

# BOYLE ST. MCCAULEY

## Area Redevelopment Plan



Boyle Street/McCauley  
Planning Coordinating Committee

Office Consolidation June 2015



# *Boyle Street/McCauley Area Redevelopment Plan*

*Bylaw 10704  
Adopted on July 18, 1994*

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## *Office Consolidation June 2015*

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*Prepared by:  
Current Planning Branch  
Sustainable Development  
City of Edmonton*

Bylaw 10704 (as amended) was adopted by Council in July 1994. In June 2015, this document was consolidated by virtue of the incorporation of the following bylaws which were amendments to the original Bylaw 10704.

<b>Bylaw 10704</b>	July 18, 1994 Adoption of ARP and repeal Bylaw 5980	
<b>Bylaw 11352</b>	October 21, 1996 Amended Section 7.2.4, Policy 1	
<b>Bylaw 11431</b>	March 10, 1997 Replaced Maps 9, 10, and 15	
<b>Bylaw 11947</b>	February 8, 1999 Replaced Map 13	
<b>Bylaw 12116</b>	August 24, 1999 Replaced Map 2, 13, 18, and 19; amends various sections to reflect change from "Old Towne Market" to "Jasper East Area"; amends Section 8.4.13	
<b>Bylaw 12333</b>	June 12, 2000 Replaced Map 18	
<b>Bylaw 12199</b>	April 2, 2001 Replaced Map 18	
<b>Bylaw 12801</b>	May 30, 2001 Amends the ARP to conform with the new Zoning Bylaw	
<b>Bylaw 12814</b>	July 17, 2001 Replaced Map 18; amends DC1 (Area 3)	
<b>Bylaw 12925</b>	January 9, 2002 Policy change	
<b>Bylaw 13429</b>	July 10, 2003 Replaced Map 13; amends Section 8.4.13, Sub Area 1	
<b>Bylaw 13597</b>	February 11, 2004 Amended section 7.2.3 Replaced Maps 3, 9, 10, and 15	
<b>Bylaw 13726</b>	May 18, 2004 Amended various sections to reflect changes in Italian Village; replace Map 11	
<b>Bylaw 13762</b>	July 27, 2004 Replace Maps 3, 9, 10, and 15	
<b>Bylaw 13800</b>	September 16, 2004	
<b>Bylaw 14399</b>	November 8, 2006 Amend Section 7.2.3, add Policy 5	Amend Section 7.2.3 Policy 2(i)
<b>Bylaw 14448</b>	February 7, 2007 Amended Section 8.4.16.1; added DC1 (Area 12) as Section 8.4.20; added Map 20	
<b>Bylaw 14887</b>	April 14, 2008 Amend Policy 1(iv) Replace Map 13	
<b>Bylaw 14982</b>	April 15, 2009 Amend Sections 1.2, 1.5, 4.1, 5.3.17(v), 5.3.19, 5.3.23(iii), 7.1.2, 7.2.4.1(iii), 7.2.6, 7.2.9, 8.4.4, 8.4.10, 8.4.12, 8.4.13A, 8.4.13B, 8.4.13C, 8.4.19b, 8.4.19c, 8.4.23 Replace Maps 1, 2, 3, 4, 5, 6, 7A, 8, 9, 11, 13, 15, 16, 18, 19, 20.	
<b>Bylaw 15258</b>	September 14, 2009 Replace Maps 2, 9, 12, and 16	
<b>Bylaw 15406</b>	March 23, 2010 Amend Sections 1.5, 4.1, 4.3 Replace Maps 2, 13, 18	
<b>Bylaw 15415</b>	May 25, 2010 Replace Maps 11, 18	
<b>Bylaw 15577</b>	Nov. 8, 2010 Replace Maps 2, 3, 9, 10, 15, 18	
<b>Bylaw 15749</b>	May 16, 2011 Replace Map 18	
<b>Bylaw 15885</b>	November 7, 2011 Amend Section 7.2 Replace Maps 8, 9, 15, 17, 18	
<b>Bylaw 16601</b>	September 16, 2013 Add Section 8.4.20a Replace map 20	

- Bylaw 16912**     August 25, 2014  
Update Map 10 and 18 to allow for  
a high density high-rise mixed-use  
commercial and residential  
development
- Bylaw 16991**     November 17, 2014  
Update Map 11 and 18 to allow for  
a 4 storey mixed use building
- Bylaw 17249**     June 22, 2015  
*Update Area 6 DC1 to allow  
For the development of  
Secondary Suites*

***Editor's Note:***

This is an office consolidation edition of the Boyle Street/McCauley Area Redevelopment Plan, Bylaw 10704, as approved by City Council on July 18, 1994. This edition contains all subsequent amendments and additions to Bylaw 10704. For the sake of clarity, new maps and a standardised format were utilised in this Plan. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

**City of Edmonton  
Sustainable Development**





## ***Plan Approval***

The Boyle Street/McCauley Area Redevelopment Plan (Bylaw No. 10704) and associated Bylaws No. 10703 (amending the Stadium Station Area Redevelopment Plan) and No. 10705 (amending the Land Use Bylaw) were adopted by City Council on July 18, 1994.

The following Acknowledgement List recognizes the key community people who have made an important contribution to the development of this Plan. They represent community leagues, residents, property owners, social service agencies, schools, church groups, ethnic and business associations. We would also like to acknowledge the ongoing participation and help of staff on various sub-committees from the following civic departments: Planning and Development, Community and Family Services, Transportation, Parks and Recreation, Public Works, Police Service and Fire.

Furthermore, we would like to mention that over 3,000 people who live and work in the Boyle Street and McCauley neighbourhoods have also made valuable contributions to the planning exercise through participating in public meetings, open houses, workshops, focus sessions, block meetings and interviews. All of their views and concerns were valued in shaping the Plan.

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## **Chapter 1**

### *Neighbourhood Revitalization in Boyle Street/McCauley*

#### **1.1 Introduction**

This Plan represents a fresh new commitment to rebuilding the neighbourhoods of Boyle Street and McCauley. These neighbourhoods whose boundaries are shown on Map 1, are two of the oldest neighbourhoods in the City of Edmonton, and as such are most in need of revitalization.

Problems facing these neighbourhoods include housing that is crowded and in poor condition; vacant land and lots which detract from the appearance and cohesiveness of the community; high traffic volumes, and parking overspill from commercial areas; prostitution, crime, and high levels of poverty and unemployment.

These neighbourhoods also have many positive features, including proximity to the downtown and river valley; character homes, heritage buildings and tree-lined streets; “Church Street” with its unique concentration of churches; a diverse ethnic population; the vibrant local commercial areas of Chinatown and Little Italy; and the presence of numerous social service agencies and community organizations that are dedicated to improving the quality of life of local residents.

This Plan seeks both to build on the strengths of the Boyle Street and McCauley neighbourhoods and to address their problems.

#### **1.2 1981 Boyle Street/McCauley Area Redevelopment Plan**

The 1981 Boyle Street/McCauley Plan was formulated during an economic boom. The Plan up-zoned large areas of the two neighbourhoods to permit low, medium and high-density multiple-residential, commercial and mixed-use development. The expectation at the time the Plan was prepared was that the Downtown would expand into west Boyle Street, that high-rise residential development would occur along the river valley, and that the two neighbourhoods would be generally revitalized through redevelopment.

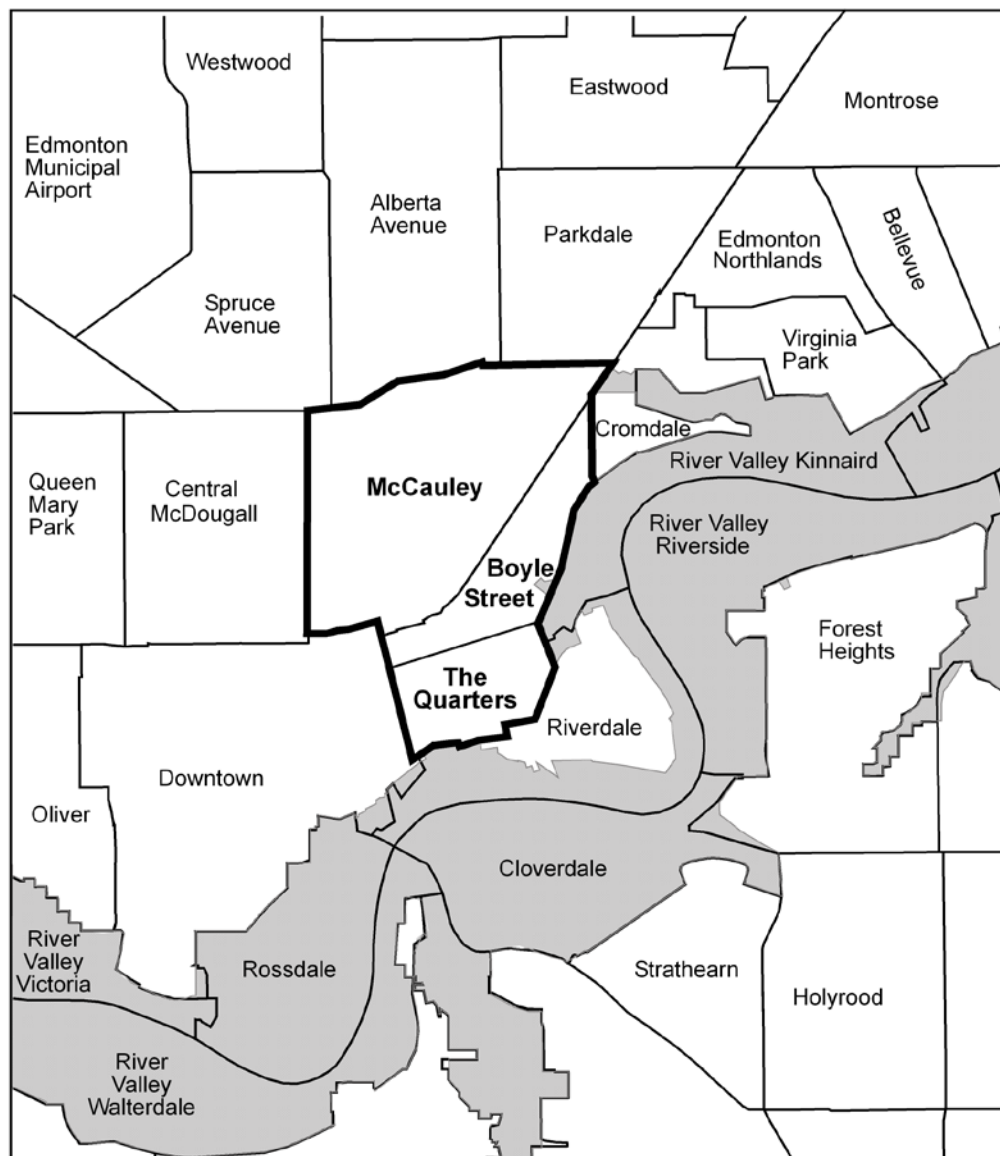
Funds for new parks, sewers and other utility services would come from a special levy placed on this redevelopment. Displacement of existing residents arising from redevelopment was to be accommodated generally through existing social housing programs, with a target of 440 units to be provided initially to replace several rooming houses demolished to build various public buildings.

The Plan proposed public improvements to the community environment such as McCauley’s transient park, local traffic management measures, new sidewalks and a Chinese Garden.

A brief 3-page document, “Social Objective and Social Development Proposals”, was also prepared as an enclosure to the 1981 Area Redevelopment Plan. This document called for the preparation of a Social Services Delivery Plan. It also proposed that a “storefront” detoxification centre be established in the area and that a neighbourhood medical clinic be maintained.

*Bylaw 14982  
April 15, 2009*

Between 2006 and 2008 a bold new City led neighborhood revitalization effort was undertaken which complements the City of Edmonton Strategic Plan 2009-2019 and Smart Choices Program through intensified land-use in the downtown core to help maximize taxpayer investment in transit, utility, transportation and emergency services infrastructure. This 18 city-block portion of the Boyle Street neighborhood was rebranded The Quarters Downtown. It extends from 97 Street to 92 Street from 103A Avenue to Jasper Avenue and 101A Avenue. The Quarters Downtown will be a vibrant, healthy community which will evolve over a 15 to 20 year period and will eventually be home to upwards of 20,000 people. Appealing design, environmentally sustainable development, a walkable, diverse community with inclusive housing, green spaces and connections to the River Valley will be developed. It will be comprised of five distinct areas, each with its own character, activities, and feel, structured around a unique linear park system running through the neighborhood that provides a defining element for the community. The existing Boyle St./ McCauley Area Redevelopment plan was amended in 2008 through Bylaw 14982 the Quarters Downtown Area Redevelopment Plan by deleting a portion of the Boyle St./ McCauley Area Redevelopment Plan south of 103A Avenue.



**MAP 1** *As amended by Bylaw 14982*  
**Neighbourhood Boundaries and Context Map**

### **1.3 A New Approach to Neighbourhood Revitalization**

The 1994 Boyle Street/McCauley Area Redevelopment Plan takes a new approach to neighbourhood revitalization.

The new approach has two key features:

1. It is more comprehensive than previous area redevelopment plans prepared for these or other neighbourhoods. The new approach not only addresses physical revitalization - land use and infrastructure - but also includes initiatives to promote social and economic revitalization.

This expanded agenda is a notable departure from traditional area redevelopment plans.

2. The Plan, both in its preparation, in its recommendations, and in its implementation program, emphasizes community development.

Community development involves harnessing, organizing and mobilizing the energy and resources of a community, and building the capacity of that community to resolve its problems. It is a movement toward neighbourhood self-management.

The neighbourhoods of Boyle Street and McCauley have been embarked on this course for some time. Over the last 15 years, coalitions have been formed, and lobbying campaigns have been mounted to tackle a variety of issues. Numerous agencies have been created to provide needed programs and services.

As a community-driven exercise, this Area Redevelopment Plan, prepared by the City of Edmonton Planning and Development Department under the direction of a local Planning Coordinating Committee, has further forged and solidified working relationships amongst residents, community groups and organizations, business associations, schools and churches.

The Plan proposes that a community development corporation be established to implement the Plan and to continue the community development process.



## 1.4 Vision and Community Goals

Local participants in the community planning process have a strong vision of the future of the Boyle Street and McCauley neighbourhoods:

*"We envision a vital, safe community where everyone works together toward the social and economic well-being of Boyle Street and McCauley. The basis of this well-being is the opportunity for all ethnic, income and household groups to participate fully in community life. Residents take pride in their neighbourhood and have hope for the future."*

The following community goals are intended to guide the development of the strategies, objectives and initiatives in the subsequent chapters of this Plan towards this vision:

### A. Housing

1. To preserve and upgrade the viable housing stock to safe and adequate standards.
2. To achieve significant new housing construction in the community.
3. To develop a residential community which accommodates a broad mix of population and housing.

### B. Community Economic Development

1. To create employment opportunities and improve the skills and training of the local workforce.
2. To stimulate business development in the area that will stabilize and strengthen the community.
3. To develop an increasing level of participation and cooperation among business and community interests in enhancing economic activity.

### C. Community/Social Services and Recreation

1. To help build a sense of community through local efforts and activities.
2. To provide needed community and social services.
3. To ensure adequate, accessible and fully utilized community facilities, parks, recreation and open space that meet the needs of residents.

### D. Transportation and the Physical Environment

1. To develop and maintain the physical infrastructure of Boyle Street and McCauley to meet existing and future demand.
2. To integrate construction of the physical infrastructure with community upgrading plans that would:
  - (i) promote safety, beautification, and a sense of community; and

- (ii) provide for pedestrian, transit and vehicular circulation which meet community needs.
- 3. To enhance and encourage pedestrian and bicycle circulation.
- 4. To provide for traffic, transit and pedestrian movements where the impact of the City-wide transportation system is minimized on residential areas while providing access to area businesses and services.
- 5. To improve both private and public maintenance of the physical environment.
- E. Crime and Safety
  - 1. To get residents working together to develop a sense of mutual trust and address crime and safety issues.
  - 2. To create and promote partnerships both within and outside of the community to reduce crime.
  - 3. To increase public safety through environmental design, public education and law enforcement.
- F. Neighbourhood Land Use Development
  - 1. To recognize and enhance the special role and character of the two neighbourhoods.
  - 2. To determine the long term development pattern and to influence it in such a manner that it is orderly, efficient and meets civic and community needs.
  - 3. To minimize land use conflicts.
  - 4. To enhance the residential character of the two communities. Further, to determine the extent of residential redevelopment, the built form, location and zoning.
  - 5. To determine the nature and extent of business, industrial, institutional and other non-residential uses. Where possible, to initiate business revitalization, and community economic development.

## **1.5 Generalized Development Concept**

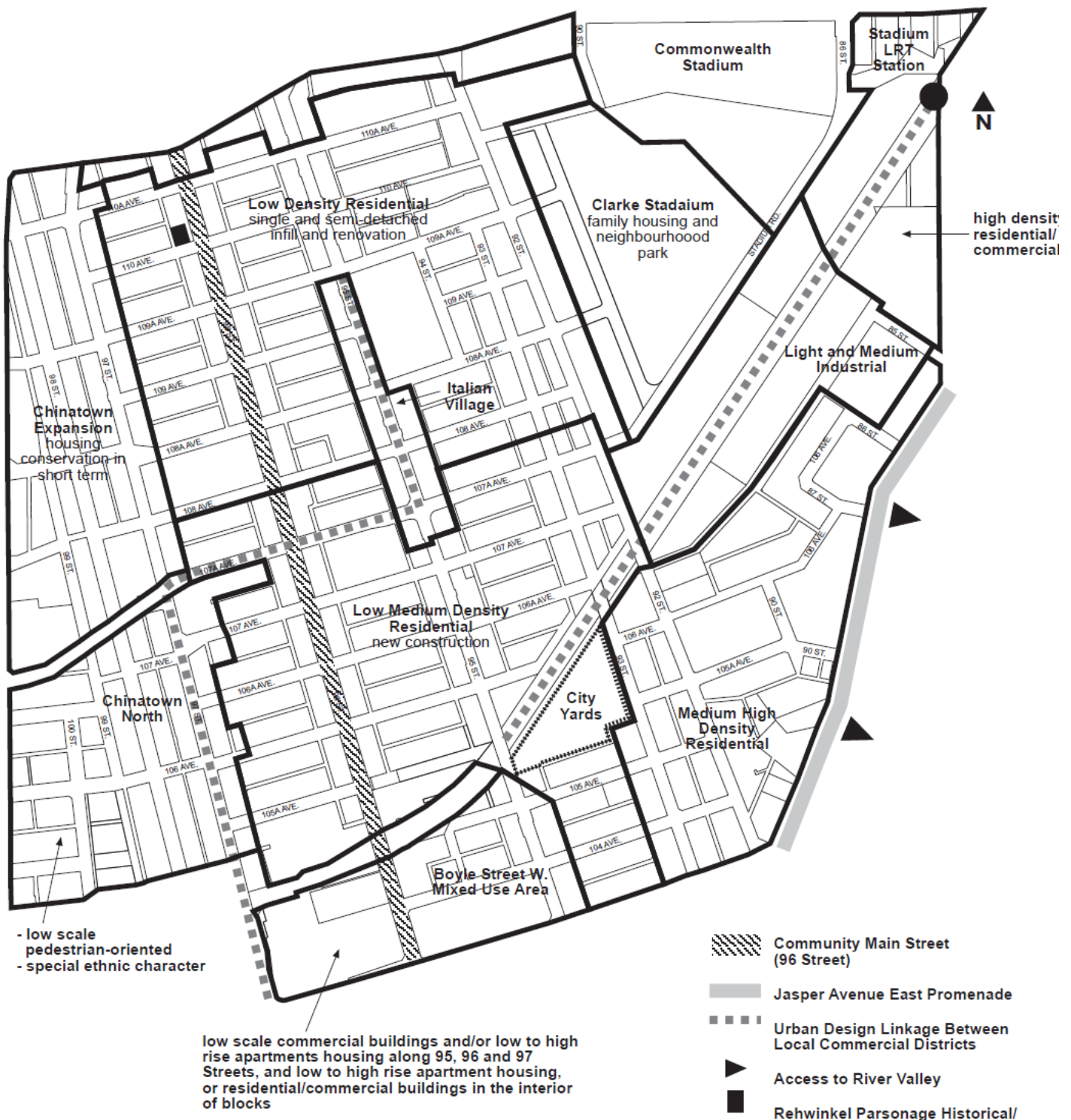
The future development scenario which this Plan proposes for the Boyle Street and McCauley neighbourhoods is illustrated in Map 2: Generalized Development Concept.

Key features of the development concept are summarized below:

- North McCauley (north of 107A Avenue) to be maintained as a low density residential area with single and semi-detached housing and an emphasis on infill and renovation.

- South McCauley (south of 107A Avenue) to be developed with low to medium density residential.
- *Boyle Street West to be developed as a mixed-use area, with low scale commercial buildings and/or low to high rise apartment housing along 95, 96 and 97 Streets, and low to high rise apartment housing, or residential/commercial buildings in the interior of blocks.*
- Boyle Street East to be developed with low-medium and medium-high density residential.
- *Bylaw 15406  
March 23, 2010*
- The Italian Village along 95 Street, and Chinatown North bounded by 97 Street, 101 Street, 105 Avenue and 103A Avenue, to be maintained as low-scale pedestrian-oriented commercial areas; special ethnic character to be promoted.
- *Bylaw 14982  
April 15, 2009*
- Future Chinatown Expansion to occur in area north of 107A Avenue and west of 97 Street; existing housing to be conserved in short-term.
- Stadium Industrial Area to be retained for light and medium industrial uses.
- Stadium LRT Station area to be developed with high density residential/commercial.
- City Yards to be retained; future of yards north of tracks to be reviewed after 2 years; possible redevelopment to residential in long term, with LRT station.
- 96 Street to be developed as a Community Focus Street.
- An Urban Design Linkage to be established between local commercial districts (Italian Village, Chinatown North, Chinatown South).
- *Bylaw 14982  
April 15, 2009*
- Jasper Avenue East Promenade to be extended from 92 Street to 85 Street.
- Bicycle routes to be established internally, with connections to surrounding neighbourhoods and access to River Valley.

The Generalized Development Concept is further elaborated in Chapter 7, Neighbourhood Land Use Development, within eight geographic sub-areas. Each sub-area is accompanied by a Generalized Land Use Concept, objectives and policies. Chapter 5 describes, in greater detail, the proposed improvements to transportation and the physical environment. Only the highest priority improvements have been identified on Map 2 and these include the Community Focus Street, Jasper Avenue Promenade, Urban Design Linkages Between Local Commercial Districts and Access to the River Valley.



**MAP 2**  
**Generalized Development Concept**  
*As amended by Bylaw 15577 (November 8, 2010)*

## **Chapter 2**

### **Housing**

#### **2.1 Introduction**

There is a substantial amount of housing in the Boyle Street and McCauley neighbourhoods that is in poor condition and need of repair. Other problems include crowding, displacement, a lack of affordable housing, and an over concentration of special needs and social housing.

The Edmonton Inner City Housing Need and Demand Study (May 1990) found that over 1,000 households in Boyle Street and McCauley lived in inadequate rooming house conditions; that between 250 and 500 households were living in crowded or potentially substandard physical conditions; and, that more than 1,000 low-income households spent over 30 percent of their income on housing.

One challenge will be to deliver private sector housing that gives the developer a reasonable rate of return and meets the affordability requirements in the community. Housing is considered affordable if rent or mortgage payments represent 30% of household income. Federal Census Data (1991) indicates that, in Boyle Street/McCauley the median household income is \$17,440; the median family income is \$26,465. Therefore, as a guideline, affordable housing for median - income households would require monthly mortgage payments or rents in the range of \$436 to \$662.

The Boyle Street/McCauley Area Redevelopment Plan proposes a 3-point housing strategy that involves:

1. Conservation of Existing Housing
2. Promotion of New Housing Construction
3. Encouraging a Broad Range of Housing.

The strategy recognizes the need to retain and attract families to the Boyle Street and McCauley neighbourhoods.

Key initiatives that are proposed include: the development of new minimum health, safety and building standards for existing multiple-occupancy housing; the creation of new government housing programs geared to low and modest income households; undertaking a demonstration housing project; the designation of City-owned land for affordable housing; sweat equity projects; the creation of an inner-city social investment fund; and, the preparation of a revised policy for the equitable distribution of social housing.

## 2.2 Conserve Existing Housing

### Objective

To ensure that viable older multiple occupancy housing stock can be preserved while meeting basic health, safety and building standards.

### Initiatives

1. The Planning and Development Department will work with the Provincial Government, landlords and tenants, to develop and enforce new minimum health, safety, and building standards for existing multiple-occupancy housing which:
  - (i) establish regulations for minimum unit size, temperature control, window space, and fire codes; and
  - (ii) eliminate serious hazards and dangers to occupants with consideration to the age and condition of housing.

*Lead Responsibility:*

*Planning and Development Department, Alberta Department of Labour.*

2. Organize tenants around issues of affordable, safe and decent housing.

*Lead Responsibility:*

*Plan Implementation Committee*

### Objective

To provide incentives for property owners to preserve and upgrade the existing housing stock.

### Initiatives

3. Work with the Provincial and Federal governments to target Boyle Street and McCauley and other core inner city neighbourhoods for enhanced housing programs which:
  - (i) are geared to low and modest income home-owners;
  - (ii) are developed in cooperation with property-owners;
  - (iii) include a rental renovation subsidy program, similar to the former Rental RRAP;
  - (iv) provide an interest-free loan to low- and modest-income owner-occupiers, similar to the Family First Purchase program; and
  - (v) include a new program similar to the former Residential Rehabilitation Assistance Program (RRAP).

*Lead Responsibility:*

*CMHC, Alberta Municipal Affairs*



Objective

To enable intensification of viable older housing stock consistent with the Land Use Bylaw while meeting basic health, safety and building standards.

Initiatives

4. The Planning and Development Department will work with the Provincial Government to amend the Alberta Building Code to establish alternative requirements for conversions of single-detached houses to one or more self-contained suites that will:

- (i) allow City Building Inspectors to exercise more discretion;
- (ii) reflect economic viability; and
- (iii) ensure tenant safety.

*Lead Responsibility:*

*Planning and Development Department; Alberta Department of Labour*

Objective

To ensure that households displaced by a municipal or provincial order to vacate due to health and safety concerns are adequately housed in a reasonable period of time.

Initiatives

5. Develop a strategy to accommodate displaced households in consultation with landlords, tenants, housing registries, housing sponsor agencies, police, provincial housing and social services departments.

*Lead Responsibility:*

*Office of the Housing Commissioner*

## **2.3 Promote New Housing Construction**

Objective

To foster partnerships among groups developing housing to increase new housing construction.

Initiatives

6. The proposed community development corporation will work with the community, housing providers, agencies, the housing industry and government to construct more affordable housing in Boyle Street and McCauley through:

- (i) innovative residential design; and
- (ii) new construction techniques and materials.

*Lead Responsibility:*

*Plan Implementation Committee*

Objective

To encourage private sector development of new, affordable housing.

Initiatives

7. The City, where feasible, will facilitate the creation of residential development opportunities on private land.

*Lead Responsibility:*  
*Planning and Development Department*

8. A demonstration project for low-income family housing will be undertaken in consultation with the community.

*Lead Responsibility:*  
*Plan Implementation Committee*

9. The City will undertake a review of, incentives to encourage the development of affordable housing in the inner city core neighbourhoods, including:

- (i) tax rebates;
- (ii) waiving of dumping fees;
- (iii) discounting of utility charges;
- (iv) abolition of off-site levies;
- (v) a property tax increase moratorium; and
- (vi) fast tracking of applications.

*Lead Responsibility:*  
*Planning and Development Department; Finance*

10. The City will revise the Land Use Bylaw to permit more intensive use of narrow residential lots.

*Lead Responsibility:*  
*Planning and Development Department*

11. The proposed community development corporation will develop a marketing strategy to encourage developers to build new housing in Boyle Street and McCauley which will identify and address perceived barriers to new construction.

*Lead Responsibility:*  
*Plan Implementation Committee*

Objective

To make City-owned land available for residential development purposes.

Initiatives

12. The City will designate and reserve City-owned land for affordable, low-income housing.

*Lead Responsibility:*  
*Office of the Housing Commissioner*

13. The City will establish specific housing objectives and proposals for designated sites in consultation with the community and potential housing sponsors.

*Lead Responsibility:*  
*Office of the Housing Commissioner*

14. Provision shall be made for a significant number of units for singles and childless couples on City-owned sites designated for affordable housing.

*Lead Responsibility:*  
*Office of the Housing Commissioner*

15. A special study for the Clarke Stadium site will consider major community objectives for its redevelopment, including:

- (i) local recreational needs; and
- (ii) ground-oriented housing with approximately 50 percent of the units for low-income families.

*Lead Responsibility:*  
*Parks and Recreation Department; Planning and Development*

## 2.4 Encourage a Broad Mix of Housing

### Objective

To encourage the provision of an adequate supply of ownership and rental housing options for low and middle-income residents.

### Initiatives

16. The City will promote more family-oriented housing through a variety of land use districts as shown on Map 3.

*Lead Responsibility: Planning and Development Department*

17. The City will establish and implement a policy to encourage the distribution of housing affordable to low-income and special needs households throughout the City.

*Lead Responsibility: Planning and Development Department*

18. Community associations will be consulted in the planning of new social and special needs housing projects to ensure adequate support services for these projects.

*Lead Responsibility: Office of the Housing Commissioner*

19. The proposed community development corporation will undertake non-profit initiatives to renovate existing housing and to build new housing, such as:

- (i) working with housing co-ops;
- (ii) developing a land trust; and
- (iii) encouraging sweat equity projects, such as Habitat for Humanity.

*Lead Responsibility: Plan Implementation Committee*

20. The proposed community development corporation will research and organize non-conventional financing through an inner city social investment fund which will:

- (i) offer below market financing; and
- (ii) provide funds for viable projects that would not Otherwise be financed.

*Lead Responsibility: Plan Implementation Committee*

21. The proposed community development corporation will work with all levels of government to encourage the reinstatement and continuation of subsidized housing programs.

*Lead Responsibility: Plan Implementation Committee*



**MAP 3**  
**Areas Designated for Family-Oriented  
Housing Opportunities**

## **Chapter 3**

### **Community Economic Development**

#### **3.1 Introduction**

The Boyle Street and McCauley neighbourhoods are characterized by high levels of poverty and unemployment.

The 1991 Federal Census recorded a median annual income for households in this area of approximately \$17,440.00. The 1993 Civic Census indicates that 21 percent of the residents of Boyle street/McCauley are unemployed.

Many of the residents lack education or training which makes it difficult for them to find employment. Twenty-one percent of the population have less than a grade nine education and less than 1.0 percent hold a trades certificate or diploma (1991 Federal Census).

*Bylaw 13726  
May 18, 2004*

A positive aspect to the local economic scene is the 97 Street and Area business area which has emerged as a thriving commercial district over the last five years largely due to the investment and enterprise of Asian immigrants. There has been a net increase of 38 new businesses in the Boyle Street and McCauley neighbourhoods between May 1990 and March 1994.

The Boyle Street/McCauley Area Redevelopment Plan proposes a five-point strategy to improve the economic situation of the community and its residents. The strategy involves:

1. Developing Human Resources
2. Public Investment in Public Projects
3. Small Business Development
4. Promoting Local Purchasing
5. Community Partnerships.

Key initiatives that are proposed include undertaking an inventory of human resources; hiring locally for public projects; preparing a marketing strategy in conjunction with the 97 Street and Area BRZ; and, establishing a community development corporation.

*Bylaw 13726  
May 18, 2004*

### 3.2 Develop the Human Resource Capacity

#### Objective

To gain a better understanding of the local economy by identifying the capacity, strengths and limitations of the human resources.

#### Initiatives

1. Undertake an inventory of human resources in the community that includes information on:
  - (i) education levels; and
  - (ii) employment skills.

*Lead Responsibility: Community and Family Services*

#### Objective

To enhance and better match resident skills to employer/business needs.

#### Initiatives

2. Encourage and assist local business to provide jobs and training for people in the community.

*Lead Responsibility: Plan Implementation Committee*

3. Work with the Provincial and Federal Governments to provide skills and employment upgrading programs for the special needs neighbourhoods in the inner city.

*Lead Responsibility: Plan Implementation Committee; Human Resources Department*

4. Provide free job ads in the community newspaper.

*Lead Responsibility: Local Newspapers*

### 3.3 Use Public Investment in Public Projects

#### Objective

To use public investment in public projects to stimulate local employment opportunities.

#### Initiatives

5. Priority for public investment in public projects to be given to communities which have:

- (i) high rates of poverty and unemployment; and
- (ii) a demonstrated need for improvements to infrastructure, housing and services.

*Lead Responsibility: Public Works*

6. Priority to be given to public projects which:

- (i) are labour intensive; and
- (ii) pool funding.

*Lead Responsibility: Public Works*

7. Strong efforts should be made to use local labour in publicly-funded projects in the community.

*Lead Responsibility: Public Works*

8. Work with the Provincial and Federal governments to provide employment and on-the-job training for people on unemployment insurance and social assistance on community projects such as:

- (i) upgrading of municipal infrastructure;
- (ii) renovating substandard housing for low income households;
- (iii) developing bike trails; and
- (iv) preserving historic buildings.

*Lead Responsibility: Plan Implementation Committee; Human Resources Department*



### 3.4 Support and Strengthen Small Business Development

Bylaw 13726  
May 18, 2004

#### Objective

To gain a better understanding of the local economy by identifying the capacity, strengths and limitations of the business resources.

#### Initiatives

9. To complete and update an inventory of local commercial space and existing businesses.

*Lead Responsibility: 97 Street and Area Business Association*

10. Local business associations/groups to continue to work together to prepare a marketing strategy that:

- (i) highlights existing and new markets and niche opportunities;
- (ii) promote the purchasing and selling of locally produced products; and
- (iii) points out the strengths of the area in terms of cultural diversity, location and accessibility.

*Lead Responsibility: 97 Street and Area Business Association*

#### Objective

To promote entrepreneurship and economic self-sufficiency among local residents through small business development.

#### Initiatives

11. Support initiatives such as Business Centres and Business Incubators that will develop new businesses and:

- (i) create new employment opportunities;
- (ii) use and enhance existing skills in the community;
- (iii) provide alternatives to minimum wage jobs; and
- (iv) produce needed goods and services in the area.

*Lead Responsibility: Plan Implementation Committee*

12. Promote local ownership.

*Lead Responsibility: 97 Street and Area Business Association*

Objective

To facilitate access to a pool of financial, management and technical resources to assist new and existing small businesses.

Initiatives

13. Encourage local banks and credit unions to become more readily accessible to businesses and residents.

*Lead Responsibility: Plan Implementation Committee*

14. Promote the involvement of investment groups in financing community business.

*Lead Responsibility: Plan Implementation Committee*

15. Promote local reinvestment of capital.

*Lead Responsibility: Plan Implementation Committee*

### 3.5 Promote Local Purchasing

Bylaw 13726  
May 18, 2004

#### Objective

To stimulate the local economy by encouraging residents and businesses to shop locally.

#### Initiatives

16. Attract new businesses to fill gaps in the local market and provide goods and services required in the community by:

- (i) conducting an assessment of business opportunities; and
- (ii) developing promotional material which identifies market niches.

*Lead Responsibility: 97 Street and Area Business Association*

17. The Business Associations will develop incentives for residents to shop locally such as discounts for goods and services.

*Lead Responsibility: 97 Street and Area Business Association*

18. The Business Associations will undertake innovative marketing schemes such as:

- (i) joint advertising; and
- (ii) "cross marketing".

*Lead Responsibility: 97 Street and Area Business Association*

19. Encourage patronage of local restaurants by distributing a restaurant guide and tour with passports and coupons to be marketed city-wide.

*Lead Responsibility: 97 Street and Area Business Association; Downtown Business Association*

### 3.6 Encourage Partnerships

*Bylaw 13726  
May 18, 2004*

#### Objective

To foster greater cooperation, coordination and networking among businesses, community organizations, agencies, educational institutions, and churches to revitalize the area.

#### Initiatives

20. Investigate the establishment of a community development corporation.

*Lead Responsibility: Plan Implementation Committee; 97 Street and Area Business Association*

21. Establish an ongoing relationship between the Community and the 97 Street and Area and Downtown Business Associations.

*Lead Responsibility: Plan Implementation Committee*

22. Work with schools, local business and agencies to undertake joint job training projects, such as mentoring programs and practicum placements.

*Lead Responsibility: Plan Implementation Committee*

23. Work with local schools and institutions to provide programs that will expand the economic capability of the residents of the Boyle Street and McCauley neighbourhoods.

*Lead Responsibility: School Boards, Local Agencies*

## Chapter 4

### Community/Social Services and Recreation

#### 4.1 Introduction

The Boyle Street and McCauley neighbourhoods have the city's greatest concentration of special needs populations which creates an above average demand for community and social services in the area. These special needs populations include new immigrants, Aboriginals, and low-income families and singles.

Numerous social service agencies are located in Boyle Street and McCauley to serve these groups. The agencies include: the Boyle Street Community Services Cooperative, Hope Mission, Herb Jamieson Centre, Native Counseling Services of Alberta, Bissell Centre and Marian Centre. In addition, there are a large number of churches active in the two neighbourhoods.

Meeting the demands for community and social services in the face of decreasing budgets is a major challenge for these agencies and organizations. The types of programs that are offered and the way in which they are delivered needs to be examined. Improved coordination, the sharing of resources and a greater reliance on community self-help are required.

At present, there are many obstacles to community self-help. These include poor education, economic circumstances, language problems and cultural differences, and the transient nature of a significant portion of the population. Special efforts are necessary to involve residents in civic and community life.

The McCauley Community League has a long history of organizing around community issues such as prostitution, back lane lighting and land use. Its volunteers also run a soccer program for youth in the area. *The Boyle Street Community Park is to be redeveloped in a new configuration with the development of Phase I of the Boyle Renaissance Initiative. The Inner City High School will be relocated to a new building that will also house a gymnasium and contain space for other community based educational initiatives. Additional park and open space will be developed within future phases of Boyle Renaissance and with the development of the Armature along 96<sup>th</sup> Street.* Other community parks and recreation resources include: the Giovanni Caboto Neighbourhood Park, which has a wading pool, picnic and play facilities; and four schools - McCauley Public Elementary/Junior High, Sacred Heart Separate Elementary and St. Michael Separate Elementary.

Notwithstanding the above list, the Boyle Street and McCauley neighbourhoods are lacking in local recreational facilities and there is a need to upgrade and improve the maintenance of existing facilities, parks and school grounds.

Bylaw 14982  
April 15, 2009

Bylaw 15406  
March 23, 2010

Bylaw 14982  
April 15, 2009

The Boyle Street/McCauley Area Redevelopment Plan strategy for Community/Social Services and Recreation is to:

1. Strengthen the Community
2. Improve Community Social Services
3. Increase Access to Recreation Facilities and Programs
4. Upgrade Parks, Open Space, and Recreation Facilities.

Key initiatives that are proposed include: greater ethnic and local representation on the boards of community organizations; publication of a community action directory; low-income rates for parks and recreation facilities and programs; redevelopment of the Clarke Stadium site for local recreational facilities; the development of a community centre; and, an Aboriginal cultural centre.

## **4.2 Strengthen the Community**

### Objective

To foster strong vital community leagues which can speak to the issues that impact their neighbourhood, attract a large number of community residents, provide a range of needed programs, and have sufficient resources to fulfil their objectives.

### Initiatives

1. Work with the Boyle Street Community League to:
  - (i) expand membership within the community;
  - (ii) identify and increase the range and variety of programs offered at the Community League site; and
  - (iii) improve access to the facility and programs by residents.

*Lead Responsibility: Boyle Street Community League*

2. Work with the McCauley Community League to:
  - (i) expand membership;
  - (ii) continue advocacy on community issues; and
  - (iii) continue delivering the soccer program.

*Lead Responsibility: McCauley Community League*

3. Establish a modest community centre for community-based organizing.

*Lead Responsibility: Plan Implementation Committee*

4. Community Leagues to encourage greater involvement of youth.

*Lead Responsibility: Community Leagues*

5. Publicize Community League events in the various ethnic communities through newspapers, posters and flyers.

*Lead Responsibility: Community Leagues*

#### Objective

To increase neighbourliness among community residents, businesses, and organizations.

#### Initiatives

6. Community groups to introduce new residents to the area's facilities, services and businesses through a "Welcome Wagon" or "Smile and Greet Your Neighbour" campaign.

*Lead Responsibility: Community Groups*

7. Hold special community celebrations and events to bring residents, businesses, and ethnic groups together, such as:

- (i) the 96 Street Festival, the Lunar New Year Festival, and Giovanni Caboto days;
- (ii) school-sponsored ethnic festivals;
- (iii) block parties; and
- (iv) flower box and garden competitions.

*Lead Responsibility: Community Groups*

8. Facilitate interaction between seniors and young people, which might include the following activities:

- (i) grocery shopping; and
- (ii) snow shovelling

*Lead Responsibility: Local Agencies*

9. Assist residents to deal with conflicts with neighbours and use the services of the Edmonton Mediation Society, if needed.

*Lead Responsibility: Local Agencies; Edmonton Mediation Society*

#### Objective

To improve networks, communications, and collaboration between groups.

#### Initiatives

10. Encourage locally produced newspapers to provide cross-cultural coverage of information, issues and events.

*Lead Responsibility: Local Newspapers*

11. Encourage local organizations such as community leagues, business associations and social agencies to increase ethnic and local representation on their boards.

*Lead Responsibility: Community Leagues; Business Associations; Local Agencies*

12. Encourage community groups and churches to work together to share the expertise and skills of members, and to co-sponsor events and programs.

*Lead Responsibility: Community Leagues; Churches; Business Associations; Local Agencies*

13. Publish a community action directory that lists opportunities for involvement.

*Lead Responsibility: Boyle/McCauley News; Plan Implementation Committee*

14. Provide translation services if needed at community meetings and events.

*Lead Responsibility: Meeting Sponsors*

15. Encourage schools to promote community events.

*Lead Responsibility: School Boards*



### 4.3 Improve Community Social Services

#### Objective

To increase awareness and participation in available social and community services programs.

#### Initiatives

16. Produce and distribute a directory of resources containing social and other community services located in, or relevant to, the Boyle Street and McCauley communities.

*Lead Responsibility: Community and Family Services*

#### Objective

To focus programs on the special needs populations - youth, ethnic households, Aboriginals, and working poor/low-income families - and areas which require the most urgent attention and which are not addressed adequately through existing programs and resources.

#### Initiatives

17. Programs for ethnic households should be culturally sensitive and emphasize services such as:

- (i) budgeting;
- (ii) education;
- (iii) nutrition; and
- (iv) counseling.

*Lead Responsibility: Ethnic Groups; Local Agencies; Alberta Family and Social Services*

18. Programs for Aboriginal should reflect their needs and culture and include these services;

- (i) advocacy;
- (ii) addiction counseling;
- (iii) legal services (alternative measures);
- (iv) health care;
- (v) employment training;
- (vi) youth outreach; and
- (vii) cultural and spiritual teaching.

*Lead Responsibility: Aboriginal Groups; Local Agencies; Alberta Family and Social Services*

19. Programs for Aboriginals should support the efforts of Aboriginal elders to act as effective role models and counselors for young Aboriginals.

*Lead Responsibility:* *Aboriginal Groups; Local Agencies; Alberta Family and Social Services*

20. Support the development of an Aboriginal cultural centre staffed by Aboriginals, providing services and activities, and open to all people and seeking to promote a better understanding between Aboriginal and non-Aboriginal people.

*Lead Responsibility:* *Local Agencies*

21. Programs for working poor/low-income families should emphasize child care services, including:

- (i) babysitting training;
- (ii) respite care;
- (iii) playschools;
- (iv) "parents and tots" groups; and
- (v) babysitting cooperatives.

*Lead Responsibility:* *Local Agencies*

22. Work with the community leagues and agencies to facilitate the establishment of licensed family day homes which meet needs not currently served by existing centres.

*Lead Responsibility:* *Local Agencies*

23. Expand or undertake actions to address high priority issues and needs surrounding food and low incomes:

- (i) joint-food purchasing;
- (ii) community gardens;
- (iii) coupon clipping clubs;
- (iv) car pools; and
- (v) community kitchens.

*Lead Responsibility:* *Local Agencies*

Objectives

To promote education as a high priority in the community and to ensure the vibrancy and viability of local schools through sufficient funding and staff support.

Initiatives

24. The community to work with schools to provide programs that deal with:
- (i) nutrition (e.g., hot lunch program at McCauley School);
  - (ii) social skills and values ( e.g. concerns for peers and younger children);
  - (iii) respect for each other and the community;
  - (iv) staying in school ( e. g. START program in McCauley School);
  - (v) crime (e.g. "Police in School" liaison program);
  - (vi) school attendance; and
  - (vii) cultural and environmental awareness.
- Lead Responsibility:* *Plan Implementation Committee; School Boards*
25. The community will work with the School Boards to address special Aboriginal concerns in school programs including:
- (i) the need for more counselors;
  - (ii) tutoring;
  - (iii) Aboriginal curriculum; and
  - (iv) liaison workers for Aboriginal children.
- Lead Responsibility:* *School Boards*
26. Encourage School Boards to provide sufficient funding for all local schools through such programs as the "Opportunity Grant".
- Lead Responsibility:* *School Boards*
27. *The community will work with the City and other agencies to relocate the Inner City High School to a permanent facility and promote further community based educational initiatives.*

*Lead Responsibility:* *Community Services; Planning and Development*

#### **4.4 Increase Access to Recreational Facilities and Programs**

##### Objective

To increase access to recreation facilities within the community or within close proximity to it.

##### Initiatives

27. Work with the City to increase local resident participation and access to local and district recreational facilities including schools and Community League buildings, with priority to youths, young adults and low-income residents.

*Lead Responsibility: Parks and Recreation Department*

28. Parks and Recreation to expand low cost and free access to its local facilities and programs, including swimming pools.

*Lead Responsibility: Parks and Recreation Department*

29. Parks and Recreation to offer free usage of the Stadium Recreation Centre to neighbourhood residents and groups and publicize the set hours through local channels such as the Boyle McCauley News, schools and agencies.

*Lead Responsibility: Parks and Recreation Department*

30. Parks and Recreation and others that operate swimming pools to increase local resident participation/access to swimming pools, which are situated outside the community, and provide information on low cost options and transportation.

*Lead Responsibility: Parks and Recreation Department*

31. Parks and Recreation to develop strategies to increase residents' awareness of existing programs and facilities, including advertisements in local newspapers.

*Lead Responsibility: Parks and Recreation Department*

##### Objective

To develop and expand recreation programming in conjunction with residents.

##### Initiative

32. Parks and Recreation, along with local agencies, to provide extended hours and weekend programming for youth and young adults such as the Night Check Program and sober dances.

*Lead Responsibility: Parks and Recreation Department*

33. Parks and Recreation not to apply user fees to local sports fields, particularly if they are used by youth.

*Lead Responsibility: Parks and Recreation Department*

34. Parks and Recreation along with the community and agencies, to develop programs for young adults aged 18-24.

*Lead Responsibility: Parks and Recreation Department*

35. Schools to continue to provide low-cost access to facilities so extra-curricular and recreation activities can be held.

*Lead Responsibility: School Boards*

36. Extracurricular activities in community schools should:

- (i) be held on week-ends; and
- (ii) emphasize variety, cultural diversity and social skills.

*Lead Responsibility: Community Schools*

37. Parks and Recreation to maintain its summer programs at St. Michael School, and the Boyle Street and Giovanni Caboto Parks.

*Lead Responsibility: Parks and Recreation Department*

## 4.5 Upgrade Parks, Open Space and Recreation Facilities

### Objective

To meet the park and open space needs of residents.

### Initiatives

38. The City will prepare a Master Plan for the Clarke Stadium site in consultation with adjacent communities when the site becomes available for redevelopment, and consider the development of the following uses on the site:

- (i) a large portion of the site to be developed with recreational facilities that serve the local neighbourhoods;
- (ii) land to be provided for baseball, soccer, and touch football, with priority to local residents; and
- (iii) some ground-oriented housing with approximately 50 percent of the units for low-income families, provided that local recreational needs are adequately met.

*Lead Responsibility: Parks and Recreation Department, Planning and Development Department*

### Objective

To more fully utilize recreation open space on existing school yards and to improve their safety.

### Initiatives.

39. Work with local schools and the Parks and Recreation Department to:

- (i) develop safer and more usable recreation and open space on existing playgrounds;
- (ii) provide appropriate playground surface to meet the individual school's needs; and
- (iii) expand, improve or replace deteriorating school playground equipment.

*Lead Responsibility: Parks and Recreation Department; School Boards*

40. Encourage the School Boards to continue to clean up needles and condoms on schoolyards on weekdays during the school term.

*Lead Responsibility: School Boards*

Objective

To ensure that parks are properly maintained and used to optimize public enjoyment and use.

Initiatives

41. Undertake a beautification of area parks through participation of schools and community organizations in programs such as Parks and Recreation's "Partners in Parks" program and the Neighbourhood Park Development Program.

*Lead Responsibility: Parks and Recreation Department*

42. Parks and Recreation maintenance crews and local residents to work together to ensure daily clean-up of needles and condoms from the area parks; the Parks and Recreation Department to supply local clean-up crews with equipment including gloves, tongs and containers.

*Lead Responsibility: Local Residents; Parks and Recreation Department*

## **Chapter 5**

### *Transportation and the Physical Environment*

#### **5.1 Introduction**

The Boyle Street and McCauley neighbourhoods are penetrated by numerous arterials, which carry high traffic volumes and create problems of noise, congestion and pedestrian safety. There are also problems with: traffic shortcutting on local streets; parking spillover from commercial areas into residential areas in McCauley; and, prostitution-related traffic. Truck traffic on 107A Avenue is another concern of the community.

Much of the infrastructure in Boyle Street/McCauley - the water and sewer mains, as well as some roads and sidewalks - is also in need of repair.

Other issues related to the physical environment of the two neighbourhoods include poorly-maintained properties and litter, the preservation of heritage buildings, and the need to establish a linkage between Chinatown North and Chinatown South.

The Area Redevelopment Plan strategy for addressing problems with transportation and the physical environment is to:

1. Provide Improvements to Infrastructure
2. Develop Plans for Traffic Management, Pedestrian and Bicycle Circulation, and Transit
3. Improve Maintenance of the Physical Environment
4. Promote Urban Design and Heritage Preservation.

Key initiatives that are proposed include: implementation of a Neighbourhood Infrastructure Program (NIP); preparation of a traffic management plan; development of a pedestrian network, with 96 Street as a major pedestrian route; extension of the Stadium parking ban; development of a business parking strategy for the 97 Street and Area commercial area; investigation of the feasibility of an LRT station between 93 and 95 Streets; improvements to property maintenance bylaws and enforcement; and a streetscape improvement program for Chinatown North.

*Bylaw 13726  
May 18, 2004*

#### **5.2 Provide Improvements to Infrastructure**

##### Objective

To fix decaying sewers, water mains, and roads.

##### Initiatives

1. The City will undertake improvements to physical infrastructure in the Boyle Street and McCauley neighbourhoods through the Neighbourhood Infrastructure Program (NIP) or other civic capital projects based on the Area Redevelopment Plan and the results of the conditions assessment.

*Lead Responsibility:*

*Public Works*



Objective

To ensure that plans for improvements to infrastructure are integrated with community upgrading plans and address community needs and aspirations.

Initiatives

2. The City will consult with the public throughout the planning, design and construction of physical infrastructure upgrading.

*Lead Responsibility: Public Works*

3. Plans for improvements to physical infrastructure should emphasize:
  - (i) the cultural and historical nature of the neighbourhoods;
  - (ii) streetscape improvements and neighbourhood amenities; and
  - (iii) the special needs of many area residents, particularly the need to incorporate access for persons with disabilities.

*Lead Responsibility: Public Works*

Objective

To ensure that upgrading of the physical infrastructure and redevelopment incorporate access for people with disabilities.

Initiatives

4. Any upgrading of the physical infrastructure or redevelopment should incorporate access for persons with disabilities in the following areas:
  - (i) On and off-street parking;
  - (ii) public telephones;
  - (iii) parks and recreation facilities;
  - (iv) new buildings;
  - (v) retrofits to older buildings;
  - (vi) LRT stations and trains; and
  - (vii) sidewalks in need of repair or replacement.

*Lead Responsibility: Public Works; Planning and Development Department*

5. The City will pursue amendments to Section 66 of the Land Use Bylaw to:
  - (i) require one dedicated parking stall per parking lot or if the lot is large, one dedicated parking stall per twenty stalls for persons with disabilities in all off-street/accessory parking lots; and
  - (ii) require parking stalls for the disabled to be located close to building entrances.

*Lead Responsibility: Planning and Development Department*

6. Edmonton Telephones will address issues such as the height of the phone, width of the booth, and volume controls to ensure that public telephones are accessible to the disabled.

*Lead Responsibility: Edmonton Telephones*

7. The retrofitting of old buildings to improve accessibility for people with disabilities should be actively promoted wherever possible.

*Lead Responsibility: Planning and Development Department*

8. The City will explore the use of property or business tax incentives to promote the retrofitting of old buildings to improve accessibility for the disabled.

*Lead Responsibility: Finance Department*

9. Provide curb ramps at roadway intersections, especially along designated pedestrian routes, and where seniors and housing for the disabled or institutions exist.

*Lead Responsibility: Public Works*

### **5.3 Develop Plans for Traffic Management, Pedestrian and Bicycle Circulation and Transit**

#### Objective

To address local traffic issues related to the grid street pattern and the impacts of the City-wide transportation system and major land use activity centres such as the Downtown and Commonwealth Stadium.

#### Initiatives

10. The Transportation Department will prepare a traffic management plan for the Boyle Street and McCauley neighbourhoods that will resolve the following issues as identified in Map 4:

- (i) shortcutting and speeding on local streets;
- (ii) the impacts of the City-wide transportation system;
- (iii) the traffic impacts of major activity centres; and
- (iv) truck traffic or arterial roadways through residential areas.

*Lead Responsibility: Transportation Department*

11. The traffic management plan will be coordinated with the Neighbourhood Infrastructure Program and the Area Redevelopment Plan, with public consultation throughout the planning, design and construction phases.

*Lead Responsibility: Transportation Department*

12. The City will investigate the banning of truck traffic on 107A Avenue between 97 Street and 92 Street as part of the Transportation Master Plan Urban Goods Study.

*Lead Responsibility: Transportation Department*

13. The City will maintain the existing McCauley Traffic Plan (96 Street diverter, one-way streets and laneways) or develop a satisfactory alternative to deal with shortcutting commuter traffic and high traffic volumes on local streets.

*Lead Responsibility: Transportation Department*

14. Edmonton Police Service to increase enforcement of speeding and other traffic violations at high accident locations.

*Lead Responsibility: Edmonton Policed Service*

### Objective

To address local pedestrian circulation issues as well as to develop a pedestrian network linking commercial, residential, recreation and vista areas while minimizing conflicts with vehicular traffic.

### Initiatives

15. The City will prepare a plan for pedestrian circulation in the Boyle Street and McCauley neighbourhoods primarily as part of the Neighbourhood Infrastructure Program.

*Lead Responsibility: Transportation Department*

16. The Pedestrian circulation plan will:

- (i) identify and resolve local pedestrian circulation issues;
- (ii) develop a pedestrian network linking commercial, residential, recreational and vista areas;
- (iii) minimize pedestrian conflicts with vehicular traffic;
- (iv) develop customized solutions to deal with pedestrian safety; and
- (v) evaluate the need for crosswalks.

*Lead Responsibility: Transportation Department*



**MAP 4** As amended by Bylaw 14982  
**Traffic and Parking Issues**



## MAP 5 *As amended by Bylaw 14982* Pedestrian/Bicycle Network

\* Revised in accordance with the Boyle Street/McCauley Traffic Management Plan approved by Council on July 12, 1994.

17. The City will develop a pedestrian network in accordance with the Pedestrian/Bicycle Circulation Plan (Map 5), as follows:

- (i) a major pedestrian route along 96 Street, which will function as a Community Focus Street linking both neighbourhoods and around which historical and cultural themes can be developed;
- (ii) a north-south pedestrian route along 92 Street linked to Jasper Avenue East Promenade allowing access to the River Valley;
- (iii) an east-west pedestrian route along 108A Avenue from 101 Street to 92 Street to provide the connection to the River Valley and the Capital City Recreation Park trail system and to Central McDougall, for the residents of North McCauley;
- (iv) extension of the Heritage Trail to create a Jasper Avenue East Promenade;
- (v) pedestrian routes along 107A Avenue from 95 to 97 Street, south along 97 Street to 103A Ave; and
- (vi) a pedestrian connection at 96 Street to the Heritage Trail and the Capital City Recreation Park system.

*Bylaw 14982  
April 15, 2009*

*Lead Responsibility: Transportation Department; Public Works*

18. Improve, upgrade or replace sidewalks where required, along routes identified as part of the pedestrian circulation system.

*Lead Responsibility: Public Works*

*Bylaw 14982  
April 15, 2009*

19. Upgrade sidewalks in the area of 95 Street between 106 and 109A Avenue.

*Lead Responsibility: Public Works*

20. Address pedestrian safety, particularly along 95 and 97 Streets and along Jasper Avenue.

*Lead Responsibility: Transportation Department*

21. The City will pursue new pedestrian circulation opportunities as part of the comprehensively planned redevelopment of the Clarke Stadium.

*Lead Responsibility: Planning and Development Department*

22. A pedestrian connection will be established from the community to the Clarke Stadium LRT station and the proposed LRT station in the vicinity of 95 Street.

*Lead Responsibility: Planning and Development Department*

Objective

To enhance and encourage bicycle circulation.

Initiatives

23. The City's bikeway network will be extended in accordance with the Pedestrian/Bicycle Circulation Plan (Map 5), as follows:

- (i) bicycle route to be established along 107 Avenue from 92 Street to 96 Street, along 96 Street from 107 Avenue to 108A Avenue, then along 108A Avenue from 96 Street to 92 Street to serve local destinations in the McCauley neighbourhood;
- (ii) bicycle route to be developed along 107 Avenue from 92 Street to 98 Street, along 98 Street from 107 Avenue to 106 Avenue, then along 106 Avenue from 98 Street to 97 Street, to provide east-west connection to the Central McDougall neighbourhood;
- (iii) deleted
- (iv) existing bicycle route along 92 Street to be extended east from 103A Avenue along Jasper Avenue to 91 Street to connect with the River Valley bikeway system via the ravine; and
- (v) additional bicycle access to the River Valley to be provided at the end of 95 Street via Cameron Avenue.

*Bylaw 14982  
April 15, 2009*

*Lead Responsibility:                      Transportation Department*

24. The City will provide opportunities for bikeway and pedestrian circulation along the CN/LRT right-of-way, in accordance with the Bicycle Transportation Plan.

*Lead Responsibility:                      Transportation Department*

25. Comprehensive redevelopment schemes for large city-based sites such as Clarke Stadium and the City yards will incorporate bikeway/pedestrian routes.

*Lead Responsibility:                      Transportation Department*

Objective

To improve parking in commercial areas in order to reduce parking impacts in residential areas.

Initiatives

*Bylaw 13726  
May 18, 2004*

26. The City in consultation with the 97 Street and Area Business Association, will develop and implement a business parking strategy for the commercial areas in the 97 Street and Area Business Revitalization Zone to:

- (i) increase parking turnover, and
- (ii) mitigate conflicts between business parking and traffic, and residential areas.

*Lead Responsibility:                      Transportation Department*

Objective

To promote the use of and access to public transit, with special consideration to low income people.

Initiatives

27. The City will investigate measures to promote the use of and access to public transit, including:
- (i) the maintenance of existing service levels;
  - (ii) the provision of user-friendly, multi-lingual information about transit services; and
  - (iii) additional bus shelters that are vandal proof, safe and preferably heated at transit zones along 95 and 97 Streets.

*Lead Responsibility:                      Edmonton Transit*

Objective

To use the development of an LRT station as a redevelopment tool to achieve community objectives.

Initiatives

28. The Transportation Department will investigate the feasibility of an LRT station on City-owned lands between 93 and 96 Streets when LRT requirements in North Edmonton are reviewed or at such time as the City-owned lands become available for redevelopment.

*Lead Responsibility:                      Transportation Department*

29. Changes to the status or ownership of the CN/VIA right-of-way should involve extensive public consultation and review by the City of Edmonton.

*Lead Responsibility:                      Transportation Department*



## 5.4 Improve Maintenance of the Physical Environment

### Objective

To improve the maintenance of privately-owned properties.

### Initiatives

30. A campaign will be initiated to educate the public regarding property maintenance, civic bylaws and enforcement practices and procedures.

*Lead Responsibility: Planning and Development Department*

31. The City will increase enforcement for litter control on private property and for sidewalk snow removal.

*Lead Responsibility: Bylaw Services Section*

32. The possibility of developing a centralized loan/lease scheme for gardening and repair tools will be explored.

*Lead Responsibility: Bylaw Services Section*

33. The City will explore potential improvements to current property maintenance bylaws and enforcement practices including:

*Lead Responsibility: Plan Implementation Committee*

- (i) notification of absentee landlords;
- (ii) coordination amongst various bylaw enforcement and inspection agencies; and
- (iii) targeting areas for inspection instead of relying on complaints.

*Lead Responsibility: Bylaw Services Section*

34. The community will explore inexpensive ways for residents to weatherize their homes and make them more energy efficient.

*Lead Responsibility: Plan Implementation Committee*

Objective

To improve public waste management services.

Initiatives

35. The City will improve waste management services in Boyle Street and McCauley as follows:
- (i) implement regular collection of large items;
  - (ii) increase the number of street garbage bins along major pedestrian routes; and
  - (iii) participate in the community's semi-annual clean up activities.

*Lead Responsibility: Public Works*

## 5.5 Promote Urban Design and Heritage Preservation

*Bylaw 13726  
May 18, 2004*

Objective

To identify and promote urban design opportunities for special residential and commercial character areas, and the linkages between them.

Initiatives

36. The City will work with the 97 Street and Area Business Association to promote pedestrian-oriented shopping and pedestrian circulation in and between the ethnic commercial districts within the 97 Street and Area.

*Lead Responsibility: 97 Street and Area Business Association; Planning and Development*

37. Urban design linkages should be established between the commercial districts in Boyle Street and the commercial districts in McCauley, using banners and street signs, pedestrian links, and land use.

*Lead Responsibility: 97 Street and Area Business Association; Planning and Development Department*

38. Historic districts should be linked to the pedestrian/bikeway system.

*Lead Responsibility: Planning and Development Department; Transportation Department*

Objective

To develop and enhance unique visual identities for the area.

Initiatives

39. The City and area businesses will undertake initiatives to develop and enhance unique visual identities for the area, including:

- (i) community art projects such as wall murals;
- (ii) streetscape improvements such as signage or pavement identification that reflect the cultural and historical identity of the area; and
- (iii) use of historic street names in addition to numbered street signs.

*Bylaw 13726  
May 18, 2004*

*Lead Responsibility: 97 Street and Area Business Association*

40. The City will develop a streetscape improvement program for portions of Chinatown North in conjunction with the 97 Street and Area Business Association and community groups.

*Lead Responsibility: Planning and Development; 97 Street and Area Business Association*

Objective

To promote the preservation and rehabilitation of historic and heritage sites and areas.

Initiatives

41. The City will consider the following actions to promote the preservation of historic and heritage sites in Boyle Street and McCauley:

- (i) tax rebates through the existing Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources;
- (ii) application of direct control land use designations or the creation of a new special land use districts; and
- (iii) expansion of the Criteria for designation to include a broader range of architecture and areas worthy of preservation.

*Lead Responsibility: Planning and Development Department*

42. The City will encourage the adaptive reuse of heritage buildings, with the retention where possible of any pre-existing residential component.

*Lead Responsibility: Planning and Development Department*

## **Chapter 6**

### **Crime and Safety**

#### **6.1 Introduction**

Safety and security are major concerns in the Boyle Street and McCauley neighbourhoods. The area has a high incidence of crime and violence. Street prostitution is also a major problem.

The community has worked together with Edmonton Police Service and other City departments successfully over the last few years to reduce crime and improve neighbourhood safety. Initiatives have included: back lane lighting; the closure of several drug houses; streetproofing sessions for local children; volunteer needle pick up program at local schools and parks; Action Against Johns; and the STOP Thief program to reduce break and enters into vehicles.

The Area Redevelopment Plan strategy to combat crime and improve safety is to:

1. Organize the Community
2. Develop Community Partnerships with Police and Fire
3. Promote Public Safety through Environmental Design
4. Control Prostitution.

Key initiatives that are proposed include: implementation of Neighbourhood Watch, Block Parents and Apartment Watch programs improvements to the Community Policing Program; public education on crime prevention and personal safety; and conducting a neighbourhood safety audit.

#### **6.2 Organize the Community**

##### Objective

To increase resident and business involvement in addressing crime and safety issues.

##### Initiatives

1. Organize residents, both homeowners and renters, to address their crime concerns by:
  - (i) forming block associations;
  - (ii) joining wider community coalitions;
  - (iii) encouraging interaction between neighbours so they look out for each other; and
  - (iv) encouraging residents, particularly seniors and others who are often at home to be “eyes on the street”, practicing their observation skills and reporting suspicious activities.

*Lead Responsibility:*

*Plan Implementation Committee*

2. Support ongoing local initiatives such as the Communities for Controlled Prostitution/Action Against Johns.

*Lead Responsibility: Community Groups*

3. Organize or adapt existing programs, which allow mutual co-operation and greater effectiveness in dealing with crime and safety issues, such as:

- (i) Neighbourhood Watch;
- (ii) Block Parents Program; and
- (iii) an "Apartment Watch" program, particularly in Boyle Street.

*Lead Responsibility: Edmonton Police Service*

4. Work with local businesses and business associations to address crime and safety issues.

*Lead Responsibility: Edmonton Police Service*

### **6.3 Develop Community Partnerships with Police and Fire**

#### Objective

To reduce levels of youth crime.

#### Initiatives

5. Edmonton Police Service and the community can act to reduce youth crime by implementing innovative community-based solutions, such as:

- (i) encouraging young offenders to do community service hours;
- (ii) involving youth in social and recreational programs such as the Night Check program;
- (iii) supporting mentors or role models for young Aboriginals at risk with the law; and
- (iv) supporting alternative measures to incarceration of first time offenders.

*Lead Responsibility: Edmonton Police Service*

Objective

To reduce fire rates.

Initiatives

6. Work with the Edmonton Fire Department to enhance their involvement in programs, which focus on fire prevention and residential inspections, as follows:

- (i) hold annual fire prevention presentations;
- (ii) involve the proposed Fire Cadet Corps in residential inspections; and
- (iii) expand the Safe Housing Committee's fire inspections to all properties at risk, not just rooming houses.

*Lead Responsibility: Fire Department*

7. Encourage residents and businesses to report to the Fire Department large amounts of refuse and unsecured buildings, including apartments, garages and tool sheds, in order to reduce opportunities for arson in the community.

*Lead Responsibility: Plan Implementation Committee*

Objective

To support and enhance the Community Policing Program in both communities.

Initiatives

8. Encourage Edmonton Police Service to improve or assure good communications as follows:

- (i) clarify and educate the public as to the nature of community policing and how the community is to contact the police;
- (ii) promote cross-cultural understanding between the police and the Aboriginal and other ethnic communities about the role of the Edmonton Police Service; and
- (iii) promote greater community consultation before changes to the community policing program affecting the two neighbourhoods are made.

*Lead Responsibility: Edmonton Police Service*

9. Involve police in community programs such as Night Check.

*Lead Responsibility: Edmonton Police Service*

10. Provide volunteer support in community police offices to assist in clerical, counseling, interpreting, and conflict mediation.

*Lead Responsibility: Community Groups*

11. Strengthen the foot patrol/community assigned officers program as follows:
- (i) reinstate a community foot patrol office in Boyle Street;
  - (ii) assign a foot patrol officer to the residential portion of Boyle Street;
  - (iii) assign beat patrol officers to the area for a minimum of two years;
  - (iv) have the community assigned officers to continue to attend community league meetings and community events;
  - (v) organize regular crime and safety forums to increase contact between community assigned officers and residents;
  - (vi) increase the visibility and accessibility of officers; and
  - (vii) ensure that police officers are given adequate time to work in the community.

*Lead Responsibility: Edmonton Police Service*

12. Work with community residents, schools and businesses to address the major crime and safety issues as identified by the community such as:
- (i) home and business security;
  - (ii) fire and theft of vehicles;
  - (iii) arson and fire setting by children;
  - (iv) youth crime;
  - (v) prostitution; and
  - (vi) drug houses.

*Lead Responsibility: Edmonton Police Service*

13. The Crime Prevention Unit of the Edmonton Police Service should provide educational expertise and resources through multi-media, with translation services for prominent ethnic populations.

*Lead Responsibility: Edmonton Police Service*

14. Work in partnership to encourage:
- (i) the installation of home or business security systems;
  - (ii) the installation of smoke alarms; and
  - (iii) the identification of personal property, especially bicycles.

*Lead Responsibility: Edmonton Police Service; Fire Department*

15. Community groups should work with the Crime Prevention Unit to develop inexpensive ways to provide home safety devices, such as dowels and screws, through:
- (i) local business discounts; and
  - (ii) a community-based installation plan.

*Lead Responsibility: Edmonton Police Service*

16. Encourage the implementation of the relevant recommendations from:

- (i) the Inner City Violent Crime Task Force; and
- (ii) Mayor's Task Force on Safer Cities.

*Lead Responsibility: Edmonton Police Service; Community and Police Services*

#### Objective

To develop programs and policies designed to promote public safety.

#### Initiatives

17. Work with local schools and community groups to provide presentations on personal safety for adults, seniors and children.

*Lead Responsibility: Edmonton Police Service*

18. Work to lower the risks associated with substance abuse through such actions as:

- (i) prohibiting drinking in empty lots and other public places; and
- (ii) providing parks programming which discourages substance abuse activities.

*Lead Responsibility: Edmonton Police Service; Parks and Recreation Department*

### **6.4 Promote Public Safety Through Environmental Design**

#### Objective

To implement crime prevention through environmental design.

#### Initiatives

19. Conduct a neighbourhood safety audit to identify safety concerns and provide solutions to deal with those concerns.

*Lead Responsibility: Community Groups; Edmonton Police Service*

20. A safety audit of the neighbourhood should address factors such as:

- (i) sufficient lighting;
- (ii) clear sightlines;
- (iii) entrapment spots;
- (iv) cleanliness of parks in regard to the presence of needles, condoms and garbage;
- (v) adequate pruning of trees to allow sufficient visibility; and
- (vi) minimum property standard enforcement in accordance with Building and Fire Codes.

*Lead Responsibility: Community Groups; Edmonton Police Service*



## 6.5 Control Prostitution

### Objective

To eliminate prostitution from residential areas.

### Initiative

21. Implement the recommendations from the Mayor's Action Group on Prostitution, particularly:

- (i) measures to prevent prostitution, targeting children at risk, addressing the issue of child sexual abuse and working with the schools for effective stay-in-school programs;
- (ii) measures that enable both juvenile and adult prostitutes to receive appropriate services including street outreach, health care, treatment of addictions, and safe housing so that they may leave the street and gain new skills;
- (iii) measures that assist Aboriginal prostitutes such as healing circles, elders role models, Aboriginal school liaison workers, and counselors;
- (iv) community/police partnerships in strategizing to alleviate the effects of prostitution in residential neighbourhoods, such as increased enforcement of laws against johns and pimps, and personal safety/street proofing sessions;
- (v) educating the wider community on the underlying issues such as power and control over women, violence against women, and the objectification of women; and
- (vi) strategies for improving legislation and court response such as changing laws, higher fines, and community impact statements.

*Lead Responsibility:*                      *Edmonton Police Service; Community and Family Services*

## ***Chapter 7***

### ***Neighbourhood Land Use Development***

#### **7.1 Introduction**

Land use within Boyle Street and McCauley is the product of both historical development of over 100 years and the City's Land Use Bylaw. The latter imposes land use districts which indicate what land uses may be allowed and under what height, scale, intensity and other conditions. Much of the current land use districting in the two neighbourhoods came about as a result of the 1981 Boyle Street/McCauley Area Redevelopment Plan. This 1981 Plan as illustrated in Map 6, set out a certain vision of land use and physical development as well as community and civic objectives which were to be achieved through redevelopment.

A quick glance at the existing land use, as shown on Maps 7A and 7B and the 1981 Plan's vision of land use and physical development (Map 6) reveals considerable differences. Under the current land use districting, both communities are considerably underbuilt. What happened? The following discussion responds to this question by describing the 1981 Plan's vision or generalized land use concept as well as its implications; by summarizing the redevelopment patterns and trends between 1981 and 1992; and by examining the underlying redevelopment potential which still remains as a result of the 1981 Plan and current economic conditions.

##### **7.1.1 1981 Boyle Street McCauley Area Redevelopment Plan Land Use Concept**

Map 6 illustrates the generalized land use development concept from the 1981 Plan.

Boyle Street was intended to provide for an area of transition between the Downtown and the apartment housing located east of 92 Street. The Downtown, hemmed in on three sides by the river and railways would spillover into Boyle Street. This development would be anchored by both public (Police Headquarters, Law Courts) and private (Chinatown, Old Market Malls) developments. Transition was to be accomplished through mixed use and direct control use districts. These districts supported a mix of commercial and residential land uses and building heights, densities and building mass which stepped down from their much higher downtown equivalents. Redevelopment of the City Yards for an LRT station and high to medium density housing was also proposed within north Boyle Street and south McCauley. Ultimately, Boyle Street's population could have grown almost fourfold to over 22,000 people. As well, industrial and commercial floorspace could have increased almost sevenfold.

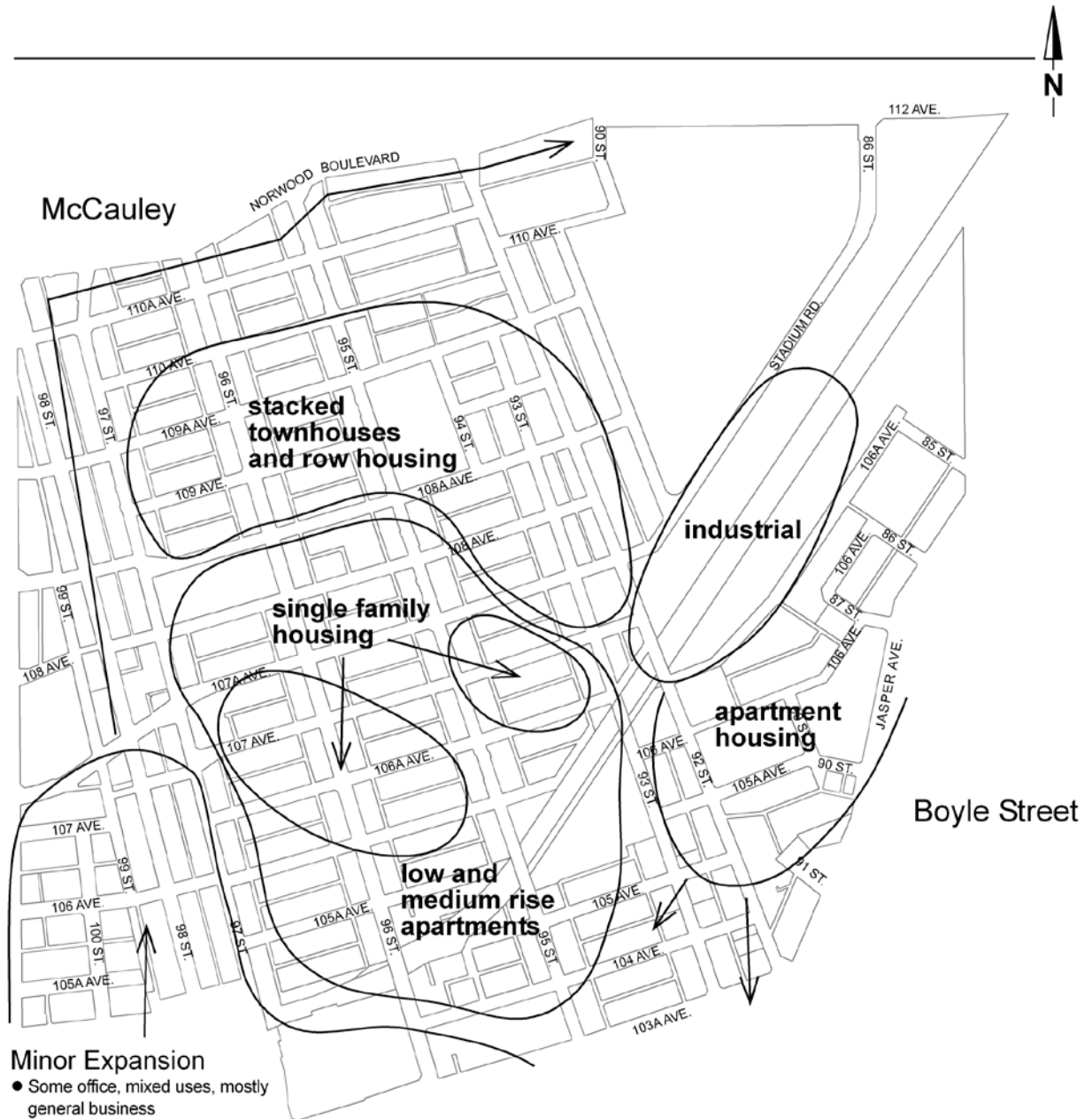
McCauley was to be transformed also by redevelopment but not at quite the same scale and intensity as its neighbour to the south. Downtown expansion into McCauley meant new office development along 101 and 97 Streets as well as a mixture of commercial and residential development along Norwood Boulevard. The wedge of land between 101 and 97 Streets was to accommodate general business uses, which benefited from the area's proximity to the Downtown. The neighbourhood commercial strip on 95 Street near Giovanni Caboto Park as well as the heavy and medium industrial uses just east of the Commonwealth Stadium were to be retained. With the exception of some small pockets of single family housing on 106A and 107 Avenues, residential development was to consist of medium and low rise apartments and medium density multiple family housing (stacked row housing, row housing, small apartment buildings). The apartment housing was generally to be located in the southern half of McCauley while medium density multiple-family residential uses were to be located in north McCauley. High density residential and commercial development was to occur around the Commonwealth Stadium LRT station. Ultimately, McCauley's population could have grown threefold to almost 13,000 people. As well, industrial and commercial floorspace could have increased almost ninefold.

### **7.1.2 Redevelopment Patterns and Trends**

The 1981 Boyle St./McCauley Plan has resulted in very modest redevelopment. Between 1981 and 1992 some 26 non-residential and 37 residential properties were redeveloped, accounting for less than three percent of the total geographic area. Much of this redevelopment took place either at the beginning or towards the end of this period, the intervening years being characterized by economic recession.

What redevelopment has taken place?

In the early 1980's, non-residential redevelopment involved primarily the completion of several public buildings just east of the downtown. These included the City's Police Headquarters and the Province's Remand Centre and Brownlee Building. Much of the recent non-residential redevelopment has been focused on 97 Street, north of the CN tracks and west of 97 Street. This redevelopment consisted of small scale commercial retail buildings and plazas. A number of retail developments have occurred along Jasper Avenue. Several commercial land use policies from the 1981 Plan have not been realized. These include the Chinatown development proposals, the development of mixed commercial and residential projects east of the downtown and along Norwood Boulevard, and the extension of primary office space from the downtown north along 97 and 101 Streets into McCauley.



**MAP 6**     *As amended by Bylaw 14982*  
**1981 Generalized Land Use Concept**



MAP 7A

As amended by Bylaw 14982

Existing Land Use

BOYLE ST.  
MCCAULEY

Area Redevelopment Plan

# McCauley



**MAP 7B**  
**Existing Land Use**

Residential redevelopment reached a peak of activity in the late 1970's and early 1980's. Much of this activity resulted in the apartment housing east of 92 Street in Boyle Street, with some spillover into McCauley. The housing sector was being stimulated not only by a booming economy but also by public sector tax incentives and expenditures. Several significant seniors housing projects, for example, have been built in both neighbourhoods. Recent residential redevelopment has generally been accomplished by private non-profit organizations or community organizations within the framework of public housing programs. Many of these projects, with a few exceptions tend to be of a smaller scale (i.e., not large high rise apartment complexes). As well, private sector interest has been rekindled in terms of condominium apartment housing in eastern Boyle Street, particularly close to Jasper Avenue and the river valley. Cobblestone Place and Cambridge Court are two recent successful examples of this type of development.

Table 1 identifies the types of housing built since 1981 in the two communities. Although the total number of dwelling units is unavailable, it is clear from the available background information that over three-quarters of the housing units are senior and community housing projects.

**Table 1** Residential Redevelopment, 1981-1992, by Number of Properties

	Single Family Detached	Row Housing	Stacked Row Housing	Collective Residential/Apt <5 Stories	Apt.> 5-Stories
Boyle Street	-	-	1	9	4
McCauley	8	1	-	13	1
Totals	8	1	1	22	5

### 7.1.3 Redevelopment Potential

What redevelopment potential exists? Under the current land use districting, most of the two communities could be much more intensively redeveloped yet this has not happened. However, there are other signs that extensive areas are experiencing redevelopment pressures.

An analysis has been undertaken of redevelopment potential using the following factors:

1. surface parking lots
2. vacant lands
3. vacant buildings
4. housing in need of major repair/housing beyond repair
5. ARP redevelopment sites
6. surplus public lands
7. current development proposals
8. private land consolidation (minimum of 3 standard lots)

The actual potential for redevelopment involves an assessment of contemporary redevelopment, the redevelopment indicators identified previously and an understanding of local market and site conditions.

Redevelopment potential, as identified on Map 8 reflects recent redevelopment and potential redevelopment indicators. Redevelopment potential is categorized as being high, medium-high and medium. High redevelopment potential is occurring in the commercial area north of the CN tracks, generally bounded by 97 and 101 Streets, and 107A Avenue. Referred to as “Chinatown North”, it has moved from its originally intended (1981) Plan location in the Downtown into McCauley. Private development has resulted in infilling along 97 Street and new commercial plazas within the interior. Other development proposals have been made in Central McDougall, probably encouraged by the development of the Grant MacEwan College on the former CN lands. Private development proposals have been received for sites near Jasper Avenue, with downtown and/or river valley views - currently a popular marketing feature among developers.

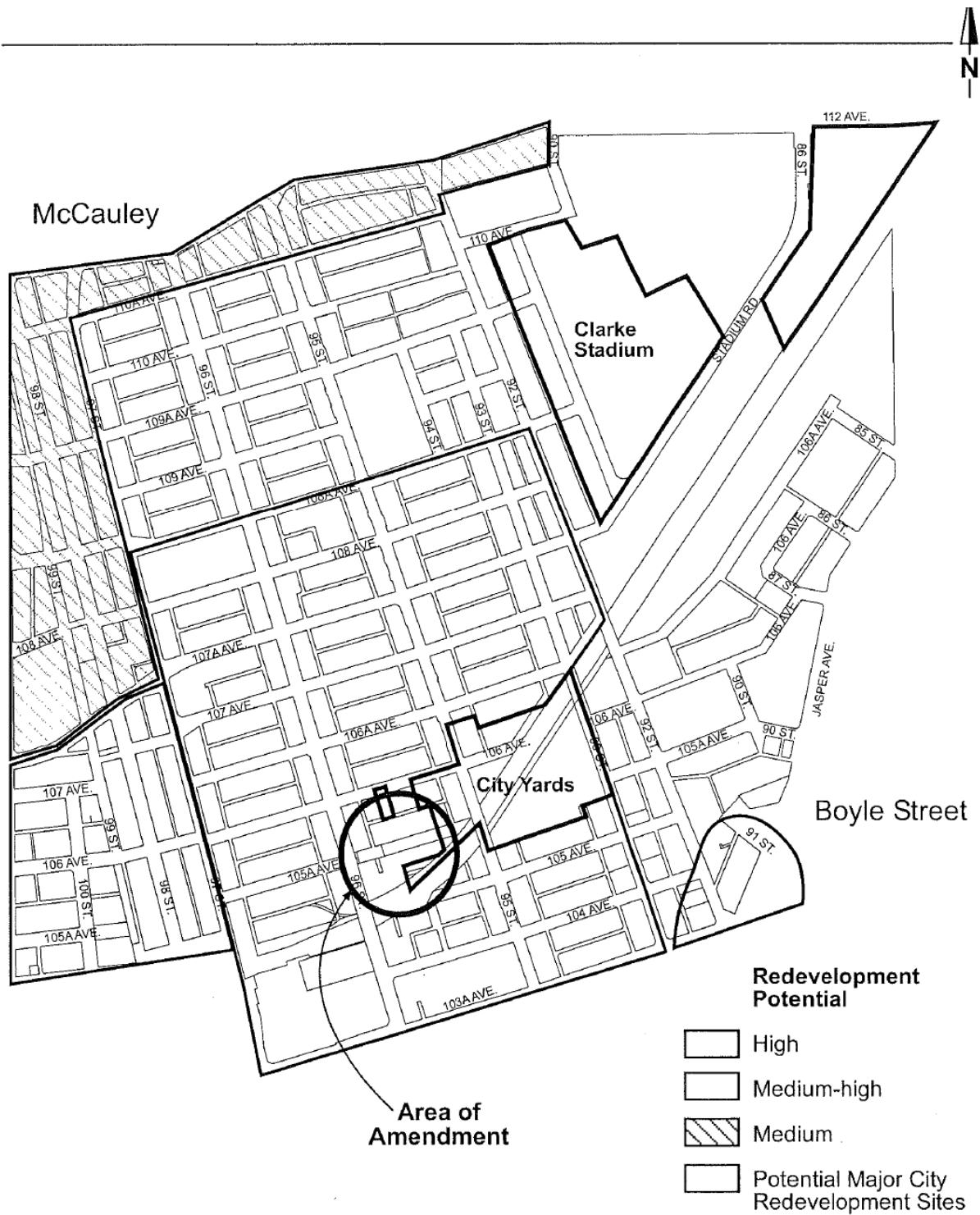
Medium to high redevelopment potential characterizes much of Boyle Street west and McCauley south. Little physical redevelopment has occurred, except that much vacant or underutilized land has been created. Private land consolidation, surface parking lots and other evidence of preparing land for redevelopment is evident. Older housing stock and commercial buildings may be run down and not well maintained in anticipation of future redevelopment potential. Medium redevelopment potential describes the commercially designated area north of Chinatown, the commercial area along Norwood Boulevard to the now closed Norwood Foundry, and Clarke Stadium, which is slated for demolition and potential redevelopment. Commercial redevelopment of the former two areas is seen as peripheral to current redevelopment within Chinatown North. The Clarke Stadium site offers some future opportunities for housing and other uses.

#### **7.1.4 Conclusions**

The 1981 Boyle Street/McCauley Plan has resulted in very modest physical redevelopment. After the Plan’s approval, an economic recession and slow growth dampened redevelopment activity. Redevelopment has been fostered by business revitalization and an influx of new immigration within or in close proximity to the major growth area, Chinatown North. Limited commercial development has also been spotted on Jasper Avenue, 101 Street and Norwood Boulevard. Residential redevelopment has been largely driven by government initiatives and programs, with more recent participation by nonprofit and community organizations, and private developers. The unrealized development potential under the current land use districting is quite significant: the existing population could grow from its present 11,000 to 35,000; commercial and industrial floor space could increase from its present 211,000 square metres to almost 1,600,000 square metres.

More pervasive and larger spatially, there are the areas which have medium to medium-high redevelopment potential. Factors such as the absence of downtown expansion, the problems associated with the 96 Street drag strip, cutbacks in government funding for social housing, aging housing and private land consolidation for speculative and development purposes underscore the need to re-examine previous land use planning and development strategies. Too often the consequence of this unrealized redevelopment potential is an area sterilized by an ugly urban landscape of surface parking lots and decaying older buildings.





**MAP 8**  
**Redevelopment Potential**

## **7.2 Neighbourhood Land Use Concept**

### **7.2.1 Introduction**

The land use and physical development proposed in this section is intended to promote the social and economic well-being of residents, property owners and businesses in Boyle Street and McCauley. It also supports the Plan strategies, objectives and initiatives described in earlier chapters, and particularly the following community and social objectives:

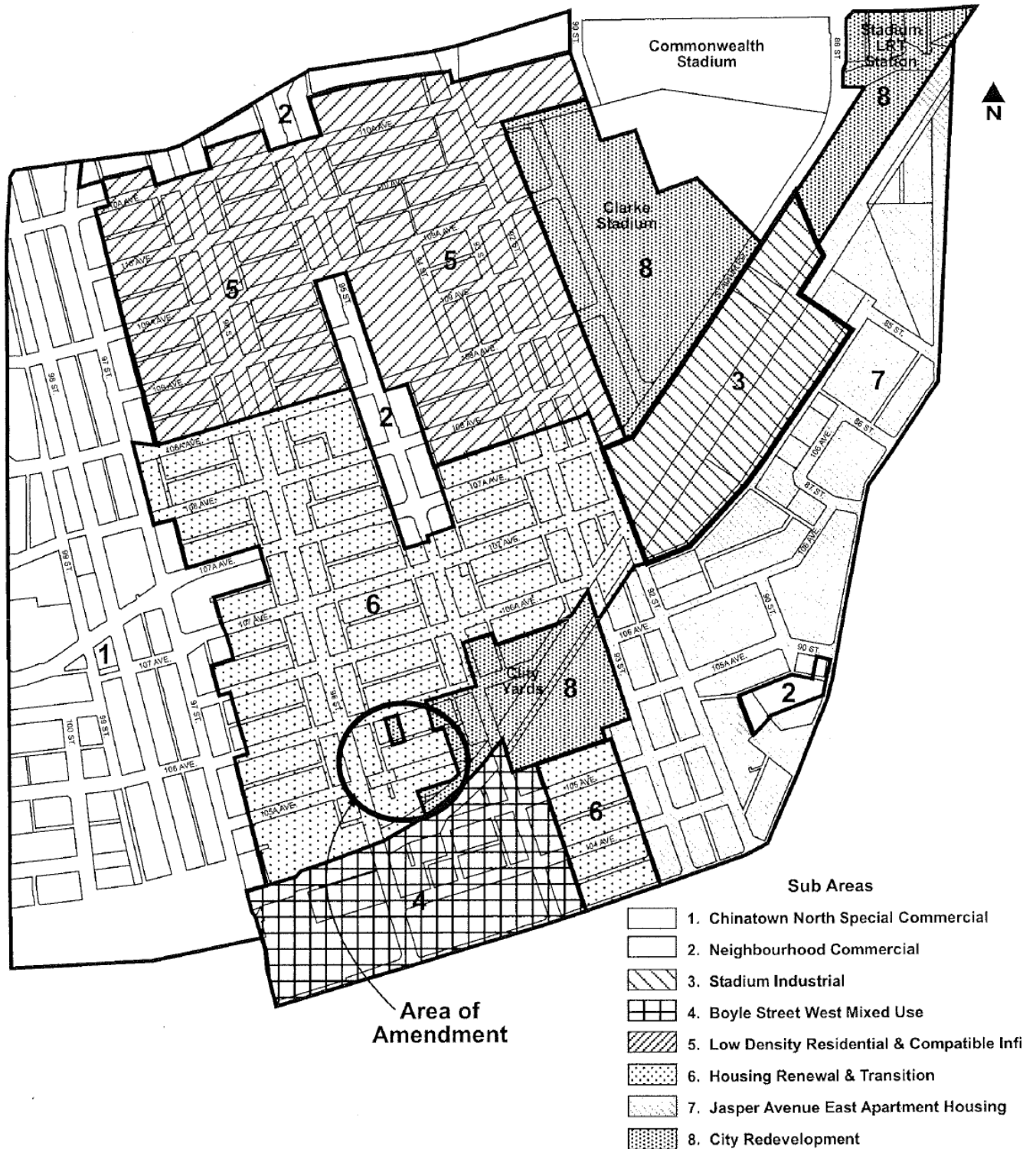
1. To ensure the development of a residential environment which provides a choice of housing types for residents in the area.
2. To preserve, as much as possible, the present low-cost accommodation in the area and to determine methods of upgrading and maintaining it in a livable condition while retaining its low-cost feature.
3. To provide opportunities for more family-oriented, low density affordable housing.
4. To encourage other forms of medium density family-oriented housing.
5. To encourage heavy and polluting industries to relocate away from residential areas.
6. To support business revitalization and community economic development to improve local economic conditions and to increase local employment opportunities.

### **7.2.2 Land Use Policies**

The land use policies for this Plan are developed under generalized land use concepts for eight sub-areas, as shown on Map 9. Each sub-area shares a common set of land use characteristics and influences, which will be described in the introduction to the sub-area. The introduction will also provide a brief rationale and discussion to the land use objectives and policies, which follow. Implementation of the Neighbourhood Land Use Concept, its objectives and policies follows in Section 8.4 of this Plan.

### **7.2.3 Chinatown North Special Commercial Sub-Area (Sub-Area 1)**

The Chinatown North Special Commercial Sub-Area represents the “real” Chinatown, which has migrated northwards from its originally “planned” location near 102 Avenue and 96 Street. Since the early 1990s it has been a very active redevelopment area. It now falls within the eastern boundary of the 97 Street and Area Business Revitalization Zone. Present retail commercial activity is developing a strong local and regional market with its Chinese and Vietnamese businesses. At times, the area is heavily congested with pedestrian as well as vehicular traffic. This special commercial sub-area has a high potential in terms of developing a unique cultural shopping experience for local and city residents and visitors to the city.



**MAP 9**  
**Sub Areas**

Chinatown North, according to Map 10, has been divided into two areas. The primary development area, south of 107A Avenue represents the current growth area. It includes the older shops along 97 Street and several new commercial plazas within its interior. There are also several institutional and public utility uses concentrated in the southern portion. Several rooming and boarding lodges are also found here. The area north of 107A Avenue has been identified as a future expansion area. There is a significant housing component along 98 and 97 Streets. The remainder of the area consists of retail and general business uses.

The land use concept for Chinatown North envisions eventual redevelopment of the entire area for general business uses and low intensity business uses, the latter along the east side of 97 Street where commercial uses are adjacent to residential development. In the interim period, the existing housing north of 107A Avenue would be conserved for housing or allowed to be converted for commercial or mixed commercial residential uses.

*Bylaw 13597  
February 11, 2004*

The historic buildings in the area would be restored and preserved, where economically feasible. The adaptive reuse of these historic buildings would be a priority. These buildings include, but are not limited to, the Hull Block, Immigration Hall and the Grand Hotel (rear portion of King's College).

#### Objectives

1. To provide a primary area for a commercial development which will take advantage of the area's proximity to the Downtown and the existing multicultural elements.
2. To maintain commercial development in the area at a much smaller scale than that found in the adjacent Downtown and to develop a strong pedestrian shopping experience.
3. To provide an area for future commercial expansion while permitting the conservation of existing, viable housing stock for residential uses or conversion to commercial or mixed uses.
4. To protect residential areas from conflicts with commercial uses.
5. To ensure that redevelopment of any existing institution or public utility uses achieves the objectives of this sub-area.
6. To identify, preserve and rehabilitate historic structures. The rehabilitated structures should be made economically viable wherever possible.

*Bylaw 13597  
February 11, 2004*

#### Policies

1. The Chinatown North Special Commercial Sub-Area shall be developed in accordance with the Generalized Land Use Concept shown in Map 10 and will include the following principles:

- (i) general business uses will be supported in the interior of the commercial area and along major roadways which do not abut residential areas;
- (ii) low intensity business uses will be supported adjacent to residential areas, particularly along the east side of 97 Street; and
- (iii) the existing, viable housing stock along 97 and 98 Streets, north of 107A Avenue will be permitted. In addition, the conversion of existing housing to commercial and mixed uses will be supported.

*Bylaw 13726  
May 18, 2004*

2. The City will work with the 97 Street and Area Business Revitalization Zone to promote the Chinatown North Special Commercial Sub-Area as a unique cultural shopping district. The “primary development area” identified in Map 10 will be an area of special attention for the development of a pedestrian-oriented shopping experience and will be implemented thorough the following measures:

- (i) The City’s Planning and Development Department will apply land use districting, and development review procedures to ensure the continuity of commercial development to the front property line with parking located to the rear;

*Bylaw 13800  
September 15, 2004*

(This policy excludes Lots 9 to 15, inclusive, Block 23, Plan D).

- (ii) The City will assist the 97 Street and Area BRZ in preparing urban design guidelines for both the public and private improvements to the general streetscape, including further urban design linkages to the Chinatown cultural area in Boyle Street. These guidelines can be used to assist in the development review process and in the preparation of streetscape improvement plans for the area. These plans would be funded and implemented primarily through the BRZ or in conjunction with existing civic policies, programs and projects.

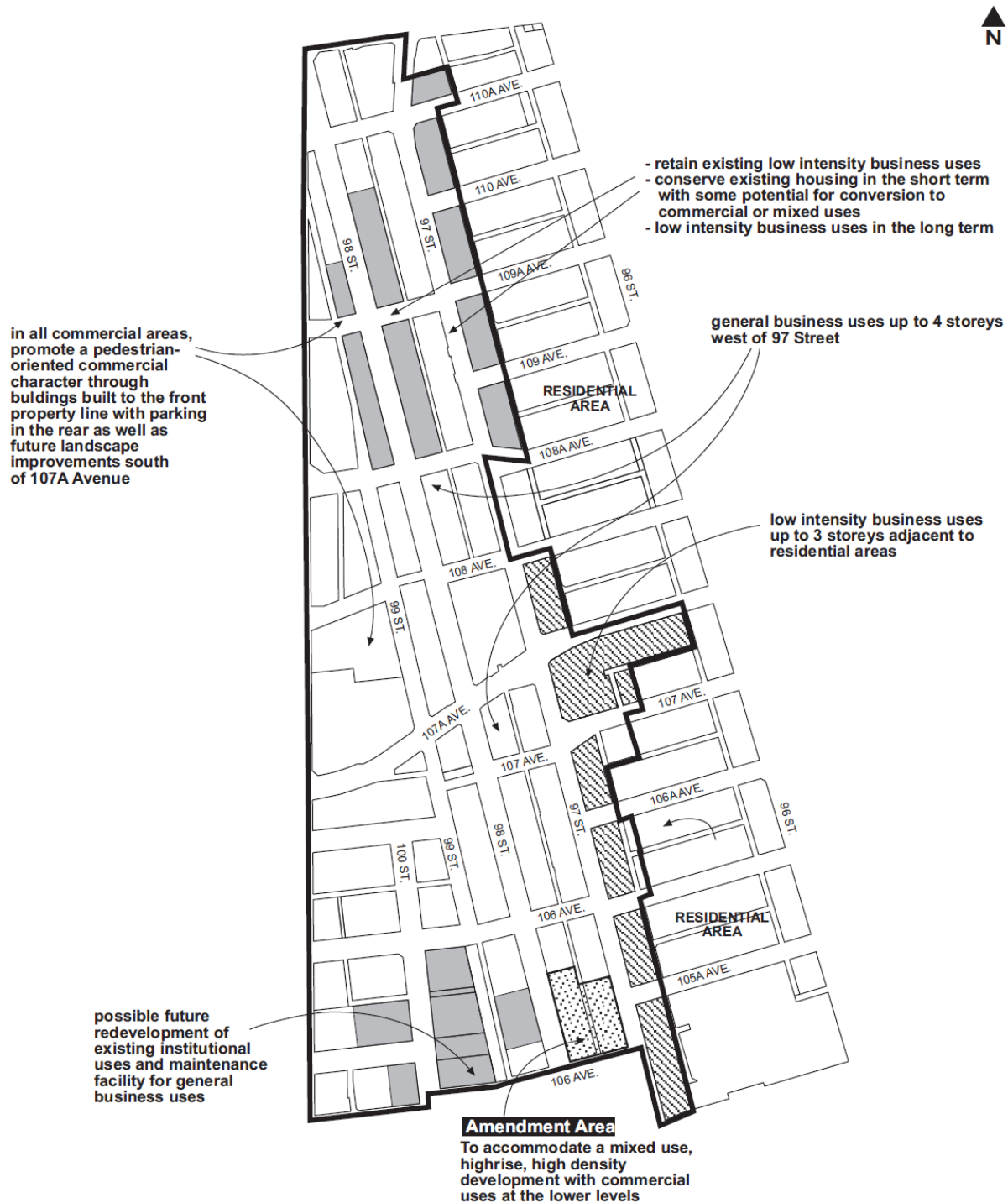
3. Existing institutional, parks and public utility uses will be recognized while any redevelopment of these uses shall be in accordance with Policies 7.2.3(1) and (2) of this Plan.

*Bylaw 13597  
February 11, 2004*

4. The buildings identified in Objective 6 should be preserved and enhanced while permitting a wide range of general business commercial and residential opportunities.

*Bylaw 14399  
November 8, 2006*

5. Residential/Commercial mixed-use development higher than four storeys will be considered in the area south of 107A Avenue and west of 97 Street on a site-by-site basis through the use of (DC2) Site Specific Development Control Provision.



**MAP 10**  
Chinatown North Special Commercial Sub-Area  
Generalized Land Use Concept

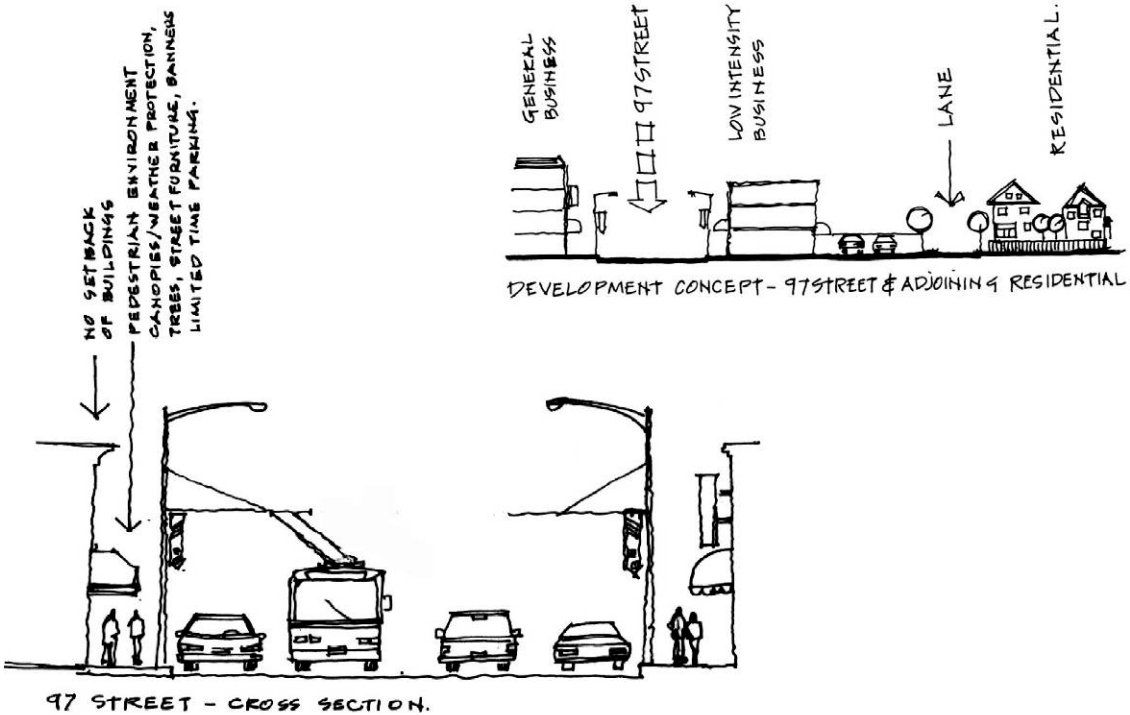
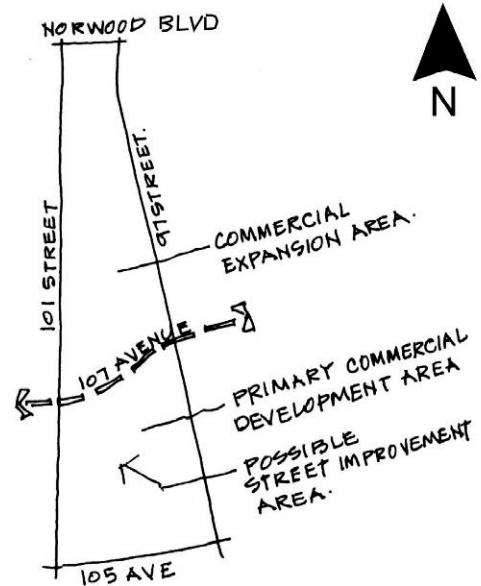
*Scenes from Chinatown North - old and new and growing*



**Illustrations**  
**Chinatown North Special Commercial Sub-Area**



The Chinatown North Special Commercial Sub-Area has experienced much redevelopment and new infill growth as depicted by this recently built market on 97 Street and 107 Avenue.



97 STREET - CROSS SECTION.

STREET ENHANCEMENT OF NORTH CHINATOWN INCLUDING 97 STREET WILL IMPROVE THE IMAGE & AMENITY OF THE AREA.

## Illustrations

### Chinatown North Special Commercial Sub-Area

BOYLE ST.  
MCGAULEY

Area Redevelopment Plan



Bylaw 13726  
May 18, 2004

## 7.2.4 Neighbourhood Commercial Sub-Areas (Sub-Area 2)

The Neighbourhood Commercial Sub-Areas include several commercial strips and smaller convenience commercial areas.

The Norwood Boulevard commercial strip has not fulfilled its original promise of commercial mixed use development. Downtown expansion will not likely effect development patterns along this commercial strip. The land use concept for Norwood Boulevard envisions present low intensity business uses being accommodated for this commercial strip which abuts an area of predominantly medium density apartment housing. Further, commercial redevelopment will be pedestrian-oriented.

The Italian Village commercial area is situated along 95 Street in the heart of the McCauley neighbourhood. It is the easternmost part of the 97 Street and Area Business Revitalization Zone (BRZ) and is separated geographically from the main body of this BRZ. The land use concept for the Italian Village envisions a pedestrian oriented mixed commercial/residential area with continuous building façades and heights similar to those allowed in the immediately adjacent sub-areas, to a maximum of five storeys.

Commercial development will consist of neighbourhood convenience shopping and services, and will occupy the main floor level that fronts 95 Street; some space may be used for amenity space required for housing. Commercial uses will be restricted to the first two storeys. Housing will be encouraged above the main floor commercial uses. The Plan will restrict commercial expansion into the residential areas. An attractive pedestrian-friendly environment will be an important requirement and this will include street trees and spaces for outdoor seating opportunities. Pedestrian level lighting will be provided where appropriate and public art will be encouraged. The built environment should be designed to nurture the social activity and street life by creating more opportunities to live, shop, dine and socialize in the area, while enjoying the facilities and events that occur in Giovanni Caboto Park. Efforts will be made, through urban design linkages, to more closely integrate this area with the main body of the 97 Street and Area BRZ.

Two scattered neighbourhood convenience commercial developments are identified along Jasper Avenue in the land use concept. A redevelopment guideline is provided for the commercial site at 91 Street should the site be redeveloped in its entirety. This site has experienced a high vacancy rate.

### Objectives

1. To provide for low intensity business and neighbourhood convenience commercial uses within existing commercial strips which are pedestrian-oriented and which minimize land use conflicts with adjacent residential areas.
2. To provide for neighbourhood convenience commercial uses located outside of commercial strips. To identify redevelopment guidelines for the 91 Street and Jasper Avenue commercial site should the site no

longer be economically viable, so that redevelopment can be integrated with existing development around it.

### Policies

1. The Neighbourhood Commercial Sub-Areas shall be developed in accordance with the Generalized Land Use Concept shown in Map 11 and will include the following principles:

- (i) low intensity business uses will be supported along Norwood Boulevard;

*Bylaw 13726  
May 18, 2004*

- (ii) neighbourhood convenience commercial uses will be permitted along 95 Street in the Italian Village commercial area. Increased development density for housing will be encouraged if development is in accordance with the vision for this commercial area; and

*Bylaw 14982  
April 15, 2009*

- (iii) neighbourhood convenience commercial uses will be supported on Jasper Avenue at 91 Street.

*Bylaw 11352  
October 21, 1996*

- (iv) within the Italian Village area, commercial development which crosses the lane which forms a boundary for commercial development, shall only be supported through a redistricting to a direct control district. Commercial development shall be limited to a limited range of neighbourhood convenience commercial uses along with site specific development criteria to ensure compatibility with the surrounding residential development and to ensure a high standard of appearance appropriate to the area.

2. Should the present commercial activity at Jasper Avenue and 90 Street (Area 1 on Map 19) no longer be economically viable the site should be considered for redevelopment under the following guidelines:

- (i) the site should be considered primarily for residential uses with perhaps a minor neighbourhood convenience commercial component which are compatible to surrounding residential uses;

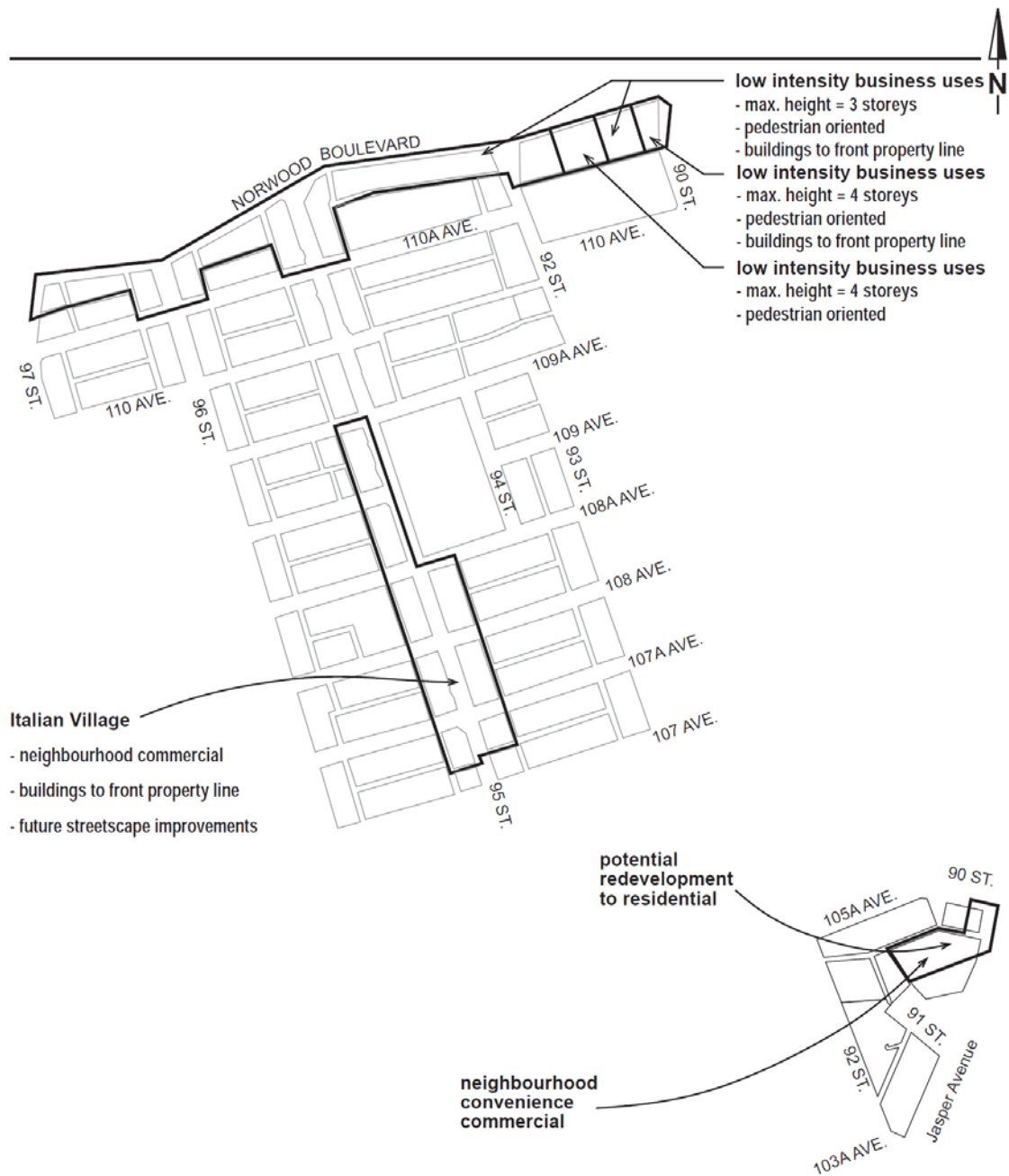
- (ii) a traffic parking and circulation study should be conducted to deal with concerns about poor access, circulation and parking in the area;

- (iii) the site should be buffered and landscaped from existing residential development to reduce the perceived massing and scale of development and lack of open space in this area; and

- (iv) development should occur through direct control in order to achieve the intent of these redevelopment guidelines.

*Bylaw 13726  
May 18, 2004*

3. The City will promote the development of more pedestrian-oriented commercial strips along Norwood Boulevard and along 95 Street in McCauley (Italian Village). The City's Planning and Development Department will apply land use districting and development review procedures to ensure the continuity of commercial development to the front property line with parking located to the rear.
4. The City will work with the 97 Street and Area Business Revitalization Zone to promote the 95 Street commercial strip in McCauley (Italian Village) as a unique cultural shopping district. The City's Planning and Development Department will assist the 97 Street and Area BRZ in preparing urban design guidelines for both the public and private improvements to the general streetscape, including further urban linkages to the Chinatown North Commercial Sub-Area in McCauley. These guidelines can be used to assist in the development review process and in the preparation of streetscape improvement plans for the area. These plans would be funded and implemented primarily through the BRZ or in conjunction with existing civic policies, programs and projects.



**MAP 11**  
**Neighbourhood Commercial Sub-Areas**  
**Generalized Land Use Concept**

### 7.2.5 Stadium Industrial Sub-Area (Sub-Area 3)

The Stadium Industrial Sub-Area comprised of many older heavy and medium industrial uses as well as some industrial business uses. These industries no longer rely on the railway to deliver supplies or to ship products. The area's central location is of prime importance to several industries. For example, Alberta Sand and Gravel located on Stadium Road serves the entire city from its central location.

Compatibility with exiting and potential future residential development is an issue within the community. Potential for major new housing exists on the Clarke Stadium and Stadium Station LRT sites which are City-owned as well as on the privately-owned lands to the east of the LRT station.

The land use concept for the Stadium Industrial Sub-Area envisions the continuation and reinforcement of the existing medium and light industrial uses. Heavy industrial uses would not be supported.

#### Objectives

1. To maintain an area for medium and industrial business uses in order to provide for local employment opportunities.
2. To reduce land use conflicts between industrial uses and existing and future residential development.

#### Policies

1. The Stadium Industrial Sub-Area shall be developed in accordance with the Generalized Land Use Concept shown in Map 12 and will include the following principles:
  - (i) medium and industrial business uses will be supported;
  - (ii) development fronting on 106A Avenue will be carefully reviewed in terms of commercial/industrial traffic generation, parking and other impacts on the adjacent residential areas; and
  - (iii) heavy industrial uses will not be supported.

### 7.2.6 Boyle Street West Mixed Use Sub-Area (Sub-Area 4)

*Bylaw 14982  
April 15, 2009*

Portions of Sub-Areas 4, 6 and 7 located south of 103A Avenue have been incorporated into The Quarters Downtown Area Redevelopment Plan. A small portion of Sub-Area 4 remains north of 103A Avenue east of 97 Street to approximately the north-south lane way located east of 95 Street north to the LRT tracks and City Yards. Also, a small portion of Sub-Area 6 remains located between 103A Ave northward to the City Yards. Likewise with Sub-Area 7 where it has been removed south of 103A Avenue and incorporated into The Quarters Downtown Area Redevelopment Plan. The predominant land uses

which remain in Sub-Area 4 are institutional in nature and consist of the Edmonton Police Services Headquarters and Emergency Response Department Headquarters plus the Boyle Street Community League building and lands, a community garden, the York Hotel and adjacent two-story buildings, Urban Manor, and small-scale commercial buildings such as a recycling depot and a scrap yard. A small portion of Sub-Area 6 remains consisting mostly of low-rise apartment and townhouse structures.

#### Objectives

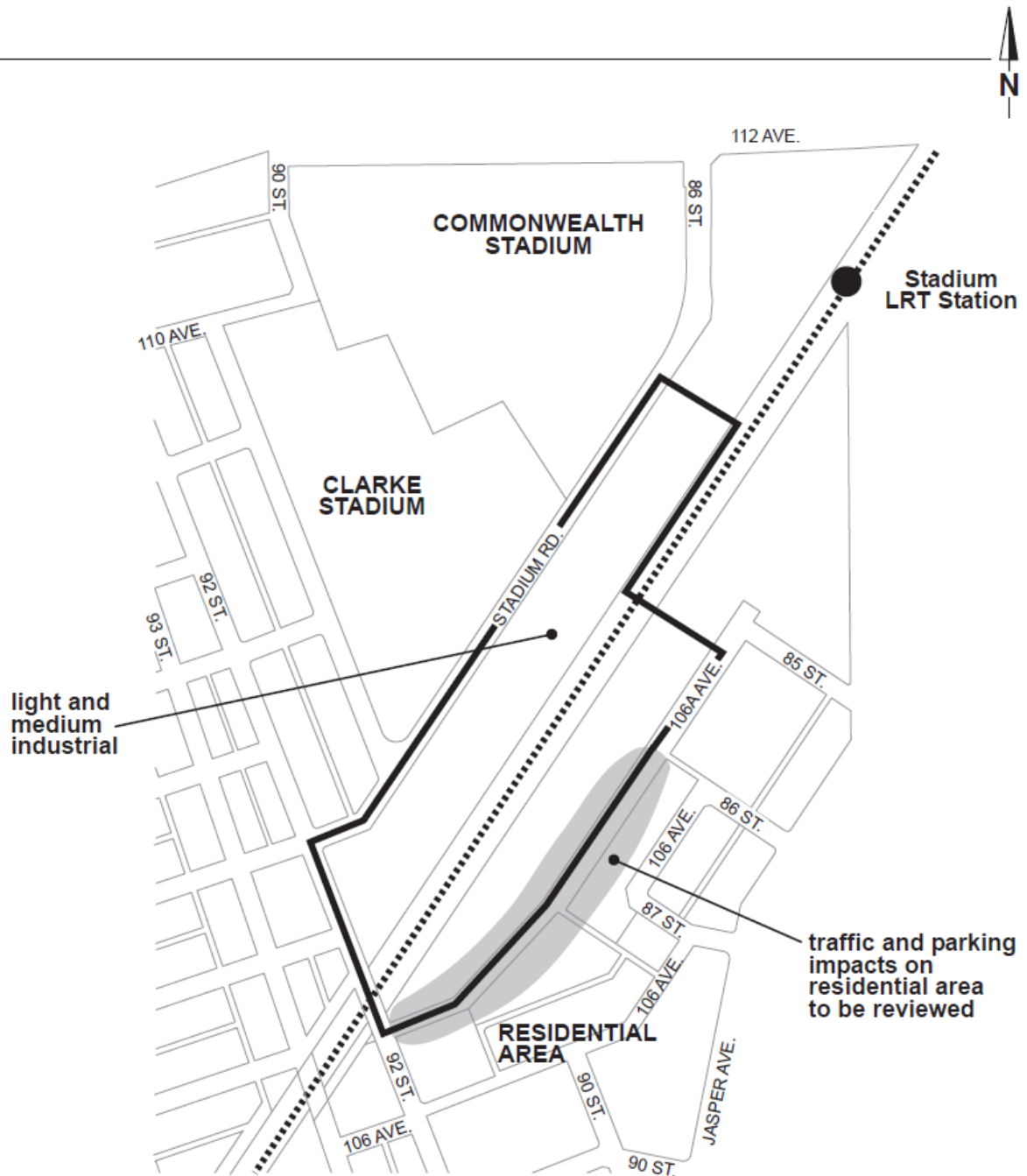
*Bylaw 14982  
April 15, 2009*

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#### Policies

*Bylaw 14982  
April 15, 2009*

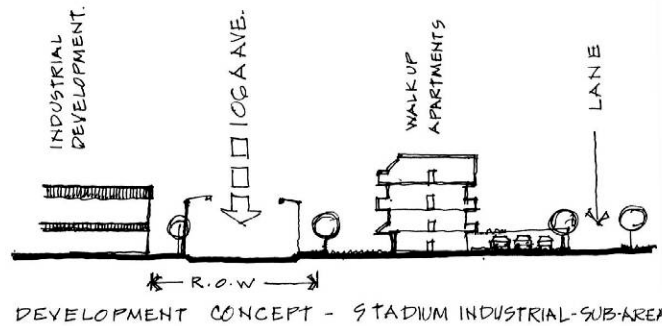
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**MAP 12**  
**Stadium Industrial Sub-Area**  
**Generalized Land Use Concept**



Low rise apartment housing and light to medium industrial uses co-exist in this sub-area.



The Alberta Sand and Gravel Plant located on Stadium Road. Future residential development to the west and north could encompass existing industrial development on Stadium Road.



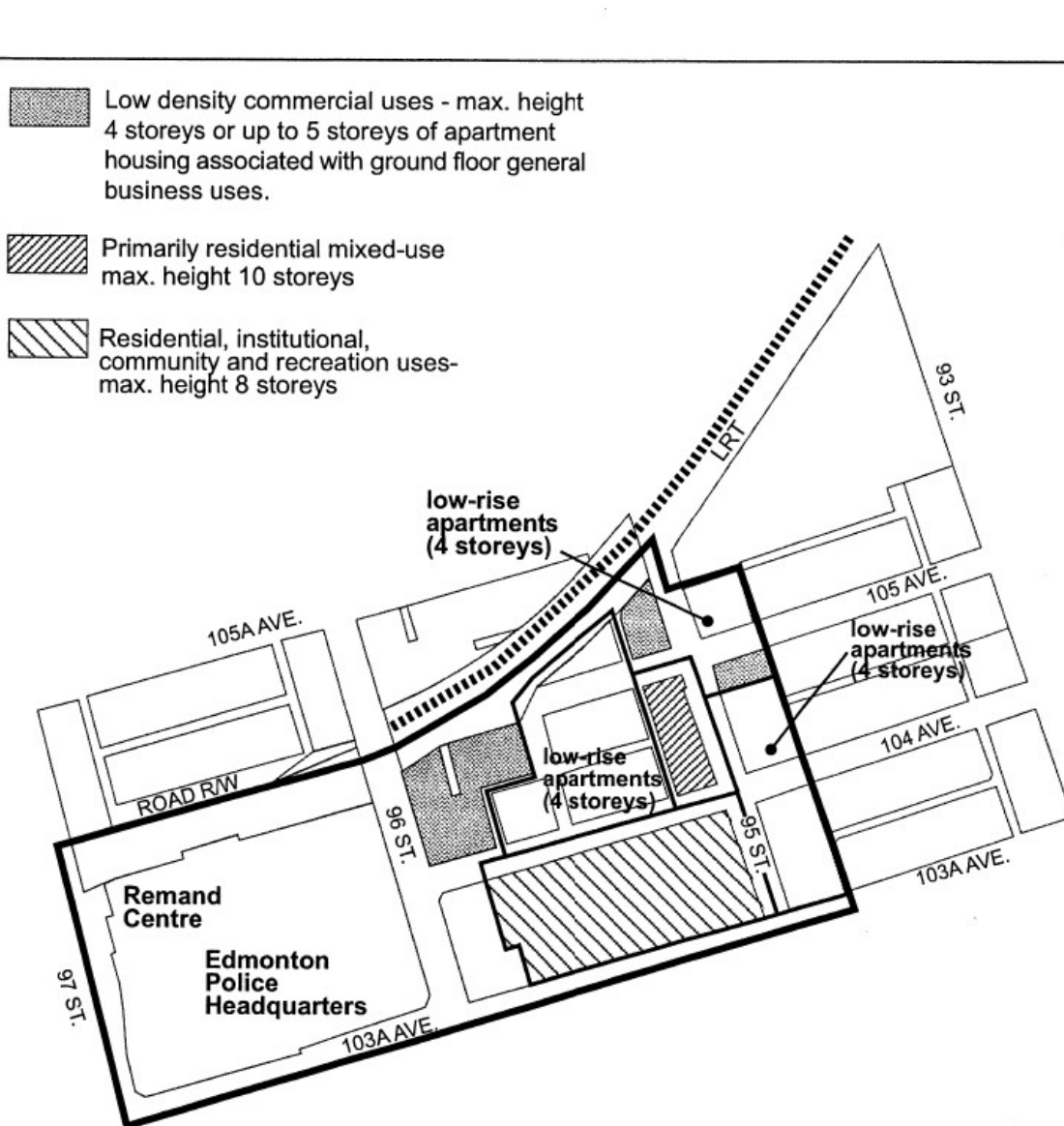
## Illustrations

### Stadium Industrial Sub-Area

BOYLE ST.  
MCCAULEY

Area Redevelopment Plan





**MAP 13**  
**Boyle Street West Mixed-Use Sub-Area**  
**Generalized Land Use Concept**

### **7.2.7 Low Density Residential and Compatible Infill Sub-Area (Sub-Area 5)**

The Low Density Residential and Compatible Infill Sub-Area contains the largest, contiguous stock of single family housing. Much of this housing pre-dates 1950.

This Sub-Area has remained quite stable despite previous efforts to redevelop north McCauley for medium density multiple family or stacked row housing. Much of the single detached and semi-detached housing remains in fair to good condition although there are scattered pockets of housing in need of major repair. There is very little evidence of lot consolidation for medium density multiple family housing projects and no such housing has been built. Redevelopment has taken the form of a small number of smaller apartment buildings, a row housing project and some single detached houses. Conversion of housing to multiple unit apartment is also quite common. The low density housing is found in two large pockets on both sides of 95 Street and are defined on their edges by apartment housing or commercial areas. Along 93 Street, some of the older housing has been developed on very small lots under old subdivisions. This area continues to provide affordable, low density housing within an area which is reasonably stable from higher density redevelopment pressures.

The land use concept for this Sub-Area envisions the re-establishment of low density housing forms, including single detached, semi-detached and some forms of multiple unit dwellings (conversions). In addition, new opportunities would be provided for two unit dwellings on a standard 33 foot wide lot. This would provide for a new form of affordable, low density housing. Compatibility with existing development would be controlled through direct control to deal with concerns about site coverage, privacy, parking and separation space. Provision is also made for redevelopment on small, substandard lots to allow for single detached housing which is sensitive to surrounding development. Existing forms of medium density housing such as apartment buildings would be recognized and maintained but new development would be limited to selected areas on the periphery of the Sub-Area.

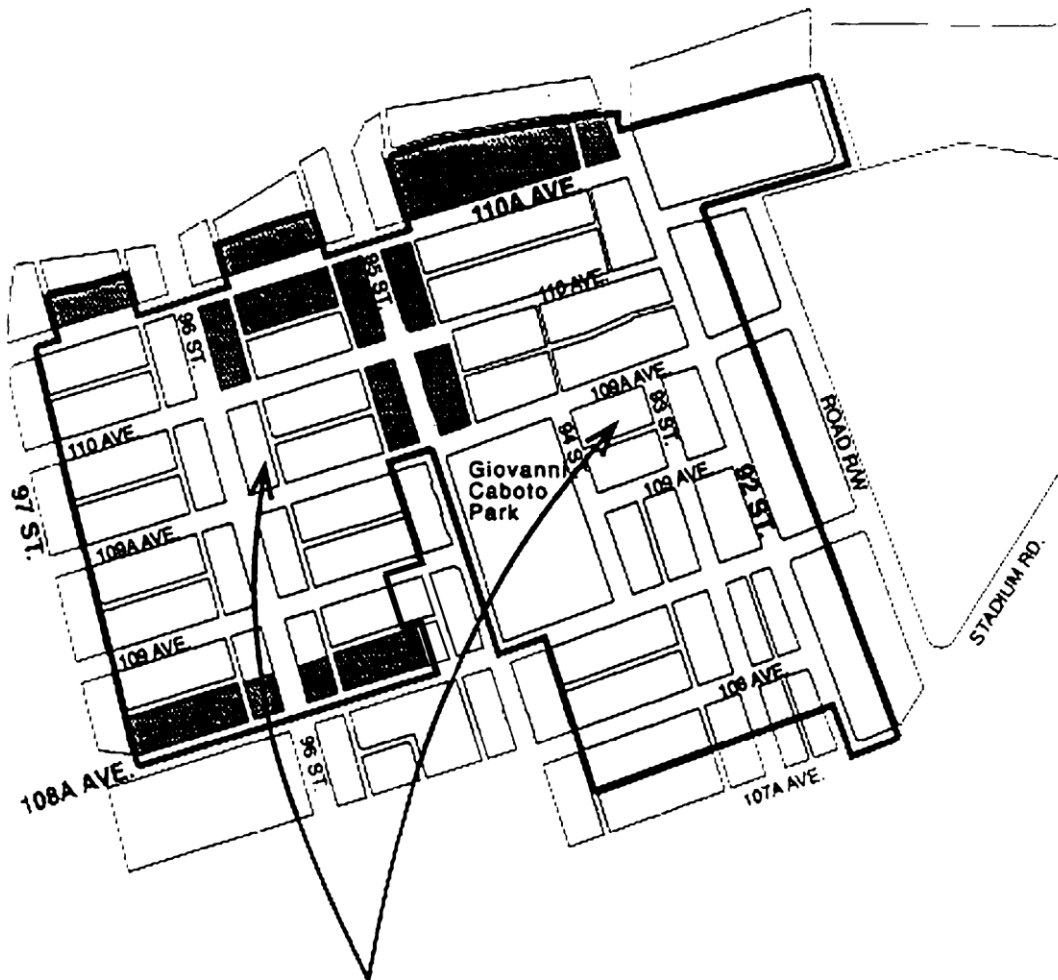
#### Objectives

1. To maintain and upgrade the existing low density housing stock.
2. To provide an area primarily for single detached and semi-detached housing while allowing some compatible infill; to create some additional opportunities for two unit dwellings on single standard sized lots.
3. To support existing row housing and low rise apartment housing while supporting some limited expansion.
4. To minimize potential land use conflicts among residential uses.
5. To maintain existing parks and institutional uses.

Policies

1. The Low Density Residential and Compatible Infill Sub-Area shall be developed in accordance with the Generalized Land Use Concept shown in Map 14 and will include the following principles:
  - (i) low density residential development will be supported which consists primarily of single detached and semi-detached housing while permitting small-scale conversion and infill redevelopment to housing forms containing up to two dwellings. In addition, semi-detached housing infill will be supported on single, standard sized lots under direct control in order to address potential concerns regarding site coverage and other matters;
  - (ii) existing legal medium density residential development will be recognized and maintained;
  - (iii) low rise apartment housing and other forms of medium density residential uses will be supported in selected areas along the periphery of the low density residential areas on both sides of 95 Street and north of 110A Avenue; and
  - (iv) existing parks and institutional uses will be recognized while any redevelopment of these uses shall be in accordance with the preceding principles in Policy 7.2.7(1.).

 medium density multiple family  
and low rise apartments



### **maintain low density residential**

- single-detached, semi-detached housing, small scale conversions up to two units per lot
- new infill opportunities for semi-detached housing on standard 33 foot wide lots

## **MAP 14**

### **Low Density Residential and Compatible Infill Area Generalized Land Use Concept**

BOYLE ST.  
MCGAULEY

Area Redevelopment Plan



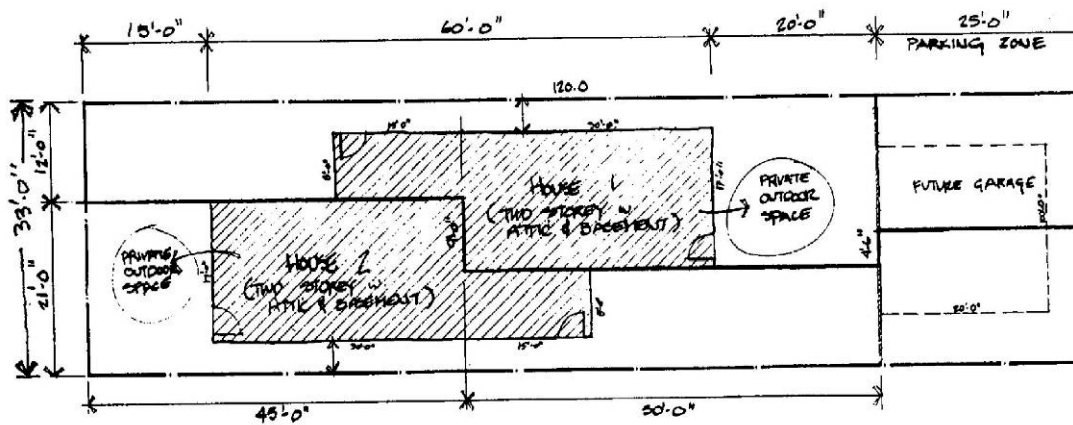
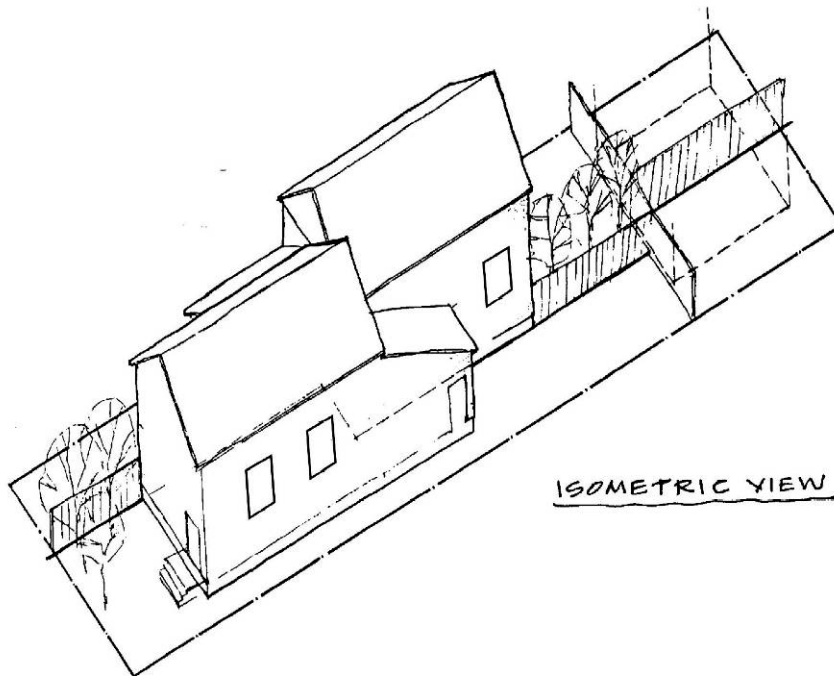
*The low density housing stock in North McCauley will be preserved and new infill opportunities for semi-detached housing on standard 33 foot wide lots will be created. This area, with its mature boulevard trees and the churches on 96 Street, possesses considerable charm.*



**Illustrations**  
**Low Density Residential and Compatible Infill Sub-Area**

**BOYLE ST.**  
**MCCAULEY**

Area Redevelopment Plan



AN EXAMPLE OF SEMI-DETACHED INFILL. ON A  
STANDARD LOT - (33'x120')

Illustrations  
Low Density Residential and Compatible Infill Sub-Area

BOYLE ST.  
MCGAULEY

Area Redevelopment Plan

### 7.2.8 Housing Renewal and Transition Sub-Area (Sub-Area 6)

The Housing Renewal and Transition Sub-Area comprises much of the existing residential areas in south McCauley and north central Boyle Street which are in need of redevelopment and renewal. According to the previous discussion in Section 7.1.3 of this Plan, these two areas have medium to high redevelopment potential. Little physical redevelopment has occurred, except that much vacant or underutilized land has been created. Private land consolidation, vacant land, large numbers of housing in need of major repair or beyond repair, surplus public lands and other evidence of redevelopment pressure is evident. Finally, older housing stock and commercial buildings may be run down and not well maintained in anticipation of future redevelopment.

The existing land uses present a diverse mixture of residential and some commercial, institutional and other uses. Residential uses include older single detached, semi-detached and duplex housing, rooming and boarding lodges, high and low rise apartment buildings and apartment units over commercial premises. Much of the apartment housing, particularly the high rise development has been built within the last 20 years.

The land use concept for this Sub-Area envisions concerted public and private efforts at housing renewal by supporting a wide range of housing forms and initiatives. The existing viable low density housing stock is to be maintained by permitting residential conversions to multiple units, and by encouraging the utilization of any housing rehabilitation programs. New housing forms would include low and medium rise apartments along major roadways and adjacent to high density or mixed use development. Medium density multiple family development would be encouraged in some of the interior areas, especially where the existing housing stock is showing signs of serious decline (i.e., housing beyond repair or in need of major repair) or where commercial expansion is a potential threat to residential stability. The existing pocket of single family housing generally located along 106A and 107 Avenues around 95 Street would be preserved for low density redevelopment. Single and semi-detached housing would be supported only as part of more comprehensive projects. Some additional opportunities would be provided for small scale apartment housing for low income singles. A variety of public programs, involving new housing construction, land assembly and housing rehabilitation would be supported to stimulate redevelopment and conservation. The area would take on a medium density residential character which would provide for transition between the more intensive apartment area to the east and the mixed use and commercial areas to the west.

#### Objectives

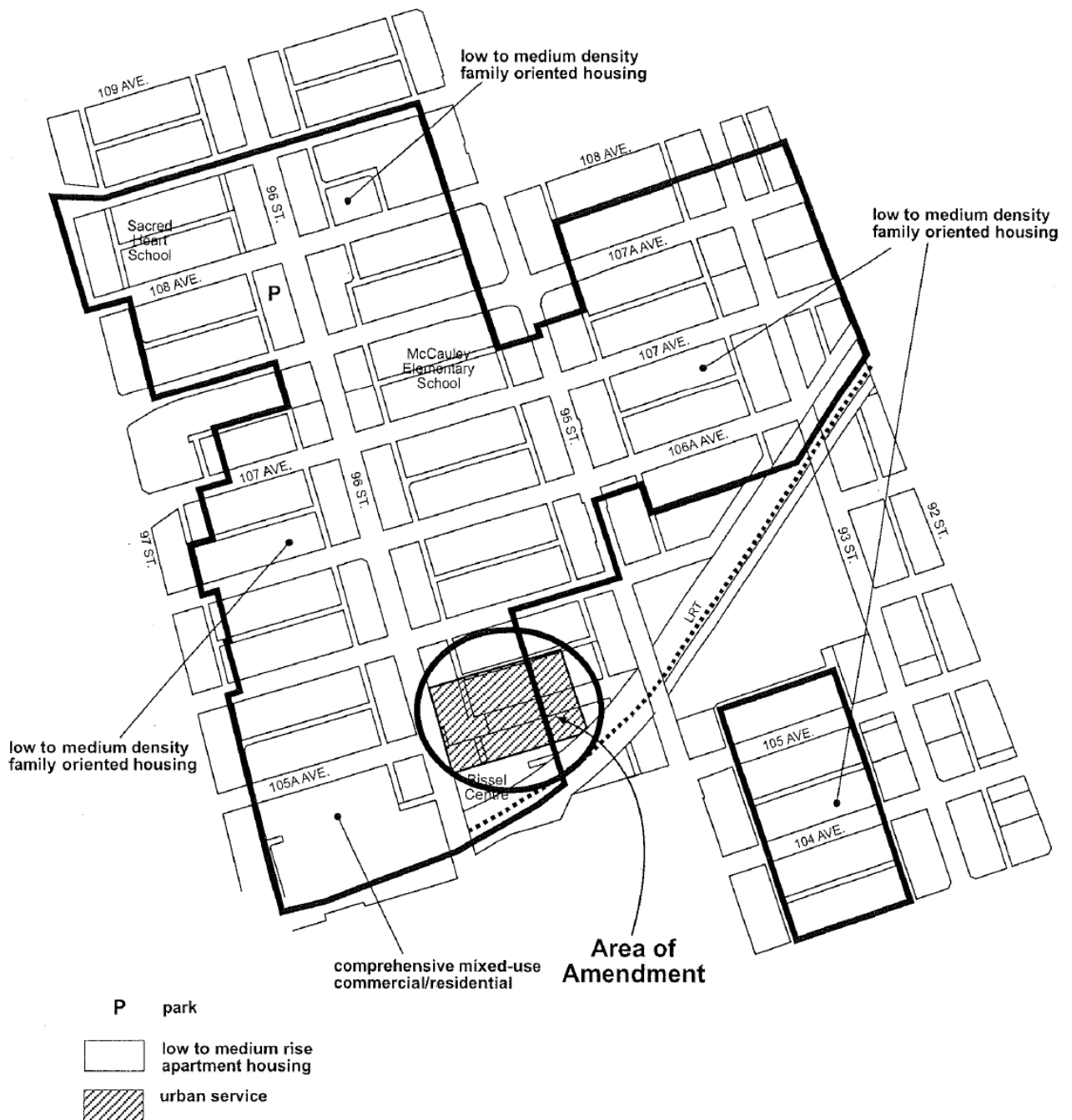
1. To provide for a broad mix of low to medium density residential uses which would renew the residential character of the Sub-Area.
2. To provide transition between various residential uses in terms of densities, building heights and scale of development to minimize land use conflicts.

3. To provide for small scale apartment housing at slightly higher density for low income singles.
4. To promote more family-oriented housing and to protect them against adverse land use and transportation impacts.
5. To maintain and upgrade viable existing housing stock.
6. To encourage both public and private sector stimulation of new housing construction.
7. To minimize potential land use conflicts, particularly the intrusion of commercial and other non-residential uses.
8. To maintain existing parks, institutional and public utility uses.

#### Policies

1. The Housing Renewal and Transition Sub-Area shall be developed in accordance with the Generalized Land Use concept shown in Map 15 and will include the following principles:
  - (i) low and medium rise apartment development will be supported generally along major roadways and adjacent to other medium and high density residential as well as mixed use development to buffer more family-oriented housing;
  - (ii) more family-oriented housing will be supported and will consist generally of medium density multiple family housing as well as single and semi-detached housing built as part of comprehensive projects of four or more lots;
  - (iii) low rise apartment housing will provide for low income singles through allowance for bed-sitting rooms, a slight increase in density and reduction in parking requirements;
  - (iv) the existing viable, single detached housing stock in McCauley will be retained for low density redevelopment;
  - (v) commercial and residential mixed uses will be supported along 105A Avenue between 97 and 96 Streets to accommodate comprehensive development which limits commercial development from Chinatown North; and
  - (vi) existing parks, institutional and public utility uses will be recognized and redevelopment of these uses shall be in accordance with the preceding principles in Policy 7.2.8(1).
  - (vii) *select sites may be used for urban service and government service uses as shown on Map 15.*



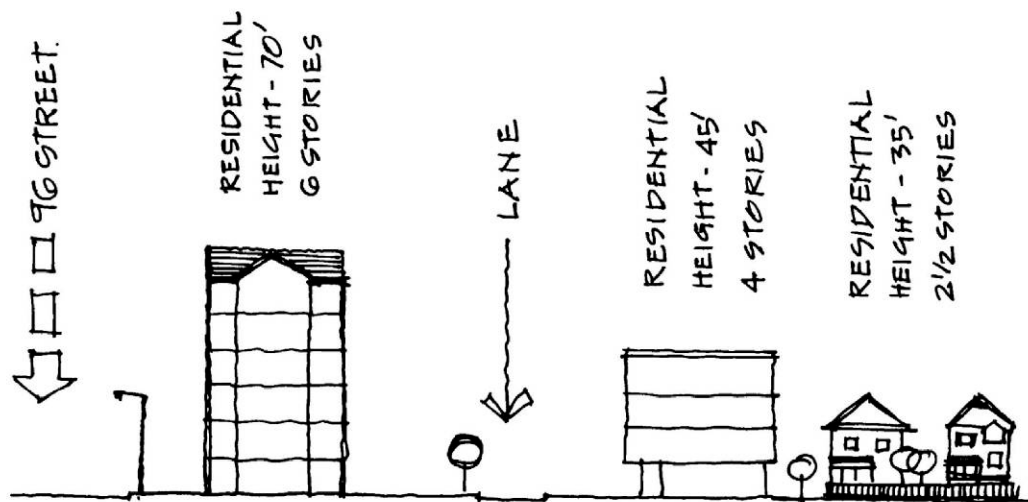


**MAP 15**  
Housing Renewal and Transition Sub-Area  
Generalized Land Use Concept

*As amended by Bylaw 15885 (November 7, 2011)*



New apartment housing blends with older, single detached housing. New housing construction is being promoted with a wide range of redevelopment opportunities, ranging from comprehensive single and semi-detached housing, medium density multiple family housing, and low and medium rise apartment housing.



## Illustrations

### Housing Renewal and Transition Sub-Areas

BOYLE ST.  
MCGAULEY

Area Redevelopment Plan

### 7.2.9 Jasper Avenue East Apartment Housing Sub-Area (Sub-Area 7)

The Jasper Avenue East Apartment Housing Sub-Area comprises the intense concentration of low and high rise apartment housing situated in the eastern portion of Boyle Street.

The low rise or walk-up apartments tend to be the oldest form of housing, a quarter of which predate 1950 and almost half predate 1960. Almost another third of these walkups were constructed in the 1970s. Many of the older buildings are found along Jasper Avenue and area generally represented by small buildings. The remaining walk up apartment buildings were constructed in the 1970s and later. They are located east of 93 Street and are grouped in large complexes.

The high rise apartment housing is a much newer form of housing, the majority of construction having occurred in the 1980s. The Highlands Centre complex dominates the river valley skyline along Jasper Avenue between 87 and 90 Streets. Jasper Avenue is a popular location for this form of housing. Areas with good river valley and downtown views have attracted interest from high rise apartment developers. Another area with development potential is located just east of 85 Street and south of the railway tracks, facing the Stadium Station LRT station.

The land use concept for the Jasper Avenue East area envisions eventual infilling with apartment housing. Some medium density multiple family residential uses (row housing, stacked row housing) will also be encouraged to provide for more housing diversity and to reduce the perception and impacts of high residential densities. A small park would be developed on the Muttart Industries site in conjunction with redevelopment.

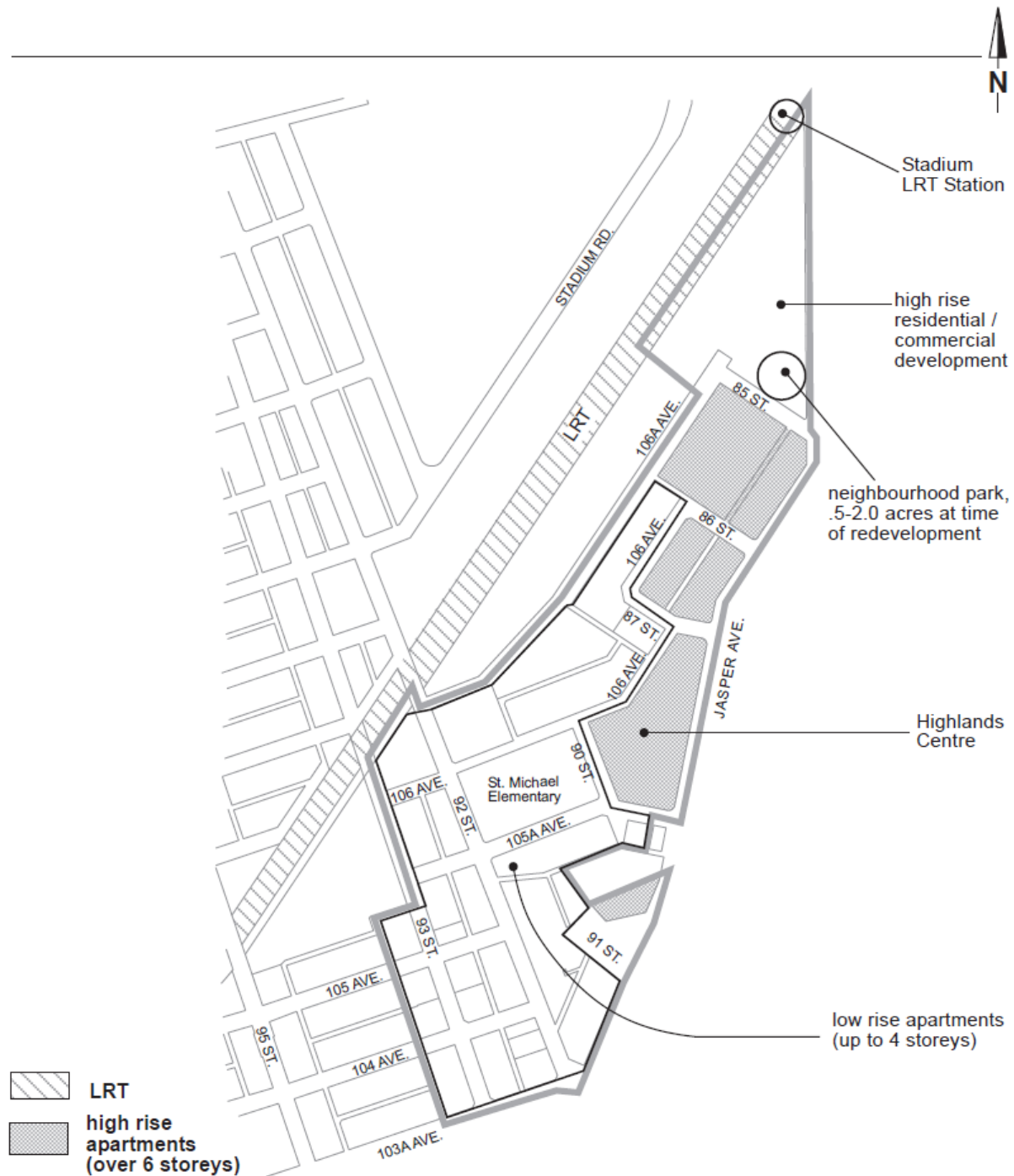
#### Objectives

1. To provide an area for low and high rise apartment housing which will take advantage of the area's proximity to the Downtown and to transit and other services.
2. To introduce some opportunities for greater housing diversity and to reduce the perception and impact of high residential densities.
3. To provide for the recreation needs of high intensity mixed residential/commercial development around LRT stations.

#### Policies

1. The Jasper Avenue East Apartment Housing Sub-Area shall be developed in accordance with the Generalized Land Use concept shown in Map 16 and will include the following principles:
  - (i) high rise apartment housing over eight stories will be supported along Jasper Avenue and in the area east of 85 Street;

- (ii) a residential mix of medium density multiple family, low rise apartments and medium rise apartments up to eight stores will be supported south of Jasper Avenue;
- (iii) medium density multiple family and low rise apartment housing will be supported generally within the Sub-Area and in particular, off of Jasper Avenue and in the interior of this Sub-Area;
- (iv) all developments will be reviewed with specific regards to the massing and scale of buildings, parking, traffic circulation and views to the river valley;
- (v) a small park will be developed east of 85 Street on the Muttart Industries site in conjunction with redevelopment; and
- (vi) on former industrial lands, provision should be made for allowing a limited range of commercial and industrial uses within existing buildings during the transition to eventual comprehensive redevelopment of the site for high density residential and related commercial uses.



**MAP 16**  
**Jasper Avenue East Apartment Housing Sub-Area**  
**Generalized Land Use Concept**

**BOYLE ST.  
MCCAULEY**  
Area Redevelopment Plan

***As amended by Bylaw 15258 (September 14, 2009)***



*Located just a half mile east of the Downtown, the Jasper Avenue East Apartment Housing Sub-Area contains a mix of medium to high density apartment housing. High rise apartments predominate along Jasper Avenue while low rise apartment buildings and even some stacked townhousing are found just off Jasper Avenue and in the interior blocks. Proximity to the Downtown and major transit facilities in addition to wonderful Downtown and River Valley vistas make this an attractive residential area.*

## **Illustrations**

### **Jasper Avenue East Apartment Housing Sub-Area**

**BOYLE ST.  
MCCAULEY**

Area Redevelopment Plan

## 7.2.10 City Redevelopment Sub-Areas (Sub-Area 8)

The City Redevelopment Sub-Areas include the City-owned sites with medium to long term redevelopment opportunities for housing and other uses. These sites are the Stadium LRT Station, the City Yards and Clarke Stadium.

The Stadium LRT Station at the southeast corner of 112 Avenue and Stadium Road has been previously identified for its long term redevelopment potential. The 1981 Stadium Station Area Redevelopment Plan proposed a major, high density residential/commercial complex for the site as well as a parking structure and other transit facilities to serve the two adjacent stadia.

The City Yards, located on both sides of the LRT tracks between 96 and 93 Streets and 106A and 105 Avenues, has been previously identified for its long term redevelopment potential. The 1981 Boyle Street/McCauley Area Redevelopment Plan proposed an LRT station east of 95 Street. The Plan also proposed redevelopment of the City Yards, north of the LRT tracks, for medium to high density housing at such time as the present use was discontinued. *Portions of the City Yards north of the LRT tracks have been subdivided and sold for private development, as well as for urban service and government service uses.*

Bylaw 15885  
November 7, 2011

The Clarke Stadium site on Stadium Road, just south of the larger Commonwealth Stadium must be demolished and can be redeveloped in the near future. The City has prepared various studies and undertaken public discussion regarding the site's potential future uses. It is currently being used as a district-level recreational facility.

The land use concept for the three City Redevelopment Sub-Areas envisions eventual redevelopment on all or a significant portion of all three sites. Housing would be a primary component on all the sites. The concept for the Stadium LRT Station site remains essentially unchanged. *The City Yards would be redeveloped according to a master site plan which would identify both lands for existing and future operations of public utilities, urban services, and government services, and lands deemed to be surplus to municipal requirements and available for redevelopment purposes.* Residential opportunities would be integrated with the land use concept for the adjacent Sub-Areas. The potential for an at grade LRT Station would be reviewed in terms of its ability to serve transit passengers and to stimulate new development in the area. The Clarke Stadium site redevelopment would reflect community objectives for a neighbourhood park, housing and some commercial development which is compatible to the Sub-Area (Low Density Residential and Compatible Infill) immediately to the east.

Bylaw 15885  
November 7, 2011

### Objectives

1. To promote redevelopment of the three City-owned sites, the Stadium LRT Station, the City Yards and Clarke Stadium to stimulate neighbourhood revitalization, especially the construction of new housing.
2. To identify and meet existing and future civic requirements for parks and recreation, transit and public utility uses for these three sites.
3. To integrate redevelopment schemes on these three sites with adjacent residential and non-residential development so as to minimize land use conflicts.

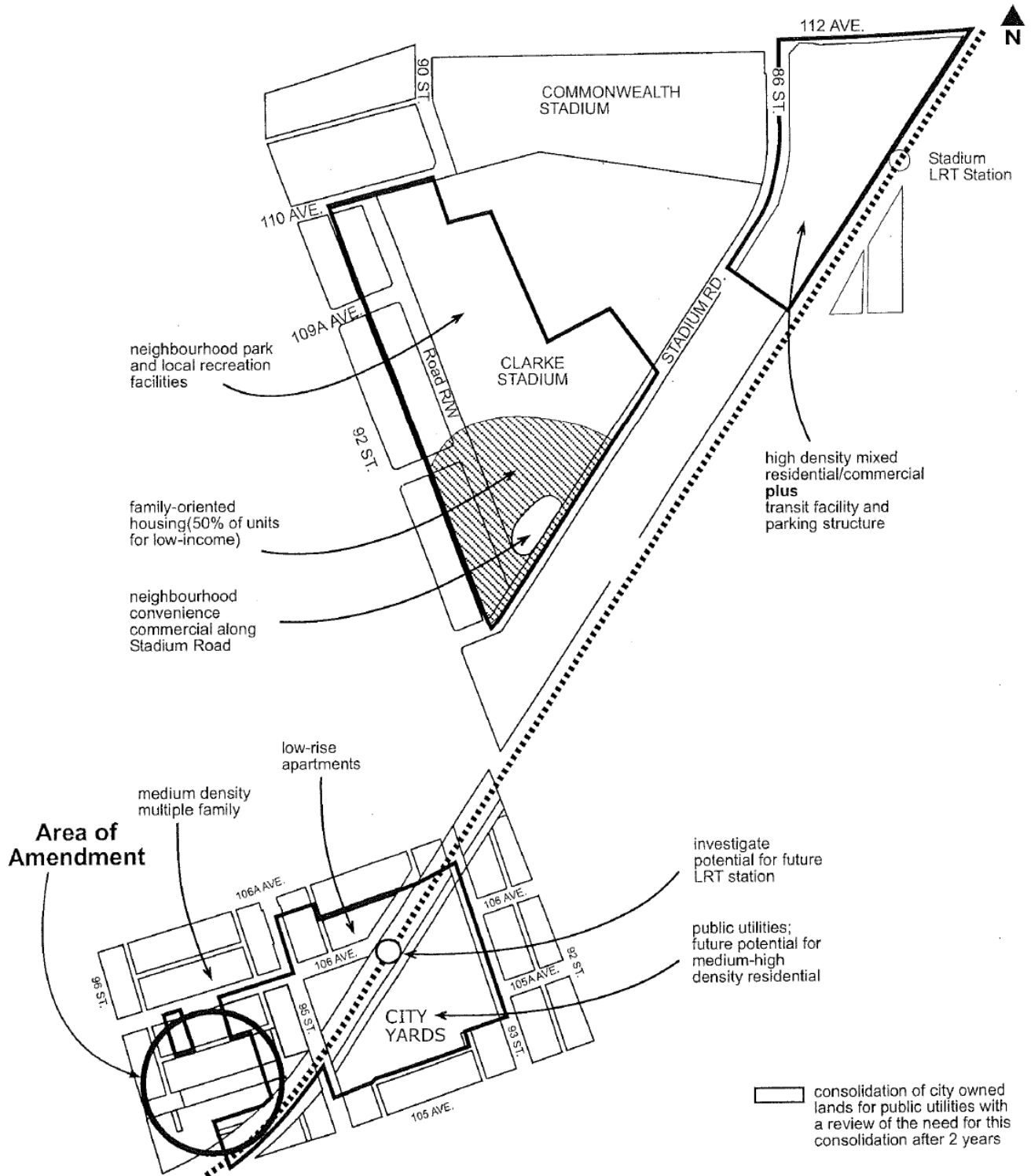
### Policies

1. The City Redevelopment Sub-Areas shall be developed in accordance with the Generalized Land Use Concept shown in Map 17 as well as the Redevelopment Guidelines for the City Yards shown on Map 19 (Area 4) and will include the following principles:
  - (i) the Stadium LRT Station site will:
    - be redeveloped as a high density, mixed residential/commercial development immediately west of the LRT station and will incorporate a transit and parking facility (within a structure) at the lower level for transit and Stadium uses;
    - ensure a logical transition of density and built form moving from the highest densities near the LRT Station to lower densities in surrounding areas in order to protect stable areas of low density housing and maximize compatibility between adjacent land uses; and
    - provide a landscaped buffer and pedestrian and bikeway corridor adjacent to the CN/LRT right-of-way upon redevelopment;
  - (ii) the City Yards will be redeveloped in accordance to a master site plan which:
    - identifies existing and future areas required for essential public utility uses and their support services;
    - investigates a potential site for an at-grade LRT station;
    - identifies sites which are surplus to municipal requirements and which could be made available for redevelopment; and
    - includes a review two years after the adoption of this Plan, of further available surplus sites, especially north of the CN/LRT tracks;
  - (iii) redevelopment of surplus lands on the City Yards site will be for a mix of medium to high density housing where:
    - high density residential development would be concentrated around any potential LRT station, south of the LRT tracks;
    - low rise apartment housing would be located on the north side of the LRT tracks and would provide transition to possible medium density multiple family housing located further away, on interior blocks; and



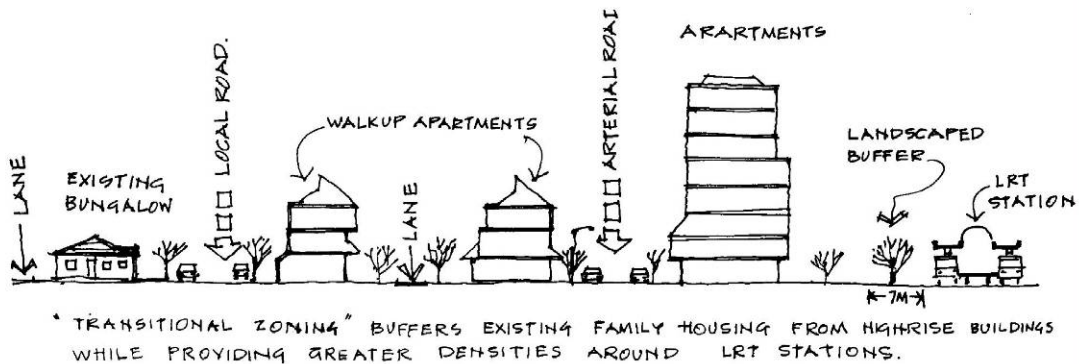
- a landscaped buffer and pedestrian and bikeway corridors would be provided adjacent to the CN/LRT right-of-way upon redevelopment;
- (iv) a special study for the Clarke Stadium site will be undertaken by the Planning and Development and Parks and Recreation Departments in consultation with the adjacent affected communities prior to any redistricting from the US (Urban Services) District. Development of the site shall consider a range of uses, including recreation, park, housing and limited commercial development, through the preparation of a Master Plan. This study should consider the community's objectives identified in Section 2.3, Initiative 15 of this Plan.
- (v) *notwithstanding Policies (ii) and (iii) above, the redevelopment of a portion of the City Yards north of the LRT tracks may provide for urban services and/or government services uses.*

Bylaw 15885  
November 7, 2011



**MAP 17**  
**City Redevelopment Sub-Areas**  
**Generalized Land Use Concept**

*As amended by Bylaw 15885 (November 7, 2011)*



Large City-owned sites such as the Stadium Station LRT Station, the City Yards and Clarke Stadium offer medium to long term potential for housing sites. The "transitional zoning" concept would apply to redevelopment on the Stadium LRT Station and City Yard sites where medium to high density residential development would likely occur. Clarke Stadium offers a more immediate opportunity to develop local recreational facilities and family-oriented, affordable housing.



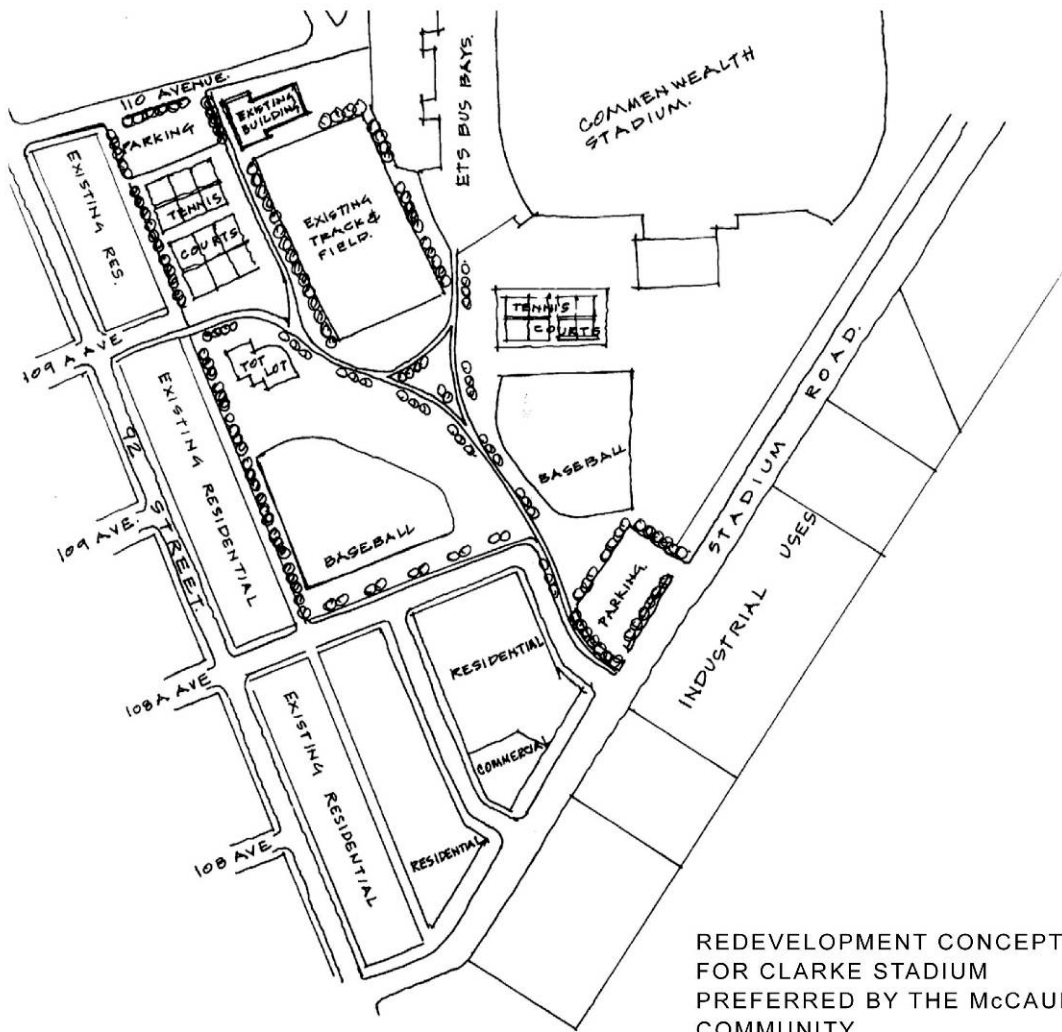
City Yards



Clarke Stadium

## Illustrations

### City Redevelopment Sub-Areas



## Illustrations

### City Redevelopment Sub-Areas

**BOYLE ST.  
MCCAULEY**

Area Redevelopment Plan

## **Chapter 8**

### **Plan Implementation**

#### **8.1 Introduction**

It is expected that the Boyle Street/McCauley Area Redevelopment Plan will be implemented in large part over the next 5 years. Some initiatives, which are proposed in the Plan, are in fact already underway such as the preparation of a traffic management plan and the publication of a directory of community resources and services. The community has also taken action on crime and safety issues, such as working with Police to close down drug houses in the area, and they have established a community garden and started a food-buying co-op.

This chapter sets out an Implementation Program/Schedule for implementing all of the Plan initiatives; it lays out the proposed Land Use Districting and Redevelopment Guidelines; and it establishes a procedure for maintaining and updating the plan as projects are completed and new issues or alternative solutions emerge.

#### **8.2 Implementation Program/Schedule**

The charts in this section provide an implementation program and schedule for implementing the initiatives contained in Chapters 2 to 6 of the Area Redevelopment Plan. The charts have columns which identify the “what, who, when and how” of implementation insofar as is possible at this time. Details will be worked out as part of the plan implementation process.

Column 1, Reference No., is the number given to the initiative in the respective Chapter of the Plan.

Column 2, Initiative, is an abbreviated statement of the proposed initiative.

Column 3, Priority, identifies the priority to be given to the initiative.

The charts identify only “high priority” initiatives.

High priority initiatives are generally those initiatives which address urgent issues, or important tasks that need to be completed before other tasks can be started. High priority initiatives may also be tasks which can be accomplished with relative speed and ease or minimal resources, and have widespread and/or immediate benefits to the community.

The priorities that are identified in the Area Redevelopment Plan are “preliminary”, and will be reviewed and revised periodically by the Plan Implementation Committee in consultation with the community.

Column 4, Time Frame, identifies the proposed schedule for implementation of the initiative. Three general time frames are given: immediate, short-term, and long-term.

Column 5, Lead Responsibility, is the City Department, government, community organization or agency that would be primarily responsible for implementing or taking a lead role in the implementation of the initiative.

Column 6, Program/Funding, identifies an existing or proposed program or source of funding for implementing the initiative.

Unless the City is specifically identified as having a lead responsibility in the implementation of a particular plan initiative, the City makes no financial commitment towards implementation, and such requests for civic participation take place within the existing budget-setting process.

### **8.3 Roles and Responsibilities**

Implementation of the Boyle Street/McCauley Area Redevelopment Plan will require commitments and resources from the City of Edmonton, various community organizations and agencies, the school boards, local businesses, and the Provincial and Federal governments. Implementation also relies on the establishment of a Community Development Corporation.

The roles and responsibilities of these respective players are briefly summarized below.

#### **1. The City of Edmonton**

The City, through the annual work programs and operating budgets of its various Departments, as well as its 5 year Capital Priorities Plan, will play a major role in the implementation of the Area Redevelopment Plan.

The City Departments that will be involved in implementation are:

- Planning and Development, including the Office of the Housing Commissioner
- Parks and Recreation
- Transportation
- Public Works
- Community and Family Services
- Edmonton Police Service
- Fire
- Edmonton Transit
- Edmonton Telephones

Key responsibilities of these departments are as follows:

Planning and Development - amending the Land Use Bylaw and property maintenance bylaws; developing new standards/code requirements for multiple unit housing and secondary suite conversions; developing a strategy for displaced households and; increased bylaw enforcement.

Parks and Recreation - expanded programming for youths/young adults; advertising and reduced rates for facilities; development of local recreation facilities on the Clarke Stadium site; physical improvements to school grounds and equipment.

Transportation - completion of a Traffic Management Plan and Business Parking Strategy.

Public Works - improvements to water and sewer, roads and sidewalks, and to waste management services.

Community and Family Services - inventory of human resources.

Edmonton Police Service - implementation of crime prevention programs; expansion of foot patrol program; conducting a neighbourhood safety audit.

Fire - increased fire prevention programs and residential inspections.

Finance - investigation of tax incentives for affordable housing.

Edmonton Transit - maintaining existing service levels; prepare multi-lingual transit information; additional bus shelters.

Edmonton Telephones - provision of public telephones for disabled persons.

A pending Interim Infrastructure Assessment Report prepared by UMA Engineering will provide a detailed list of proposed public improvements in Boyle Street/McCauley and the associated costs. These projects will be undertaken as part of the Neighbourhood Infrastructure Program (NIP) through the Capital Priorities Plan. Design work will be done in 1994 and construction will likely occur over the 1995 to 1997 period.

In addition to the above resources, the Area Redevelopment Plan proposes that the City "designate and reserve City land for affordable housing" and set aside a portion of the Clarke Stadium site for housing.

## 2. School Boards

The Area Redevelopment Plan requires the Public and Separate School Boards to maintain current levels of funding (operating budgets) for local schools in the Boyle and McCauley neighbourhoods. The Plan also proposes new school programs that expand employment capability and address Aboriginal concerns.

## 3. Provincial and Federal Governments

The Area Redevelopment Plan calls for the Provincial and Federal governments to reinstate and offer subsidized housing programs that are oriented toward inner city neighbourhoods and low and modest-income households.

The programs would provide grants and low interest loans for the renovation of rental and owner-occupied housing as well as the construction and purchase of new housing.

The Area Redevelopment Plan also looks to the Provincial and Federal Governments to establish programs for people on unemployment insurance and social assistance that provide employment and on-the-job training on community projects.

*Bylaw 13726  
May 18, 2004*

4. 97 Street and Area Business Association

The Plan proposes that the 97 Street and Area Business Association undertake an inventory of commercial space and businesses, and prepare a marketing strategy. These activities would be done as part of the Association's annual work program, funded by revenues from the BRZ levy.

The Plan also proposes streetscape improvements to Chinatown North. These improvements would be cost-shared by the City and property-owners, with funds to be raised through a local improvement levy:

5. Community Development Corporation

Many of the initiatives in this Area Redevelopment Plan rely on community action for their implementation.

It is proposed that a community development corporation be established as the primary vehicle for organizing and mobilizing community resources and securing funding for various community projects and programs.

Preliminary ideas on the structure, membership and functions of the proposed community development corporation are laid out below. Details will be worked out by the interim Boyle Street/McCauley Plan Implementation Committee (a successor to the Planning Coordinating Committee) over the next year, in consultation with residents, local businesses, the Community Leagues and other groups.

(a) Organizational Structure and Membership

The proposed community development corporation will likely be set up as a non-profit organization or corporation.

It will be a coalition of various stakeholder groups, rather than a direct membership organization. Its membership will be structured to include representatives from residents, local businesses, agencies, and associations.

(b) Mandate and Functions

The anticipated mandate and functions of the interim Plan Implementation Committee and the future community development corporation will be as follows:

- (i) to oversee implementation of the Area Redevelopment Plan;
- (ii) to provide input into the Neighbourhood Infrastructure Program;
- (iii) to undertake local economic initiatives around housing and business development to achieve social goals; and



- (iv) to speak for its members on issues under its mandate where there is a consensus.

(c) Funding

The City of Edmonton has committed funds to operate the existing Community Planning Office up to the end of June 1994.

The Plan Implementation Committee has obtained additional funding in the amount of \$198,000 (\$48,000 from the Samuel and Saidye Bronfman Family Foundation, \$110,000 from the Muttart Foundation and \$40,000 from the Edmonton Community Foundation) which will allow them to continue operating a community planning office after that date, and provide start-up funds for the community development corporation and several community enterprises.

Potential longer term funding sources have yet to be identified, and will depend on the ultimate nature of the proposed corporation. The goal is that the corporation will eventually be self-financing, generating sufficient revenues from its various endeavours to fully support its operation and programs, and provide investment capital.

(d) Staffing

The level and type of staffing for the community development corporation has not yet been determined.

The interim Plan Implementation Committee is hiring a Project Director and 1.5 Full Time Equivalent Community Organizers.

## HOUSING

### IMPLEMENTATION PROGRAM

#### Boyle Street/McCauley Area Redevelopment Plan

Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
1.	Develop new minimum health/safety building standards for multiple-unit housing	High	Immediate	Planning and Development; Alberta Department of Labour	Planning and Development Work Program
2.	Organize tenants to address issues of affordable, safe housing			Plan Implementation Committee (C.D.C.)	
3.	Target core inner city neighbourhoods for enhanced housing programs	High	Short-term	CMHC; Alberta Municipal Affairs	New Federal and Provincial Housing Program
4.	Amend Alberta Building Code requirements for suite conversions	High	Immediate	Planning and Development; Alberta Department of Labour	Planning and Development Work Program
5.	Develop strategy for displaced households			Office of the Housing Commissioner	Planning and Development Work Program
6.	Construct affordable housing	High	Ongoing	Plan Implementation Committee (C.D.C)	New Federal and Provincial Housing Programs
7.	Facilitate private residential development		Ongoing	Planning and Development	Planning and Development Work Program
8.	Demonstration project for low income family housing	High	Short-term	Plan Implementation Committee (C.D.C)	To be determined

Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
9.	Review incentives for affordable housing			Planning and Development; Finance	Planning and Development/ Finance Work Program
10.	Revise LUB to permit intensive use of narrow residential lots	High	Immediate	Planning and Development	Planning and Development Work Program
11.	Marketing strategy to encourage housing development			Plan Implementation Committee (C.D.C.)	P.I.C. (C.D.C.) Work Program/ Operating Budget
12.	Designate and reserve City land for affordable housing	High	Short-term	Office of the Housing Commissioner	Planning and Development Work Program
13. 14.	Establish housing objectives and proposals for City land			Office of the Housing Commissioner	Planning and Development Work Program
15.	Redevelopment Plan for Clarke Stadium site			Parks and Recreation; Planning and Development	Parks and Recreation/ Planning and Development Work Programs
16.	Land use districts for family-oriented housing			Planning and Development	
17.	Policy on distribution of low-income/special needs housing	High	Short-term	Planning and Development	Planning and Development Work Program
18.	Consult with community on new social housing projects			Office of the Housing Commissioner	

Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
19.	Undertake non-profit initiatives to renovate and build housing			Plan Implementation Committee (C.D.C.)	To be determined
20.	Research and organize inner city social investment fund			Plan Implementation Committee (C.D.C.)	P.I.C. (C.D.C.) Work Program/ Operating Budget
21.	Encourage reinstatement/continuation of subsidized housing programs	High	Short-term	Plan Implementation Committee (C.D.C.)	

### COMMUNITY ECONOMIC DEVELOPMENT

#### IMPLEMENTATION PROGRAM

#### Boyle Street/McCauley Area Redevelopment Plan

Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
1.	Inventory of human resources			Community and Family Services	Community and Family Services Work Program
2.	Assist local businesses to provide jobs/training	High		Plan Implementation Committee (C.D.C.)	P.I.C. (C.D.C.) Work Program/ Operating Budget
3.	Skills and employment upgrading programs for inner city neighbourhoods	High		P.I.C. (C.D.C.); Human Resources Development	New Federal and Provincial Employment/ Training Programs
4.	Provide free job ads		Immediate	Local Newspapers	

Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
5.	Direct public investment in public projects to neighbourhoods with poverty/unemployment	High		Public Works	Capital Priorities Program
7.	Use local labour in public projects			Public Works	Public Works Operating Budget
8.	Provide employment/ on-the-job training for UI/social assistance recipients on community projects	High		P.I.C. (C.D.C.); Human Resources Development	New Federal and Provincial Employment/ Training
9.	Inventory of commercial space and business		Short-term	97 Street and Area Business Association	
10.	Prepare marketing strategy			97 Street and Area Business Association	
11.	Support Business Centres and Business Incubators			Plan Implementation Committee (C.D.C.)	
12.	Promote local ownership of business			97 Street and Area Business Association	
13.	Encourage local banks and credit unions to become more accessible			Plan Implementation Committee (C.D.C.)	
14.	Encourage investment groups to finance community business	High		Plan Implementation Committee (C.D.C.)	
15.	Promote local reinvestment of capital	High		Plan Implementation Committee (C.D.C.)	

*Bylaw 13726  
May 18, 2004*

*Bylaw 13726  
May 18, 2004*

*Bylaw 13726  
May 18, 2004*

	Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
<i>Bylaw 13726 May 18, 2004</i>	16.	Attract new business to fill gaps in local market	High		97 Street and Area Business Association	
<i>Bylaw 13726 May 18, 2004</i>	17.	Develop incentives for shopping locally			97 Street and Area Business Association	
<i>Bylaw 13726 May 18, 2004</i>	18.	Undertake innovative marketing schemes			97 Street and Area Business Association	
<i>Bylaw 13726 May 18, 2004</i>	19.	Restaurant guide/tour, with passports/ coupons			97 Street and Area Business Association, DBA	
<i>Bylaw 13726 May 18, 2004</i>	20.	Investigate/ establish a community development corporation	High	Immediate	Plan Implementation Committee (C.D.C.), 97 Street and Area	
<i>Bylaw 13726 May 18, 2004</i>	21.	Liaison between Community, 97 Street and Area and Downtown Business	High		Plan Implementation Committee (C.D.C.)	
	22.	Work with schools, businesses/ agencies to undertake joint job training projects			Plan Implementation Committee (C.D.C.)	
	23.	Programs to expand economic capability of residents			School Boards, Local Agencies	

**COMMUNITY/SOCIAL SERVICES AND RECREATION**
**IMPLEMENTATION PROGRAM**

## Boyle Street/McCauley Area Redevelopment Plan

Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
1.	Increase Boyle Street Community League membership and programs	High		Boyle Street Community League	N/A
2.	Expand McCauley Community League membership and advocacy	High		McCauley Community League	N/A
3.	Establish a community centre			Plan Implementation Committee (C.D.C.)	To be determined
4.	Encourage greater involvement of youth	High		Community Leagues	N/A
5.	Publicize Community League Events		Ongoing	Community Leagues	N/A
6.	"Welcome Wagon/Smile and Greet Your Neighbour" campaign			Community Groups	
7.	Hold special community celebrations and events			Community Groups	Various
8.	Programs for interaction between seniors/ young people			Local Agencies	Local Agency/ Work Programs/ Budgets
9.	Assist residents to deal with conflict with neighbours	High	Local Agencies; Edmonton Mediation Society		Local Agency/ Mediation Society Work

Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
10.	Provide cross cultural coverage		Immediate; Ongoing	Community Newspapers	N/A
11.	Increase ethnic representation on boards	High	Immediate; Ongoing	Community Leagues, Business Associations, Agencies	N/A
12.	Share expertise and skills, co-sponsor events and programs		Immediate; Ongoing	Community Leagues, Churches, Business Associations, Agencies	N/A
13.	Publish a Community Action Directory			Boyle McCauley news; P.I.C. (C.D.C.)	
14.	Provide translation services				
15.	Encourage schools to promote community events			School Boards	
16.	Directory of social and community services/ resources		January 1994 (Completed)	Community and Family Services	Community and Family Services Operating Budget
17.	Provide culturally sensitive programs for ethnic households that emphasize in-home services			Ethnic Groups; Local Agencies; Alberta Family and Social Services	
18. 19.	Provide programs for Aboriginals that reflect needs and culture	High		Local Agencies; Alberta Family and Social Services	
20.	Develop an Aboriginal cultural centre			Aboriginal Groups	To be determined
21.	Provide child care services for working poor/low income families			Local Agencies	



Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
22.	Establish licensed family day homes			Local Agencies	
23.	Actions to address issues re: food and low income	High	Short-term	Local Agencies	
24.	Provide school programs (hot lunch, etc.)			Plan Implementation Committee (C.D.C.); School Boards	
25.	Address special aboriginal concerns in school programs			School Boards	School Board Operating Budgets
26.	Provide sufficient funding for local schools		Ongoing	School Boards	School Board Operating Budgets
27.	Increase participation resident/access to local/district recreational facilities			Parks and Recreation	Parks and Recreation Work Program
28.	Expand low cost and free access to recreational facilities and programs			Parks and Recreation	Parks and Recreation Operating Budget
29.	Offer free usage of Stadium Recreation Centre; publicize hours			Parks and Recreation	Parks and Recreation Operating Budget
30.	Increase access to swimming pools			Parks and Recreation; Pool Operators	Parks and Recreation Operating Budget
31.	Strategies to increase awareness of recreation programs/facilities			Parks and Recreation	Parks and Recreation Work Program

Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
32.	Provide extended hours/weekend programming for youth/young adults	High		Parks and Recreation	Parks and Recreation Operating Budget
33.	Waive user fees for local sports fields			Parks and Recreation	Parks and Recreation Operating Budget
34.	Develop programs for young adults aged 18-24		Short-term	Parks and Recreation	Parks and Recreation Work Program
35.	Provide low-cost access to school facilities			School Boards	School Board Operating Budget
36.	Offer extracurricular activities			Community Schools	
37.	Maintain summer programs at St. Michael, Boyle Street and Giovanni Caboto Parks	High		Parks and Recreation	Parks and Recreation Operating Budget
38.	Master Plan for Clarke Stadium site: local recreational facilities and housing	High		Parks and Recreation; Planning and Development	Parks and Recreation/ Planning and Development Work Program
39.	Develop and improve school playground	High	Short-term	Parks and Recreation; School Boards	Parks and Recreation Capital Budget; Neighbourhood Park Development Program

Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
40.	Clean up needles and condoms on school yards	High		School Boards	School Board Operating Budgets
41.	Undertake beautification of area parks	High	Short-term	Parks and Recreation	Capital Priorities Plan; Partners and Parks Program; Neighbourhood Park Development Program
42.	Daily clean up of needles and condoms in parks	High	Immediate	Local residents; Parks and Recreation	Parks and Recreation Operating Budget

## TRANSPORTATION AND THE PHYSICAL ENVIRONMENT

### IMPLEMENTATION PROGRAM

#### Boyle Street/McCauley Are Redevelopment Plan

Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
1.	Improvements to Physical infrastructure	High		Public Works	Neighbourhood Infrastructure Program
4.	Ensure access for disabled	High	Ongoing	Public Works; Planning and Development	Public Works/ Planning and Development Work Programs
5.	Amend LUB parking space requirements for disabled			Planning and Development	Planning and Development Work Program
6.	Ensure public telephones are accessible to disabled			Edmonton Telephones	Edmonton Telephones Capital Budget

Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
7.	Promote retrofitting of buildings for disabled		Ongoing	Planning and Development	Planning and Development Work Program
8.	Tax incentives for retrofitting buildings for disabled			Finance Department	Finance Department Work Program
9.	Curb ramps at roadway intersections	High		Public Works	Capital Priorities
10. 11.	Traffic Management Plan	High		Transportation	Transportation Work Program
12.	Truck traffic ban on 107A Avenue			Transportation	Transportation Master Plan Urban Goods Study
13.	Maintain McCauley traffic Plan or alternative solution	High		Transportation	
14.	Increased enforcement of speeding and traffic violations			Edmonton Police Service	Edmonton Police Service Operating Budget
15. 16.	Plan for pedestrian circulation			Transportation	Transportation Work Program
17.	Develop a pedestrian network			Transportation; Public Works	Neighbourhood Infrastructure Program
18.	Improve sidewalks			Public Works	Neighbourhood Infrastructure Program

Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
19.	Sidewalk improvements between 94-96 Street and 106-109A Avenue			Public Works	Neighbourhood Infrastructure Program
20.	Pedestrian safety improvements along 95, 97 Streets and Jasper Avenue			Transportation	Neighbourhood Infrastructure Program
21. 22.	Pedestrian circulation plan for Clarke Stadium site			Planning and Development	
23.	Extension of bikeway network			Transportation	
33/24.	Provide opportunities for bikeway/ pedestrian route along CN/LRT		Long-term	Transportation	Transportation Work Program
25.	Business parking strategy for commercial areas	High		Transportation	Transportation Work Program
26.	Promote use and access to public transit	High		Edmonton Transit	Edmonton Transit Operating Budget
27.	Investigate feasibility of LRT station		Long-term	Transportation	Transportation Work Program
28.	Public education campaign re: property maintenance			Planning and Development	Planning and Development Work Program
29.	Increased enforcement for litter control and sidewalk snow removal			Bylaw Services Section	Planning and Development Operating budget

Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
30.	Centralized loan scheme for gardening / repair tools			Plan Implementation Committee (C.D.C)	To be determined
31.	Improvements to bylaw and enforcement	High		Bylaw Services Section	Planning and Development Work Program/ Operating Budget
32.	Explore inexpensive ways to weatherize/ improve energy efficiency			Plan Implementation Committee (C.D.C)	
33.	Improvements to waste management services			Public Works	Public Works Operating Budget
34.	Promote pedestrian oriented shopping precinct/ circulation			97 Street and Area Business Association; Planning and Development	N/A
35.	Urban design linkages			97 Street and Area Business Association; Planning and Development	Business Revitalization Zone Levy
36.	Enhance visual identity: murals, street signs and pavement	High		97 Street and Area Business Association	Business Revitalization Zone Levy
37.	Streetscape improvement program for Chinatown North			Planning and Development; 97 Street and Area Business Association	Planning and Development Work Program; Local Improvement Levy; Capital Priorities Plan

*Bylaw 13726  
May 18, 2004*

*Bylaw 13726  
May 18, 2004*

*Bylaw 13726  
May 18, 2004*

*Bylaw 13726  
May 18, 2004*

Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
38.	Historic and heritage preservation: new land use districts, designation criteria		Ongoing	Planning and Development	Planning and Development Work Program
39.	Encourage adaptive reuse of heritage buildings		Ongoing	Planning and Development	Planning and Development Work Program

### **CRIME AND SAFETY**

#### **IMPLEMENTATION PROGRAM**

#### Boyle Street/McCauley Area Redevelopment Plan

Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
1.	Organize residents to respond to crime concerns	High		Plan Implementation Committee (C.D.C.)	P.I.C. (C.D.C.) Work Program/ Operating Budget
2.	Support Communities for Controlled Prostitution/Action Against Johns	High	Ongoing	Community Groups	N/A
3.	Organize/adapt Neighbourhood Watch; Block Parents; Apartment Watch (Boyle Street)			Edmonton Police Service	

Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
4.	Work informally with local businesses to address crime and safety issues			Edmonton Police Service	
5.	Innovative community-based solutions to youth crime	High		Edmonton Police Service	
6.	Enhance fire prevention programs and residential inspections	High		Fire	
7.	Encourage community reporting of fire hazards			Plan Implementation Committee (C.D.C.)	P.I.C. (C.D.C.) Work Program/ Operating Budget
8.	Improve communications between community and police	High		Edmonton Police Service	
9.	Involve police in Night Check			Edmonton Police Service	
10.	Provide volunteer support in community police offices			Community Groups	
11.	Strengthen the foot patrol program	High		Edmonton Police Service	Edmonton Police Service Operating Budget
12.	Provide community with information on major crime and safety issues			Edmonton Police Service	



Ref. No.	Initiative	Priority	Time Frame	Lead Responsibility	Program/ Funding
13.	Provide educational expertise and resources through multimedia with translation services			Edmonton Police Service	
14.	Encourage installation of security systems, smoke alarms, identification of private property			Edmonton Police Service; Fire	
15.	Develop inexpensive ways to provide home safety devices			Edmonton Police Service	
16.	Implement recommendations: Inner City Violent Crime Task Force; Safer Cities	High		Edmonton Police Service; Community and Family Services	
17.	Presentations on personal safety			Edmonton Police Service	
18(i)	Prohibit drinking in public places			Edmonton Police Service	
18(ii)	Parks programming to discourage substance abuse activities			Parks and Recreation	
19. 20.	Neighbourhood safety audit			Community Groups; Edmonton Police Service	
21.	Implement recommendations of Mayors Action Group on Prostitution	High		Edmonton Police Service; Community and Family Services	

## **8.4 Implementation of the Land Use Concept**

*Bylaw 12801  
May 30, 2001*

### **8.4.1 Land Use Zoning**

This section outlines the application of the City of Edmonton Zoning Bylaw (Bylaw 12800) to the Boyle Street/McCauley Area Redevelopment Plan area. It is provided for the convenience of the public and for the guidance of the Development Officer in considering proposed development and exercising discretion pursuant to the Zoning Bylaw.

The Zoning Bylaw, as amended, regulates and controls the use and development of land within the boundaries of the Area Redevelopment Plan. The Bylaw takes precedence over any information provided in this section, and the public is advised to refer directly to the regulations of the Zoning Bylaw including the General Regulations and other applicable provisions.

Within a Plan area, certain regulatory aspects of conventional land use zones (such as minimum yard requirements or density, for example) may be modified in order to achieve certain policy or design objectives. Two ways to accomplish this are:

- advice to the Development Officer - guidelines established through the preparation of the Area Redevelopment Plan, and
- overlay provisions - regulations established through City-wide Overlays.

Advice to the Development Officer provides direction in the exercise of his authority to vary regulations when approving, refusing or imposing appropriate conditions on the development of lands, and are established as guidelines or directives in the Plan. Overlay provisions alter or add new regulations to the Zone, and are established as Citywide Overlays in the Zoning Bylaw itself. This Area Redevelopment Plan contains development guidelines for certain residential and commercial zones. Citywide Overlay provisions also apply to some of those zones.

For all lands not affected by overlay provisions, the development regulations for uses are those of the Zoning Bylaw. The Development Officer may consider the guidelines and vary certain regulations when authorized to use discretion. For those lands affected by both overlay provisions and guidelines, the regulations are those of the Zone as altered by the overlay, and the Development Officer will use discretion to approve, refuse or impose appropriate conditions on the development of those lands in consideration of the guidelines of this Plan.



## MAP 18

### Land Use Districts

In certain cases, site specific regulation is needed to provide for unique blends of uses and development regulations that cannot be found within the conventional zoning framework of the Zoning Bylaw. These direct control provisions are defined as follows:

DC1 Provision – The purpose of this provision is to provide for detailed, sensitive control of the use, development, siting and design of buildings and disturbance of land where this is necessary to establish, preserve or enhance:

- areas of unique character or special environmental concern as identified and specified in an Area Structure Plan or Area Redevelopment Plan; or
- areas or sites of special historical, cultural, paleontological, archaeological, natural, scientific, or aesthetic interest, as designated in the Historical Resources Act.

DC2 Provision – The purpose of this provision is to provide for direct control over a specific proposed development where any other Zone would be inappropriate or inadequate.

*Bylaw 12925  
January 9, 2002*

The Planning and Development Department will be responsible for the preparation of amendments to this Area Redevelopment Plan for Council approval, after a general meeting in the community, prior to Council's consideration of:

1. any development that substantially changes any objective or policy of the Plan;
2. any major new civic projects undertaken for arterial roadways or parks and recreation facilities which have not been described already in this Plan; and
3. where directed by Council.

The Plan amendment will be comprised of the following components:

1. full map and text amendments along with a discussion outlining the new planning rationale for the land use rezoning or other planning decision; and
2. circulation of the proposed Plan amendment and notification to the affected property owners and the Community League.

*Bylaw 12801  
May 30, 2001*

## **8.4.2 RA7 Low Rise Apartment**

### **8.4.2.1 Area of Application**

Portions of Sub-areas 4, 6 and 8, located between 104 Avenue and 108 Avenue and between 92 Street and 97 Street designated RA7 in the Zoning Bylaw.

### **8.4.2.2 Rationale**

To provide for the development of bed-sitting rooms at a higher density and with a reduced parking standard in order to achieve the intent of Sections 7.2.6 and 7.2.8 of this Plan.

### **8.4.2.3 Advice to the Development Officer - Development Guidelines**

Regulations of the Zoning Bylaw pertaining to this Zone apply; however, the Development Officer will have regard for the following guidelines when considering proposals for the development of these lands:

8.4.2.3.1 The Development Officer may vary the density to a maximum of 214 dwellings/ha provided the following criteria are met:

- (i) the minimum site area shall not be less than 735 m<sup>2</sup> and not more than 1,475 m<sup>2</sup>; and
- (ii) the dwellings shall consist of bed-sitting rooms (self contained housekeeping units) where all units are more than 25 m<sup>2</sup> and at least 60% of the units are less than 37m<sup>2</sup>.

8.4.2.3.2 The minimum number of off-street parking spaces required for any development shall be in accordance with the Zoning Bylaw except that the minimum number of parking spaces per bed-sitting room dwelling may be 0.33.

## **8.4.3 RA8\* (Area 1) - Medium Rise Apartment District (Section 220, Land Use Bylaw)**

Deleted.

*Bylaw 12801 – May 30, 2001*

*Bylaw 12801  
May 30, 2001*

#### **8.4.4 RA8 (Area 2) - Medium Rise Apartment**

*Bylaw 14982  
April 15, 2009*

Deleted

#### **8.4.5 RMX\* (Area 1) 102A Avenue Residential Mixed Use District (Section 240, Land Use Bylaw)**

Deleted.

*Bylaw 12801 – May 30, 2001*

#### **8.4.6 RMX\* (Area 2) 110A Avenue Residential Mixed Use District (Section 240, Land Use Bylaw)**

Deleted.

*Bylaw 12801 – May 30, 2001*

*Bylaw 12801  
May 30, 2001*

#### **8.4.7 CNC Neighbourhood Convenience Commercial**

##### **8.4.7.1 Area of Application**

Portions of Sub-Area 2, located between 107A and 109A Avenues on 95 Street, designated CNC in the Zoning Bylaw.

##### **8.4.7.2 Rationale**

To provide for convenience commercial and personal service uses in a different form than the standard CNC Zone, and to enhance the development of an “Italian Village” in this area, in order to achieve the intent of Section 7.2.4 of this Plan.

##### **8.4.7.3 Advice to the Development Officer - Development Guidelines**

Regulations of the Zoning Bylaw pertaining to this Zone apply; however, the Development Officer will have regard for the following guidelines when considering proposals for the development of these lands:

- 8.4.7.3.1 The maximum gross floor area of an individual business premise for a Discretionary Use should not exceed 275 m<sup>2</sup>, except that a grocery store or supermarket may be permitted a gross floor area of up to 2,500 m<sup>2</sup>
- 8.4.7.3.2 The first storey of a building shall not be setback from the front lot line unless a particular design feature is being encouraged that would enhance the overall streetscape, subject to the satisfaction of the Development Officer.
- 8.4.7.3.3 Parking and loading shall be located, wherever possible, at the rear areas.

*Bylaw 12801  
May 30, 2001*

## **8.4.8 CB1 Low Intensity Business**

### **8.4.8.1 Area of Application**

Portions of Sub-areas 1 and 2, located on the east side of 97 Street between 105 Avenue and 108 Avenue, and south of Norwood Boulevard between 90 and 97 Streets, designated CB1 in the Zoning Bylaw.

### **8.4.8.2 Rationale**

To provide for low intensity business uses in a different form than the standard CB1 Zone and to achieve the intent of Sections 7.2.3 and 7.2.4 of this Plan.

### **8.4.8.3 Advice to the Development Officer - Development Guidelines**

Regulations of the Zoning Bylaw pertaining to this Zone apply; however, the Development Officer will have regard for the following guidelines when considering proposals for the development of these lands:

8.4.8.3.1 The first storey of a building shall not be setback from the front lot lines unless a particular design feature is being encouraged that would enhance the overall streetscape, subject to the satisfaction of the Development Officers.

8.4.8.3.2 Parking and loading shall be located, wherever possible, the rear areas.

*Bylaw 12801  
May 30, 2001*

## **8.4.9 CB2 (Area 1) General Business**

### **8.4.9.1 Area of Application**

Portions of Sub-area 1, located between 97 and 101 Street between 105 Avenue and Norwood Boulevard, designated CB2 in the Zoning Bylaw and shown as CB2(Area 1) on Map 18.

### **8.4.9.2 Rationale**

To provide for general business uses in a different form than the standard CB2 Zone and to achieve the intent of Section 7.2.3 of this Plan.

### **8.4.9.3 Advice to the Development Officer - Development Guidelines**

Regulations of the Zoning Bylaw pertaining to this Zone apply; however, the Development Officer will have regard for the following guidelines when considering proposals for the development of these lands:

8.4.9.3.1 The first storey of a building shall not be setback from the front lot lines unless a particular design feature is being encouraged that would enhance the overall

streetscape, subject to the satisfaction of the Development Officer.

8.4.9.3.2 Parking and loading shall be located, wherever possible, at the rear areas.

*Bylaw 12801  
May 30, 2001*

#### **8.4.10 CB2 (Area 2) General Business**

*Bylaw 14982  
April 15, 2009*

Deleted

#### **8.4.11 CMX\* Jasper Avenue Commercial Mixed Use District (Section 370, Land Use Bylaw)**

Deleted.

*Bylaw 12801 – May 30, 2001*

#### **8.4.12 DC1 (Area 1) Chinatown South Direct Development Control District (Section 710, Land Use Bylaw)**

*Bylaw 14982  
April 15, 2009*

Deleted

*Bylaw 12116  
August 24, 1999*

#### **8.4.13A DC1 (Area 2) Jasper East Area Direct Development Control District (Section 710, Land Use Bylaw)**

*Bylaw 13429  
July 10, 2003*

**Sub-Area 1**

*Bylaw 14982  
April 15, 2009*

Deleted

*Bylaw 12116  
August 24, 1999*

#### **8.4.13B DC1 (Area 2) Jasper East Area Direct Development Control District (Section 710, Land Use Bylaw)**

*Bylaw 13429  
July 10, 2003*

**Sub-Area 2**

*Bylaw 14982  
April 15, 2009*

Deleted

*Bylaw 12116  
August 24, 1999*

#### **8.4.13C DC1 (Area 2) Jasper East Area Direct Development Control District (Section 710, Land Use Bylaw)**

*Bylaw 13429  
July 10, 2003*

**Sub-Area 3**

*Bylaw 14982  
April 15, 2009*

Deleted



Bylaw 12814  
July 17, 2001

#### **8.4.14 DC1 (Area 3) 105 A Avenue South Development Control Provision (Section 710, Zoning Bylaw)**

##### **8.4.14.1 Area of Application**

A portion of Sub-area 6, located between 96 and 97 Streets, south of 105A Avenue, designated DC1 (Area 3) in Bylaw 10705, amending the Zoning Bylaw.

##### **8.4.14.2 Rationale**

To provide a district to permit a comprehensive mixed use commercial/residential development and an accessory surface parking lot for Provincial and Municipal purposes in order to achieve the intent of Section 7.2.8 of this Plan. A comprehensive development scheme shall be required before development of the area proceeds. This approach will ensure that housing forms part of the redevelopment, that the area does not develop in a piecemeal fashion and that parts of the area are not isolated or compromised from a development perspective given the particular nature of the site.

##### **8.4.14.3 Uses**

**The following Uses will be allowed on Parcel A as shown on Appendix I:**

- 8.4.14.3.1 Apartment Housing
- 8.4.14.3.2 Business Support Services
- 8.4.14.3.3 Commercial Schools
- 8.4.14.3.4 General Retail Stores
- 8.4.14.3.5 Health Services
- 8.4.14.3.6 Household Repair Services
- 8.4.14.3.7 Minor Eating and Drinking Establishments
- 8.4.14.3.8 Personal Service Shops
- 8.4.14.3.9 Professional, Financial and Office Support Services
- 8.4.14.3.10 Child Care Services
- 8.4.14.3.11 Minor Veterinary Services
- 8.4.14.3.12 Private Clubs
- 8.4.14.3.13 Residential Sales Centres
- 8.4.14.3.14 Government Services
- 8.4.14.3.15 Minor Alcohol Sales
- 8.4.14.3.16 Major Alcohol Sales
- 8.4.14.3.17 Minor Home Based Business
- 8.4.14.3.18 Major Home Based Business
- 8.4.14.3.19 Accessory Parking

**The following Use will be allowed on Parcel B as shown on Appendix I:**

8.4.14.3.20 Accessory Parking for employees and visitors of the Brownlee Building, the Remand Centre and the Edmonton Police Service Headquarters building.

#### **8.4.14.4 Development Criteria - Parcel A**

The following development criteria shall apply to the Uses allowed on Parcel A:

- 8.4.14.4.1 The maximum Floor Area Ratio shall be 3.0.
- 8.4.14.4.2 The maximum Height shall not exceed 14 m (45.93 ft.) nor 4 storeys.
- 8.4.14.4.3 A minimum of 25% of the total floor area of the development shall be developed for Apartment Housing. Where the Apartment Housing is not developed as part of a mixed-use project, it should be developed under the provisions of the RA7 Zone.
- 8.4.14.4.4 The first Storey of buildings shall not be Setback from the front lot line unless a particular design feature is being encouraged that would enhance the overall streetscape.
- 8.4.14.4.5 Parking and loading shall be located, wherever possible, at the rear areas. Required off-street vehicular accessory parking shall be provided in accordance with Section 54 of the Zoning Bylaw.
- 8.4.14.4.6 No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal buildings and shall be screened from view of any adjacent sites, public roadways or Light Rail transit lines in accordance with the provisions of Section 55.3 of the Zoning Bylaw.
- 8.4.14.4.7 The following regulations shall apply to Apartment Housing developments:
  - (i) where housing is developed above a non-residential use, the housing component shall have access at grade which is separate from the access for the non-residential premises; and
  - (ii) where a development contains two or more Dwelling Units a minimum of 7.5 m<sup>2</sup> (80.7 sq. ft.) of Amenity Area is required per unit,

in accordance with the provisions of Section 46 of the Zoning Bylaw.

8.4.14.4.8 Apartment Housing shall be developed in accordance with the provisions of the RA7 District.

8.4.14.4.9 The following regulations shall apply to the Accessory Parking as shown in Appendix II:

- (i) The Accessory parking lot shall provide a minimum 2.5 m landscaped yard from any property line abutting 96 Street and 105A Avenue, a 2.0 m landscaped yard from any property line abutting the multi-use trail and a 1.0 m landscaped yard from any property line abutting a lane or walkway in addition to the landscaping requirements as per Section 55 of the Zoning Bylaw to the satisfaction of the Development Officer;
- (ii) The landscaped yards shall be intensively landscaped with a minimum of one tree per 20.0 m<sup>2</sup> and one shrub for every 10.0 m<sup>2</sup> of the required landscaped yard. This landscaping shall be provided so as to achieve an attractive landscaped transition and buffer to the surrounding developments and walkway to the satisfaction of the Development Officer;
- (iii) The landscaping of the interior of the accessory parking lot shall be as per Section 55.4 of the Zoning Bylaw except that the required landscaped open space within the parking area shall be calculated on the basis of 1.7 m<sup>2</sup> of landscaped island area per required parking space;
- (iv) The accessory parking lot shall be hardsurfaced as per Section 54.6 of the Zoning Bylaw;
- (v) Lighting for accessory parking lots shall be a minimum of 6 LUX; and
- (vi) A 1.83 m fence shall be provided along any property line abutting a public roadway, lane or walkway.

8.4.14.4.10 An application for a Development Permit within this District shall be accompanied by an information report as outlined in Section 710.5(1) of the Zoning

Bylaw. Specifically, this report shall include a site plan at a scale of 1:500 or greater, which illustrates the details of proposed construction, including siting of all structures, pedestrian paths, pedestrian and vehicular access points, landscaping and related information as required in Section 710.5(3) of the Zoning Bylaw. The report shall also provide detailed information on the phasing of construction (if any).

8.4.14.4.11 Prior to issuance of any Development Permit, the owner shall provide proof satisfactory to the Development Officer in consultation with Alberta Environment and Capital Health Authority that the lands have been remediated to allow the intended use.

8.4.14.4.12 Notwithstanding other development criteria in this Zone:

- (i) Minor Home Based Business shall be developed in accordance with the provisions of Section 74 of the Zoning Bylaw;
- (ii) Major Home Based Business shall be developed in accordance with the provisions of Section 75 of the Zoning Bylaw;
- (iii) Major and Minor Alcohol Sales shall be developed in accordance with the provisions of Section 85 of the Zoning Bylaw;
- (iv) Residential Sales Centres shall be developed in accordance with Section 82 of the Zoning Bylaw; and
- (v) Child Care Services shall be developed in accordance with Section 80 of the Zoning Bylaw.

#### **8.4.14.5 Development Criteria - Parcel B**

The following development criteria shall apply to the Use allowed on Parcel B in Appendix I:

8.4.14.5.1 The following regulations shall apply to the Accessory Parking lot, as shown in Appendix II:

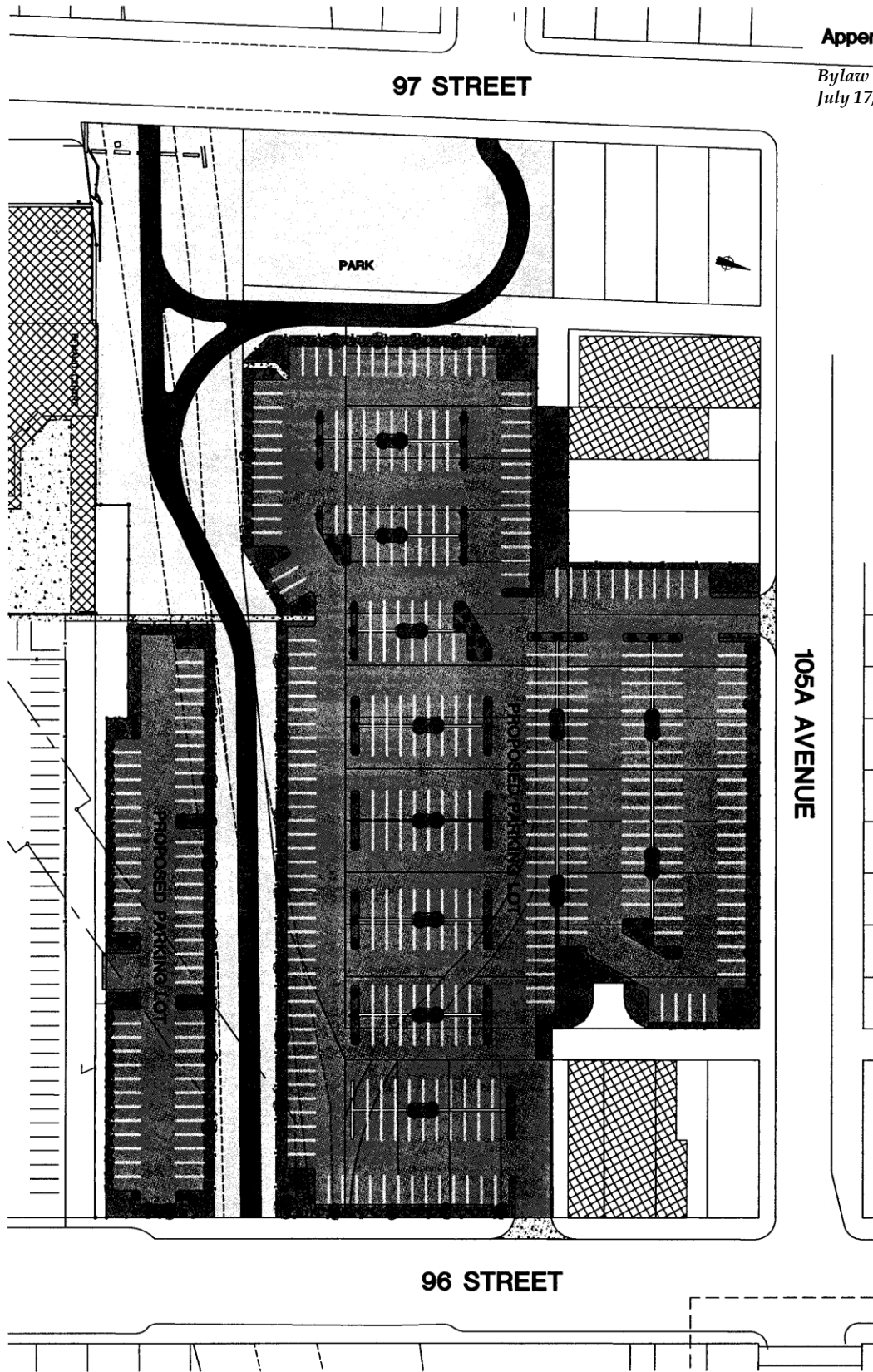
- (i) The Accessory Parking lot shall provide a minimum 2.5 m landscaped yard from any property line abutting 96 Street and 105A Avenue, a 2.0 m landscaped yard from any property line abutting the multi-use trail and 1.0 m landscaped yard from any property line abutting a lane or walkway in addition to the landscaping requirements in Section 55 of the Zoning Bylaw to the satisfaction of the Development Officer;
- (ii) The landscaped yards shall be intensively landscaped with a minimum of one tree per 20.0 m<sup>2</sup> and one shrub for every 10.0 m<sup>2</sup> of the required landscaped yard. This landscaping shall be provided so as to achieve an attractive landscaped transition and buffer to the surrounding developments and walkway to the satisfaction of the Development Officer;
- (iii) The landscaping of the interior of the accessory parking lot shall be as per Section 55.4 of the Zoning Bylaw except that the required landscaped open space within the parking area shall be calculated on the basis of 1.7 m<sup>2</sup> of landscaped island area per required parking space;
- (iv) The accessory parking lot shall be hardsurfaced as per Section 54.6 of the Zoning Bylaw;
- (v) The lighting for the accessory parking lot shall be a minimum of 6 LUX; and
- (vi) A 1.83 m fence shall be provided along any property line abutting a public roadway, lane or walkway.

8.4.14.5.2 An application for a Development Permit within this District shall be accompanied by an information report as outlined in Section 710.5(1) of the Zoning Bylaw. Specifically, this report shall include a site plan at a scale of 1:500 or greater, which illustrates the details of proposed construction, including siting of all structures, pedestrian paths, pedestrian and vehicular access points, landscaping and related information as required in Section 710.5(3) of the Zoning Bylaw. The report shall also provide detailed information on the phasing of construction (if any).

- 8.4.14.5.3 Prior to issuance of any Development Permit, the owner shall provide proof satisfactory to the Development Officer in consultation with Alberta Environment and Capital Health Authority that the lands have been remediated to allow the intended use.

*Bylaw 12814  
July 17, 2001*

## Appendix 2

*Bylaw 12814  
July 17, 2001*



## **8.4.15 DC1 (Area 4) 105 A Avenue North Direct Development Control District (Section 710, Land Use Bylaw)**

### **8.4.15.1 Area of Application**

A portion of Sub-area 6, located between 96 and 97 Streets, north of 105 A Avenue, designated DC1 (Area 4) in Bylaw 10705, amending the Land Use Bylaw.

### **8.4.15.2 Rationale**

To provide a district to permit a comprehensive mixed use commercial/residential development in order to achieve the policies of Section 7.2.8 of this Plan and to ensure that housing forms part of the redevelopment of this area.

### **8.4.15.3 Uses**

The following uses are prescribed for lands designated DC1 (Area 4) pursuant to Section 710.3 of the Land Use Bylaw:

- 8.4.15.3.1 Apartment Housing
- 8.4.15.3.2 Business Support Services
- 8.4.15.3.3 Commercial Schools
- 8.4.15.3.4 General Retail Stores
- 8.4.15.3.5 Health Services
- 8.4.15.3.6 Household Repair Services
- 8.4.15.3.7 Minor Eating and Drinking Establishments
- 8.4.15.3.8 Personal Service Shops
- 8.4.15.3.9 Professional, Financial and Office Support Services
- 8.4.15.3.10 Daytime Child Care Services
- 8.4.15.3.11 Minor Veterinary Services
- 8.4.15.3.12 Private Clubs
- 8.4.15.3.13 Residential Sales Centres
- 8.4.15.3.14 Government Services
- 8.4.15.3.15 Minor Home Occupations
- 8.4.15.3.16 Major Home Occupations.

### **8.4.15.4 Development Criteria**

The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw.

- 8.4.15.4.1 The maximum floor area ratio shall be 2.0.
- 8.4.15.4.2 The maximum height shall not exceed 12 m (39.4 ft.) nor 3 storeys.
- 8.4.15.4.3 Apartment housing shall be developed as part of the development with a minimum of 25 % of the total floor area occupying this use class.

- 8.4.15.4.4 The first storey buildings shall not be setback from the front lot line unless a particular design feature is being encouraged that would enhance the overall streetscape.
- 8.4.15.4.5 Parking and loading shall be located, wherever possible, at the rear areas. Required off-street vehicular accessory parking shall be provided in accordance with Section 66 of the Land Use Bylaw.
- 8.4.15.4.6 No parting, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal buildings and shall be screened from view of any adjacent sites, public roadways or Light Rail transit lines in accordance with the provisions of Section 69.3 of the Land Use Bylaw. If the rear or sides of a site are used for parking, an outdoor service or display area, or both, and abut a Residential District or a lane serving a Residential District, they shall be screened in accordance with the provisions of Section 69.3.
- 8.4.15.4.7 The following regulations shall apply to Apartment Housing developments:
- (i) Apartment Housing shall be permitted only in buildings where the first storey is used for commercial purposes;
  - (ii) the housing component shall have access at grade which is separate from the access for the commercial premises;
  - (iii) where a development contains two or more Dwelling units a minimum of 7.5 m<sup>2</sup> (80.7 sq. ft.) of Amenity Area is required per unit, in accordance with the provisions of Section 56 of this Bylaw; and
  - (iv) the maximum floor area ratio of Apartment Housing shall be 1.3.
- 8.4.15.4.8 Notwithstanding other regulations of this district:
- (i) Minor Home Occupations shall be developed in accordance with the provisions of Section 84 of the Land Use Bylaw;

- (ii) Major Home Occupations shall be developed in accordance with provisions of Section 85 of the Land Use Bylaw; and
- (iii) Residential Sales Centres shall be developed in accordance with Section 95 of the Land Use Bylaw.

#### **8.4.16 DC1 (Area 5) Northwest McCauley Direct Development Control District (Section 710, Land Use Bylaw)**

##### **8.4.16.1 Area of Application**

Portions of Sub-area 1 located between 108 Avenue and 110A Avenue east of 101 Street, designated as DC1 (Area 5) in Bylaw 10705, amending the Land Use Bylaw.

##### **8.4.16.2 Rationale**

To provide for a District which will promote the conservation and rehabilitation of the existing housing stock until this area is redeveloped for low intensity business uses in order to achieve the intent of Section 7.2.3 of this Plan.

##### **8.4.16.3 Uses**

- 8.4.16.3.1 Business Support Services
- 8.4.16.3.2 Commercial Schools
- 8.4.16.3.3 General Retail Stores up to a maximum gross floor area of 1,000 m<sup>2</sup> (10,763 sq. ft.)
- 8.4.16.3.4 Household Repair Services
- 8.4.16.3.5 Minor Eating and Drinking Establishments
- 8.4.16.3.6 Personal Service Shops
- 8.4.16.3.7 Professional, Financial and Office Support Services
- 8.4.16.3.8 Daytime Child Care Services
- 8.4.16.3.9 Minor Secondhand Stores with a gross floor area less than 275 m<sup>2</sup> (2,960 sq. ft.)
- 8.4.16.3.10 Single Detached and Duplex Housing where lawfully existing on a site in this District on the effective date of this Bylaw on the same site only
- 8.4.16.3.11 Apartment Housing
- 8.4.16.3.12 Residential Sales Centre.

##### **8.4.16.4 Development Criteria**

The following criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw.

- 8.4.16.4.1 The maximum floor area ratio shall be 2.0.

- 8.4.16.4.2 The maximum building height shall not exceed 12 m (39.4 ft.) nor 3 storeys.
- 8.4.16.4.3 The first storey of buildings shall not be setback from the front lot line unless a particular design feature is being encouraged that would enhance the overall streetscape.
- 8.4.16.4.4 Parking and loading shall, wherever possible, be located in the rear areas. Required off-street parking shall be in accordance with Section 66 of the Land Use Bylaw.
- 8.4.16.4.5 No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from adjacent sites and public roadways or Light Rail Transit lines in accordance with the provisions of Section 69.3 of the Land Use Bylaw. If the rear or sides of a site are used for parking, an outdoor service or display area, or both, and abut a Residential District or a lane serving a Residential District, they shall be screened in accordance with the provisions of Section 69.3 of the Land Use Bylaw.
- 8.4.16.4.6 The following regulations shall apply to Apartment Housing developments:
- (i) Apartment Housing shall be permitted only in buildings where the first storey is used for commercial purposes;
  - (ii) the housing component shall have access at grade which is separate from the access for the commercial premises;
  - (iii) where a development contains two or more Dwelling Units a minimum of 7.5 m<sup>2</sup> (80.7 sq. ft.) of Amenity Area is required per unit, in accordance with the provisions of Section 56 of the Land Use Bylaw; and
  - (iv) the maximum floor area ratio of Apartment Housing shall be 1.3.
- 8.4.16.4.7 Notwithstanding other regulations of this District:
- (i) Residential Sales Centres shall be developed in accordance with Section 95 of the Land Use Bylaw; and

- (ii) Daytime Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.

8.4.16.4.8 Development in this district shall be evaluated with respect to compliance with the General Development Regulations of Sections 50 to 79 inclusive, of the Land Use Bylaw.

8.4.16.4.9 The Development Officer may grant relaxations to the regulations contained in Sections 50 through 79 of the Land Use Bylaw and the provisions of this District, if, in his opinion, such a variance would be in keeping with the general purpose of this District and would not adversely affect the amenities, use and enjoyment of neighbouring properties.

#### **8.4.17 DC1 (Area 6) – McCauley Direct Development Control Provision**

##### **8.4.17.1 Area of Application**

*Large portions of Sub-area 5, located between 90 and 97 Streets and 107 A Avenue and 111 Avenue, designated DC1 (Area 6) in Bylaw 10705, amending the Zoning Bylaw.*

*This excludes the west portion of Lot 1 and the southwest portion of Lot 2, Block 35, Plan ND (9606— 110 Avenue NW), currently occupied as Rehwinkel Parsonage and designated as a Municipal Historic Resource and Lot 34, Block 35, Plan ND (9620 110 Avenue NW), currently zoned DC1 Area 13.*

##### **8.4.17.2. Rationale**

*To provide a district which will accommodate affordable housing options designated to promote the family-oriented character of the neighbourhood in order to achieve the intent of Section 7.2.7 of this plan. This District is intended to provide the bulk of low density housing opportunities in the Boyle Street/McCauley ARP area. In order to achieve these objectives, this range of housing options may include innovative forms of housing such as Semi-detached Housing and Duplex Housing on single lots. Semi-detached Housing where the dwellings are back-to back and the two dwellings are joined in whole or in part at the rear only, and in which one dwelling faces the front of the lot and the other dwelling faces the rear of the lot. This may also include Secondary Suites as well as Garage Suites and Garden Suites under certain conditions.*

**8.4.17. 3. Uses**

- a) Child Care Services*
- b) Duplex Housing*
- c) Garage Suites*
- d) Garden Suites*
- e) Group Homes*
- f) Limited Group Homes*
- g) Major Home Based Businesses*
- h) Minor Home Based Businesses*
- i) Religious Assemblies*
- j) Residential Sales Centre*
- k) Secondary Suites*
- l) Semi-detached Housing*

**8.4.17.4. Development Regulations**

- a) The minimum site area shall be:
 
  - i. 312 m<sup>2</sup> for each Single Detached Dwelling; and*
  - ii. 180 m<sup>2</sup> for each Semi-detached or Duplex Dwelling.**
- b) The minimum site width shall be 10 m for each Single Detached Dwelling and for both Duplex Dwellings and for both Semi-detached Dwellings*
- c) The maximum building height shall not exceed 10 m nor 21/2 storeys.*
- d) The maximum total site coverage shall not exceed 40% for Single Detached Housing with a maximum of 28% for a principal building and a maximum of 12 % for accessory buildings. Where a garage is attached to or designed as an integral part of a dwelling, the maximum for the principal building is 40%. The maximum total site coverage shall not exceed 50% for Semi-detached or Duplex Housing with a maximum of 38% for a principal building and a maximum of 12% for accessory buildings. The maximum total site coverage shall not exceed 50% for Semi-detached Housing where the Dwellings are back-to-back, inclusive of any other accessory buildings, with a maximum of 12% for accessory buildings.*
- e) The minimum Front Setback shall be 4.5 m which may be varied by the Development 'Officer to reflect the existing building Setbacks. For Semi-detached Housing where the Dwellings are back-to-back, all minimum Setback requirements shall be calculated on the basis of the location of the entire building, notwithstanding the location of individual Dwellings within the structure.*

- f) *The minimum Rear Setback shall be 7.5 m except in the case of a corner site for all uses except Semi-detached Back-to-Back Housing, where the minimum rear Setback shall be 5 m.*
- g) *Side Setbacks shall be established on the following basis:*
  - i. *Side Setback shall total at least 20 % of the site width, but the requirement shall not be more than 6.0 m with a minimum side Setback of 1.2 m; and,*
  - ii. *on a corner site, where the building fronts on a flanking public roadway other than a lane, the minimum side Setback abutting the flanking public roadway shall be 4.5 m.*
- h) *Semi-detached or Duplex Housing shall not be developed on any lot which does not have a rear or flanking lane.*
- i) *Notwithstanding the other regulations of this Provision:*
  - i. *Religious Assemblies shall be developed in accordance with Section 71 of the Zoning Bylaw;*
  - ii. *Minor Home Based Business shall be developed in accordance with Section 74 of the Zoning Bylaw.*
  - iii. *Major Home Based Business shall be developed in accordance with Section 75 of the Zoning Bylaw.*
  - iv. *Group Homes shall be developed in accordance with Section 79 of the Zoning Bylaw.*
  - v. *Child Care Services shall be developed in accordance with Section 80 of the Zoning Bylaw.*
  - vi. *Residential Sales Centres shall be developed in accordance with Section 82 of the Zoning Bylaw.*
  - vii. *Secondary Suites shall be developed in accordance with Section 86 of the Zoning Bylaw.*
  - viii. *Garage and Garden Suites shall be developed in accordance with Section 87 of the Zoning Bylaw.*
- j) *Notwithstanding Section 50, where the Accessory Building is a detached garage and where the vehicle doors of the detached garage face a lane abutting the site, no portion of the garage shall be less than 0.6 m from the rear property line.*
- k) *Notwithstanding the requirements of Section 54 of the Zoning Bylaw, the on-site parking requirements for Semi-detached Housing shall be one (1) parking space per Dwelling. Access to all parking spaces shall be from a rear or flanking lane. All parking shall be located in the Rear Setback.*

- l) Development in this provision shall be evaluated with respect to compliance with the General Development Regulations and Special Land Use Provisions contained in Sections 40 to 97 inclusive, of the Zoning Bylaw.*
- m) The Development Officer may grant relaxations to Sections 40 through 97 of the Zoning Bylaw and the regulations of this Provision, if in his opinion, such a variance would be in keeping with the general purpose of this district and would not adversely affect the amenities, use and enjoyment of neighbouring properties.*

#### **8.4.18 DC1 (Area 7) - Stadium East Direct Development Control District (Section 710, Land Use Bylaw)**

##### **8.4.18.1 Area of Application**

A portion of Sub-area 7, between 84 Street and the LRT right-of-way, north of 85 Street, designated DC1 (Area 7) in Bylaw 10705, amending the Land Use Bylaw.

##### **8.4.18.2 Rationale**

To provide a District for high density mixed use residential/commercial development consisting of one or more high-rise structures, which may incorporate medium or low-rise components. Office and commercial uses would occur only on the at grade and second floor levels.

The District is intended to permit development, which incorporates direct access to the Stadium LRT Station site, and maximizes convenience of access to and integration of the structures with the Station site. The District is also to contain a small park site, which shall be developed at the time of construction of mixed use development in the District. These land uses will serve to achieve the intent of Section 7.2.10 of this Plan.

##### **8.4.18.3 Uses**

The following uses are prescribed for lands designated DC1 S (Area 7), pursuant to Section 710.3 of the Land Use Bylaw:

- 8.4.18.3.1 Apartment Housing
- 8.4.18.3.2 Row Housing
- 8.4.18.3.3 Stacked Row Housing
- 8.4.18.3.4 Apartment Hotels
- 8.4.18.3.5 Minor Home Occupations
- 8.4.18.3.6 Major Home Occupations
- 8.4.18.3.7 Minor Eating and Drinking Establishments
- 8.4.18.3.8 Health Services



- 8.4.18.3.9 Personal Services Shops
- 8.4.18.3.10 Professional, Financial and Office Support Services
- 8.4.18.3.11 Convenience Retail Stores
- 8.4.18.3.12 Community Recreation Services
- 8.4.18.3.13 Daytime Child Care Services
- 8.4.18.3.14 Indoor Participant Recreation Services
- 8.4.18.3.15 Public Libraries and Cultural Exhibits
- 8.4.18.3.16 Public Park
- 8.4.18.3.17 Spectator Entertainment Establishments
- 8.4.18.3.18 Residential Sales Centre
- 8.4.18.3.19 Minor Alcohol Sales
- 8.4.18.3.20 Major Alcohol Sales.

The following uses are prescribed for within buildings that are existing on the site on the date of passage of this Bylaw:

- 8.4.18.3.21 General Retail Sales
- 8.4.18.3.22 Warehouse Sales
- 8.4.18.3.23 General Industrial Uses
- 8.4.18.3.24 Temporary Storage
- 8.4.18.3.25 Minor Eating and Drinking Establishments
- 8.4.18.3.26 Personal Service Shops
- 8.4.18.3.27 Professional, Financial and Office Support Services
- 8.4.18.3.28 Indoor Participant Recreation Services
- 8.4.18.3.29 Recycled Materials Drop-off Centre.

The development criteria below shall apply to new development.

#### **8.4.18.4 Development Criteria**

- 8.4.18.4.1 The maximum total floor area ratio shall be 4.5.
- 8.4.18.4.2 Of the total maximum floor area ratio, a total floor area ratio of 0.75 may be used for non-residential use classes. Such non-residential uses shall be limited to the at-grade floor only.
- 8.4.18.4.3 The maximum building height shall be 45 m (147.6 ft.) or 15 storeys.
- 8.4.18.4.4 The maximum total residential density shall be 500 dwellings/ha (202.4 dwellings/acre).
- 8.4.18.4.5 The minimum yard requirements shall be as follows:
  - (i) minimum front yard - 6.0 m (19.7 ft.).
  - (ii) minimum rear yard - 7.5 m (24.6 ft.).
  - (iii) minimum side yard - 7.5 m (24.6 ft.).
  - (iv) in this district the front yard is deemed to be that yardage abutting 84 Street. The rear yard is

deemed to be that yardage abutting the LRT right-of-way.

- 8.4.18.4.6 A minimum Amenity Area of 7.5 m<sup>2</sup> (80.76 sq. ft.) per dwelling shall be provided in accordance with Section 56 of the Land Use Bylaw.
- 8.4.18.4.7 Required off-street parking shall be provided in accordance with Section 66 of the Land Use Bylaw.
- 8.4.18.4.8 Notwithstanding other regulations of this District:
- (i) Minor Home Occupations shall be developed in accordance with Section 84 of the Land Use Bylaw.
  - (ii) Major Home Occupations shall be developed in accordance with Section 85 of the Land Use Bylaw.
  - (iii) Minor and Major Alcohol Sales shall be developed in accordance with the provisions of Section 98 of the Land Use Bylaw.
  - (iv) Residential Sales Centres shall be developed in accordance with Section 95 of the Land Use Bylaw.
- 8.4.18.4.9 Redevelopment within this District shall incorporate a direct pedestrian path which connects the development with the Stadium LRT Station. The path may be open or enclosed. If open, appropriate landscaping and vegetation shall be used to increase the visual amenity of these paths and provide some measure of weather protection.
- 8.4.18.4.10 Where residential development is located directly adjacent to industrial lands or to the CN/LRT right-of-way, appropriate landscaping and screening shall be provided within the required setback areas in order to enhance the visual amenities on-site. This regulations does not apply to parking structure components of residential development.
- 8.4.18.4.11 A small public park space shall be developed within the District as a component of the overall comprehensive development. This park shall not be considered to be part of the Amenity Area of residential development in the District, and shall be fully accessible to residents of adjacent blocks to the east. The specific size and location of the proposed park shall be determined through negotiations between the Parks and Recreation and

Planning Departments and the affected property owners. Park features and design will be established by the Parks and Recreation Department with community input. The preferred location for this park would be on the southern portion of the District.

8.4.18.4. 12 No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal buildings and shall be screened from view of any adjacent sites, public roadways or Light Rail transit lines in accordance with the provisions of Section 69.3 of the Land Use Bylaw.

8.4.18.4. 13 Services access and loading requirements shall conform to the regulations of Section 65 of the Land Use Bylaw.

8.4.18.4.14 An application for a Development Permit within this District shall be accompanied by an information report as outlined in Section 710.5(1) of the Land Use Bylaw. Specifically, this report shall include a site plan at a scale of 1:500 or greater which illustrates the details of proposed construction, including siting of all structures, pedestrian paths, pedestrian and vehicular access points, landscaping and architectural information (i.e. cladding materials) and related information as required in Section 720.5(3) of the Land Use Bylaw. The report shall also provide detailed information on the phasing of construction (if any).

#### **8.4.19 DC1 (Area 8) - Stadium West Direct Development Control District (Section 710, Land Use Bylaw)**

##### **8.4.19.1 Area of Application**

Portions of Sub-area 8, between Stadium Road and the LRT right-of-way, south of 112 Avenue, designated DC1 (Area 8) in Bylaw 10705, amending the Land Use Bylaw.

##### **8.4.19.2 Rationale**

To provide a district for the sensitive integration of high density residential uses, Park'n'Ride facilities, major event parking and bus transfer facilities. The district is intended to take advantage of the area's close proximity to the Stadium Light Rail Transit Station, and to promote use of the Light Rail Transit system. The District also includes design criteria and features to promote a high quality residential environment.

**8.4.19.3 Uses**

The following uses are prescribed for lands designated DC1 (Area 8) pursuant to Section 710.3 of the Land Use Bylaw:

- 8.4.19.3.1 Apartment Housing
- 8.4.19.3.2 Minor Home Occupations
- 8.4.19.3.3 Major Home Occupations
- 8.4.19.3.4 Amusement Establishments, Indoor
- 8.4.19.3.5 Business Support Services
- 8.4.19.3.6 Community Recreational Services
- 8.4.19.3.7 Daytime Child Care Services
- 8.4.19.3.8 Major Eating and Drinking Establishments
- 8.4.19.3.9 Minor Eating and Drinking Establishments
- 8.4.19.3.10 Health Services
- 8.4.19.3.11 Indoor Participant Recreation Services
- 8.4.19.3.12 Non-accessory Parking
- 8.4.19.3.13 Personal Service Shops
- 8.4.19.3.14 Professional, Financial and Office Support Services
- 8.4.19.3.15 Public Park
- 8.4.19.3.16 Convenience Retail Stores
- 8.4.19.3.17 General Retail Stores
- 8.4.19.3.18 Minor Alcohol Sales
- 8.4.19.3.19 Major Alcohol Sales
- 8.4.19.3.20 Spectator Entertainment Establishments
- 8.4.19.3.21 Uses which conform to the intent of Section 7.2.10 of the Plan.

**8.4.19.4 Development Criteria**

The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw.

- 8.4.19.4.1 The maximum floor area ratio shall be 4.5.
- 8.4.19.4.2 Of the total maximum floor area ratio, a total floor area ratio of 1.5 may be used for non-residential use classes. Such uses shall be limited to the lowest two floors above grade, with those of a general retail or service nature located on the ground floor, and office space on the second floor. This does not preclude residential development from the lowest two floors above grade. This clause does not apