 of the Zoning Bylaw.

DC1) DIRECT DEVELOPMENT CONTROL PROVISION (AQ)THE ARMATURE QUARTER AREA 1, 2, & 3

1. General purpose

The purpose of this Provision is to accommodate mid- and high-rise mixed-Use (but ~~predominately~~ predominantly residential) development with active retail and residential street Frontages that is pedestrian friendly and compatible in scale, function, built form and design with surrounding developments and open space and/or accessible public assembly space for passive and active Use, all in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan and The Quarters Downtown Urban Design Plan.

2. Area of Application

~~The Armature encompasses lands bounded to the west by the north-south laneway west of 96 Street, to the north by 103A Avenue NW, to the east by the north-south laneway east of 96 Street NW and to the south by 101A Avenue NW and Jasper Avenue NW. Within the Armature there are three development areas as indicated in Appendix 1.~~

- ~~• Area 1 includes lands bounded to the north by 102 Avenue NW, to the west by 96 Street NW, Jasper Avenue NW to the south and to the east by the north-south alley.~~
- ~~• Area 2 includes lands bounded to the north by 102A Avenue NW, to the west by 96 Street NW, 102 Avenue NW to the south and to the east by the north-south alley.~~
- ~~• Area 3 includes all Armature lands excluding Areas 1 and 2.~~

~~*This Provision shall apply to Area 1, Area 2, and Area 3 as shown on Appendix I.*~~

3. Uses

- ~~a. Apartment Housing~~
- a. Apartment Hotels
- b. Bars and Neighbourhood Pubs
- c. Breweries, Wineries and Distilleries
- d. Business Support Services

- e. Cannabis Retail Sales
- f. Carnivals
- g. Child Care Services
- h. Commercial Schools
- i. Community Recreation Services
- j. Convenience Retail Stores
- k. Creation and Production ~~Custom Manufacturing~~ Establishments
- l. Equipment Rentals
- m. General Retail Stores
- n. Health Services
- o. Hotels
- p. Household Repair Services
- q. Indoor Participant Recreation Services
- r. Liquor Stores
- s. Live-Work Unit
- t. Lodging Houses
- u. Liquor Stores
- ~~v. Minor Alcohol Sales~~
- w. Major Home Based Business
- x. Market
- y. Media Studios
- z. Minor Amusement Establishment
- aa. Minor Home Based Business
- bb. Multi-unit Housing
- cc. Nightclubs
- dd. Personal Service Shops

- ee. Private Clubs
- ff. Professional, Financial and Office Support Services
- gg. Public Libraries and Cultural Events
- hh. Public Park
- ii. Residential Sales Centre
- jj. Restaurants
- kk. Specialty Food Services
- ll. Special Event
- ~~mm. Stacked Row Housing including Row Housing but excluding Semi-detached and Duplex Housing~~
- mm. Spectator Entertainment Establishments
- nn. Supportive Housing restricted to Limited Supportive Housing
- oo. Urban Gardens
- pp. Urban Indoor Farms
- qq. Urban Outdoor Farms
- rr. Veterinary Services
- ss. Fascia On-premises Signs
- tt. Freestanding On-premises Signs
- uu. Projecting On-premises Signs
- vv. Temporary On-premises Signs

4. Development Regulations

- a. The minimum building Height shall ~~be~~ not be less than 11.0 m ~~nor 3 Storeys~~.
- b. The maximum building Height within Area 1 shall not exceed 52.0 m, ~~nor 12 Storeys~~, subject to Section 860 of the Zoning Bylaw.
- c. The maximum ~~Building~~ building Height within Area 2 shall not exceed 40.0 m ~~nor 9 Storeys~~ subject to Section 860 of the Zoning Bylaw.
- d. The maximum ~~Building~~ building Height within Area 3 shall not exceed 23.0 m, ~~nor 6 Storeys~~, subject to Section 860 of the Zoning Bylaw.

- e. The minimum Floor Area Ratio shall be 3.0 subject to Section 860 of the Zoning Bylaw.
- f. The Maximum Floor Area Ratio within Area 1 shall be 8.75 subject to Section 860 of the Zoning Bylaw.
- g. The Maximum Floor Area Ratio within Area 2 shall be 6.5 subject to Section 860 of the Zoning Bylaw.
- h. The Maximum Floor Area Ratio within Area 3 shall be 4.5 subject to Section 860 of the Zoning Bylaw.
- ~~i. Bars and Neighbourhood Pubs shall not exceed a capacity of 200 Occupants or 240 m² of Public Space.~~
- i. Lodging Houses shall not isolate an adjacent Site within this Zone of less than 800 m².
- j. Equipment Rentals shall be fully enclosed within a building.
- k. General Retail Stores shall not exceed a capacity of 750 m² of gross Floor Area.
- l. Minor Amusement Establishments shall only be permitted as an Accessory Use to a Restaurant.
- ~~m. Restaurants shall not exceed a capacity of 200 Occupants or 240 m² of Public Space.~~
- ~~n. Specialty Food Services shall not exceed a capacity of 150 Occupants or 75 m² of Public Space.~~
- ~~o. Stacked Row Housing and Row Housing shall not isolate another Site within this Zone of less than 800 m².~~
- ~~p. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted Signs and/or Signs with Changeable Copy shall not be permitted.~~
- m. The first floor of any Frontage, including the associated entranceway, shall have a maximum Grade ground level separation of 1.2 m from any Abutting public sidewalk.
- n. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure that a signed agreement has been executed between the City and the Owner requiring the Owner to provide the City at the time of Development Permit approval, the

option to purchase 5% of the proposed number of residential units at 85% of the list price, or to provide the equivalent value as cash-in-lieu to the City, or as prescribed in any future City of Edmonton Affordable Housing Policy initiatives as prescribed by City Council. C582.

Except:

Within Area 1, the Development Officer shall ensure that a signed agreement has been executed between the City and the Owner requiring a cash-in-lieu contribution equivalent to 0.75% of the construction value of the entire facility.

- o. Within Area 1 and 2, the applicant and/or owner shall provide proof satisfactory to the Development Officer in consultation with Alberta Environment, Albert Health, and the City of Edmonton ~~Transportation Planning and Engineering~~ Subdivision and Development Coordination (Transportation) that, if necessary, the land has been remediated to allow for the intended Uses, excepting the parkade excavation Building Permit. The Development Officer shall not physically release the Development Permit for the purposes of a Building Permit until this condition has been adequately satisfied through sign-off letters from the reviewing agencies.
- p. Within Area 1, an ~~update~~ updated Transportation Impact Assessment shall be provided prior to the issuance of any Development Permit. The issuance of any Development Permit for the site is subject to there being sufficient capacity on the adjacent roadway network, as well as adequate access via the adjacent alley to accommodate the traffic associated with the development, and shall be to the satisfaction of the Development Officer and Transportation Planning and Engineering.
- q. Within Area 3, Residential and Live Work Units shall occupy no less than 33.3% of the Floor Area in any new building.
- r. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- s. Signage
 - i. Signs shall be provided in accordance with Section 59 and Schedule 59B ~~Section 860~~ of the Zoning Bylaw.
 - ii. Temporary On-premises Signs shall only be allowed as part of a Residential Sales Centre and shall not include Changeable Copy
 - iii. Freestanding Signs shall be limited to neighbourhood identification signage.

5. Urban Design Regulations

- a. Site Planning shall be in accordance with the Quarters Downtown Urban Design Plan.
- b. Setbacks:
 - i. East of 96 Street NW, no building Setbacks are required.
 - ii. West of 96 ~~S~~street NW, no Setbacks are required except a minimum 1.0 m Setback may be required for each Storey of building Height from the rear ~~laneway property~~ Lane Lot line.
- c. Stepbacks:
 - i. No Stepbacks are required for buildings adjacent to ~~Avenues~~ avenues.
 - ii. For buildings adjacent to the east side of 96 Street NW within Area 3, a minimum 3.0 m Stepback shall be provided at approximately 7.0 m OR 11.0 m building Height.
 - iii. For buildings adjacent to the west side of 96 Street NW, two Stepbacks, a minimum 3.0 m each shall be provided at approximately 7.0 m and 14.0 m of building Height.
 - iv. For buildings adjacent to the ~~laneway~~ Lane west side of 96 ~~S~~street NW, a Stepback may be required at approximately 11.0 m of building Height.
 - v. At the discretion of the Development Officer, Stepbacks may be required adjacent to Lot lines internal to a block having regard to the character of the surrounding built form, the objectives of the Quarters Downtown Urban Design Plan and Crime Prevention Through Environmental Design principles.
- d. Building entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
- e. Weather protection shall be provided in accordance with Section 860 of the Zoning Bylaw.
- f. Architectural control shall be in accordance with Section 860 of the Zoning.

SECTION 860 - THE QUARTERS OVERLAY - MARKUP

860 The Quarters Overlay

860.1 General Purpose

The purpose of this Overlay is to apply common regulations to a number of underlying Direct Control Provisions in order to achieve the objectives of The Quarters Area Redevelopment Plan and The Quarters Urban Design Plan.

860.2 Area of Application

Notwithstanding Section 800 of the Zoning Bylaw respecting the area of application of Overlays, this Overlay applies to the lands shown in [Appendix I](#) to this Overlay, except for those sites as noted.

860.3 Variance and Interpretation

1. The Development Officer may vary requirements such as building ~~S~~setbacks and building ~~S~~stepbacks, ~~T~~tower separation, built form and podium design, Vehicle Parking, glazing, and application of The Quarters Downtown Sustainable Development Standard Checklist as contained in Appendix III provided consideration is given to the character of the built form, and its visual, shadow and other microclimatic impacts on adjacent development, and to the objectives of The Quarters Downtown Urban Design Plan and principles of Crime Prevention Through Environmental Design (CPTED).
2. The Development Officer may vary the minimum distance between individual high-rise developments in consideration of the following:
 1. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 2. The recommendations and mitigative measures specified in any required technical studies.
3. The Development Officer may approve a residential or any non-Commercial Use for a maximum period of five years for any active commercial frontage as specified in Appendix II.
4. The Development Officer, in consultation with ~~Subdivision and Development Coordination (Transportation)~~ ~~Transportation Planning and Engineering~~, may relax:
 1. parking requirements in response to initiatives which reduce parking demand, including, but are not limited to, dedicated car share/car pool program stalls, universal bus pass programmes, or shared parking between Commercial, Commercial Related, Residential, and Residential Related Uses;
 2. parking and loading requirements in the case of restoration or rehabilitation of existing buildings on the Register of Heritage buildings of Edmonton;

5. Development exceeding 23.0 m in Height, in accordance with Section 52, is considered a Tower to which the Urban Design Regulations for Towers shall apply.
6. The Development Officer shall not vary maximum Floor Area Ratios, nor maximum building Heights specified in the underlying Direct Development Control Provisions or this Overlay.
7. Notwithstanding Section 11.4 limitation of Variance, the Development Officer may consider reducing the minimum Floor Area Ratios or minimum building Heights provided consideration is given to the character of the surrounding built form and the objectives of The Quarters Downtown Urban Design Plan
7. Bicycle storage areas shall be exempted from Floor Area calculations.
9. The number of Sstoreys noted in association with minimum and maximum building Heights in this Overlay and the underlying Direct Control Provisions are provided for descriptive purposes only.

860.4 Development Regulations

1. General Provisions
 1. The Development Officer shall have regard for The Quarters Downtown Urban Design Plan in applying the regulations of this Overlay.
 2. Prior to the submission of a Development Permit application the owner shall provide proof the affected lands have been remediated such that they are suited to their intended Use to the satisfaction of the Development Officer in consultation with Alberta Environment, the Capital Health Authority, and Subdivision and Development Coordination (Transportation) Transportation Services.
 3. Documentation showing proof of consultation with Sustainable Development regarding City acquisition of the mid-block, north-south pedestrian street shall be submitted concurrent with a Development Permit Application for sites mid-block between 96 and 97 Streets in accordance with The Quarters Downtown Area Redevelopment Plan and the Quarters Downtown Urban Design Plan.
 4. Ground Floor uses shall be developed in accordance with Appendix II to this Overlay.
 5. The maximum ground Floor Area of any individual business premise for a retail Use shall not exceed 1,850 m².
 6. The maximum number of individual business premises for retail Use with a Floor Area between 1,200 m² and 1,850 m² shall not exceed one per block face.
 7. Building Façadesfaçades shall incorporate architectural designs or features that characterize the particular precinct theme envisioned in The Quarters Downtown Urban Design Plan.
 8. Vehicular access and egress to Sites shall be provided from a Lane. Where no Abutting Lane exists access may be taken from an Abutting public roadway, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) Transportation Services..
 9. Driveway ramps for underground parkades must be at Grade at the property line and must not exceed a slope of 6% for a distance of 4.5 m inside the property line, or to the satisfaction of Transportation Services.

10. Lane infrastructure shall be improved to provide access to on-Site parking facilities to the satisfaction of the Development Officer in consultation with **Subdivision and Development Coordination (Transportation) Transportation Services.**
2. Parking, Loading and Bicycle Storage shall be provided as specified in Section 54.
3. Signs shall comply with Section 59 and Schedule 59B.
4. A minimum of 5 m² shall be required for each residential unit as amenity space. This space may be provided for each dwelling, or aggregated to a common area in a development, and may be located interior or exterior to the development.
5. Historic Resources
 1. Municipally, provincially or federally designated historic resources on the Register of Historic Resources in Edmonton shall be retained and incorporated into any redevelopment, so that their heritage values and those character defining elements of merit become an integral part of the development, to the satisfaction of the Development Officer in consultation with the Heritage Officer.
 2. The preservation of designated historic resources and buildings on the Register of Historic Resources in Edmonton and the design of new development on the site shall conform to the following regulations:
 1. The "Standards and Guidelines for the Conservation of Historic Places in Canada" published by Parks Canada and the Minister of Alberta Culture and Community Spirit;
 2. The Statements of Significance for the buildings; and
 3. All modification and/or alteration shall be reviewed and approved by the Development Officer in consultation with the Heritage Officer and Alberta Culture and Community Spirit, if required.
 3. Where the provisions of this Overlay directly conflict with a historic resource's designating document, the latter shall take precedent.

860.5 Urban Design Regulations

1. Site planning shall be addressed in accordance with The Quarters Downtown Urban Design Plan
2. Landscaping
 1. In addition to the requirements specified in [Section 55](#), Landscaping shall be provided in consideration of The Quarters Downtown Urban Design Plan.
 2. Landscaping along public roadways, including lanes shall be coordinated by the City of Edmonton and shall be provided in consideration of The Quarters Downtown Urban Design Plan.
3. Vehicle Parking and Loading
 1. Surface parking, loading, and storage areas shall be located to the rear of any building and be screened from public roadways through the orientation of on-site built form and/or enhanced landscaping measures.
 2. The location and provision of garbage storage, compaction, recycling and collection facilities shall be to the satisfaction of the Development Officer having regard for minimizing the nuisance impacts of these facilities
 3. Parking, loading and passenger drop-off areas shall be designed to minimize pedestrian-vehicle conflicts.

4. Visitor parking for Residential Uses shall not be provided as tandem parking.
5. Blank walls (with or without windows) of an Above Ground Parkade shall not be developed adjacent to, or be visible from, any public roadway.
6. No portion of an Above Ground Parkade on the first floor shall be allowed for a minimum depth of 10.0 m from any building Façade facing a public roadway, other than a lane.
7. No portion of an Above Ground Parkade on the first floor up to 5 Storeys shall be allowed for a minimum depth of 6.0 m from any building Façade facing a public roadway, other than a lane.
8. No portion of an Above Ground Parkade will be located on or above the top floor of any building or, in the case of a Tower, podium structure.
4. Entrances
 1. Where a Dwelling unit is developed at ground level abutting a public roadway, other than a lane, the principal entrance to the unit shall have direct external access to the abutting public sidewalk and feature doorways, terraces and / or patios and windows at ground level.
 2. Residential and Residential Related Uses developed above ground level Commercial Uses shall have separate access at ground level.
 3. Where a Commercial Use is developed at ground level abutting a public roadway other than a lane, the principal entrance to the unit shall have direct external access to the abutting public sidewalk.
 4. Main building entrances for Multi-unit Housing and Commercial Uses shall be designed for universal accessibility.
 1. Level changes from the sidewalk to entrances of buildings shall be minimized.
 2. Sidewalk furniture and other streetscape elements shall be located such that they do not obstruct a travel path and building entrances.
 5. Entrances for all ground level Uses shall be placed not more than 15.0 m apart.
5. Weather protection in the form of a canopy, colonnade, galleria or any other method suitable to the architectural style of the sub-area, building or street theme shall be provided to support year-round use.
6. Architectural Control
 1. All exposed building Façades shall be architecturally treated to create a unified building exterior.
 2. Architectural diversity and visual interest shall be created through:
 1. the use of distinctive treatments at the main entrance of the development; and
 2. the articulation and incorporation of other design elements in the Façades and rooflines.
 3. A minimum of 70% of the ground floor level portion of the commercial Façades abutting a public roadway, other than a lane, shall be comprised of clear, non-reflective glazing to promote pedestrian interaction and safety.
 4. All mechanical equipment, including roof mechanical units, shall be integrated into the total building design.
 5. Perceived massing shall be minimized through design elements such as building Setback variations, building orientation, window placement,

awnings, articulation around entrance ways, roof treatment, and the choice of exterior materials and colours.

6. All mid and high rise buildings should display a distinct base, middle and top, except the areas known as The Armature Areas 1 and 2.
7. The upper floors of high rise buildings shall provide distinctive shaping or sculpting of the roof line to contribute to a unique and interesting skyline.
8. Dwellings and other elements of the development should be sited and oriented to minimize their impact on other dwellings, considering such things as daylight, sunlight, ventilation, quiet, visual privacy, shadowing and views.
9. Overhangs will be permitted within the space of the ~~S~~setback and within public road right-of-ways at the discretion of the Development Officer in accordance with the guidelines provided in The Quarters Downtown Urban Design Plan.
10. Towers shall form one comprehensive architectural whole, both in form, building mass, and articulation. Podiums for ~~T~~tower shall include design elements that create a pedestrian oriented/scale built form where adjacent to circulation routes on public or private property. This can be created in various ways through ~~S~~setbacks and stepbacks in the building mass, building articulation, and through the architectural treatment of the ~~F~~acades.
 1. The ~~T~~tower base building shall integrate Residential and Commercial Uses, except the areas known as The Armature Areas 1 and 2, to provide a pedestrian-scaled building edge and complement adjacent buildings or open space. The base building should define street and open space edges.
 2. The ~~T~~tower shall be designed and oriented to the site in a way that complements the base building, minimizes shadows and maximizes views for existing development.
 3. The average ~~F~~floor ~~P~~plate for the ~~T~~tower zone shall not exceed 750 m², except the areas known as The Armature Area 1 and 2.
 4. The minimum ~~S~~separation ~~S~~space between any two Towers shall be 15.0m.
 5. Development on the site shall provide gardens or patios on the top of the base building to improve rooftop aesthetics and provide additional ~~A~~amenity ~~Area-space~~, where physically and economically feasible.
 6. Where property configuration permits, the longest axis of a ~~T~~tower shall be in the north/south direction in order to preserve view corridors and allow sunlight to reach street level.
 7. No side of a ~~T~~tower shall be more than 35.0m long, except the areas known as The Armature Area 1 and 2.
7. Public Art shall be incorporated into publicly accessible open spaces and provide a signature feature to the development. Public art may also be incorporated in the architecture, architectural ~~F~~acades~~facades~~ and the ~~F~~acades~~facades~~ of a building and landscaped areas.
8. Technical Study Requirements
 1. Technical studies not required to accompany Development Permit applications for base level and Incentive Levels 1 or 2, as per Appendix III include the following;
 1. Sun Shadow Impact Study;
 2. Traffic Impact Assessment;

3. Park Impact Assessment;
4. Parking Impact Assessment;
5. Conceptual Site Servicing Report.
6. Loading / Unloading and Waste Management

The above noted technical studies may be required to accompany Development Permit applications for Incentive Level 3 as per Appendix IV to the satisfaction of the Development Officer.

2. Additional technical studies that may be required to accompany Development Permit Applications to the satisfaction of the Development Officer include, but are not limited to:
 1. Wind Impact Statement or Study
 2. Slope and Soil Information;
 3. Environmental Site Assessment;
 4. A Letter prepared by a qualified, registered, Professional Architect or Engineer ensuring that building designs, through their massing and location, would avoid adverse microclimatic effects such as wind tunnelling, snow drifting, and rain sheeting, and would minimize shadowing and loss of sunlight both on and off-site.
 5. A Crime Prevention Through Environmental Design (CPTED) Assessment that shall be reviewed and accepted by the Development Officer prior to the issuance of a Development Permit to ensure that development on the Site provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City (City of Edmonton, 1995), which may be amended from time to time.

Appendix I The Quarters Downtown Overlay

Appendix II Active Residential and Commercial Frontages

Appendix III Floor Area Ratio (FAR) and Height Incentives

Table 1: FAR and Height Incentives by Area[±]

Area	Base Level FAR	Base Level Height (metres + storeys [±])	Incentive Level 1 FAR	Incentive Level 1 Height (metres + storeys [±])	Incentive Level 2 FAR	Incentive Level 2 Height (metres + storeys [±])	Incentive Level 3 FAR	Incentive Level 3 Height [±] (metres + storeys [±])
Heritage Quarter Area 1	3.0	11m + 3	4.5	23m + 6	-	-	-	-
Heritage Quarter Area 2	3.0	11m + 3	4.5	23m + 6	6.0	50m + 15	-	-
Civic Quarter Area 1	3.0	11m + 3	7.0	47m + 13	8.0	77m + 23	-	-

Civic Quarter Area 2	3.0	11m +3	7.0	47m / 13	8.0	77m / 23	10.0	113m / 33
The Armature Area 1	<u>3.0</u>	<u>11m</u>	<u>4.5</u>	<u>23m</u>	<u>6.5</u>	<u>40m</u>	<u>8.75</u>	<u>52m</u>
The Armature Area 2	<u>3.0</u>	<u>11m</u>	<u>4.5</u>	<u>23m</u>	<u>6.5</u>	<u>40m</u>	=	=
The Armature Area 3	<u>3.0</u>	<u>11m</u>	<u>4.5</u>	<u>23m</u>	=	=	=	=
McCauley Quarter Area 1	1.5	7m +2	3.5	23m +6	-	-	-	-
McCauley Quarter Area 2	2.0	7m +2	3.5	23m +6	-	-	-	-
McCauley Quarter Area 3	1.5	7m +2	4.0	27m +8	-	-	-	-
Five Corners Area 1	3.0	11m +3	7.5	50m +15	8.0	85m +28	-	-
Five Corners Area 2	3.0	11m +3	7.5	50m +15	8.0	85m +28	-	-
Five Corners Area 3	3.0	11m +3	7.5	50m +15	8.0	85m +28	11.0 <u>13.5</u>	150m +45
¹² Stores indicated are approximate and are included for illustrative purposes only.								

Appendix IV The Quarters Downtown Sustainable Development Standard Checklist

APPLICATION SUMMARY

INFORMATION

Application Type:	Text Amendment and Rezoning
Charter Bylaws:	19549 and 19550
Location:	Generally bounded between 97 Street NW and 92 Street NW, and between 103a Avenue NW and 101 Avenue NW.
Addresses:	Multiple - See attached Schedule 'B' of Charter Bylaw 19550
Legal Descriptions:	Multiple - See attached Schedule 'B' of Charter Bylaw 19550
Site Area:	Approximately 40 Hectares
Neighbourhood:	Boyle Street
Notified Community Organizations:	Downtown Business Improvement Area, Downtown Edmonton Community League, Riverdale Community League, and Boyle Street Community League
Applicant:	City of Edmonton, Economic and Environmental Sustainability

PLANNING FRAMEWORK

Current Zones and Overlay:	(DC1) Direct Development Control Provision, and The Quarters Overlay
Proposed Zones and Overlay:	(DC1) Direct Development Control Provision, and The Quarters Overlay
Plan in Effect:	The Quarters Area Redevelopment Plan
Historic Status:	None

Written By:	Marty Vasquez
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination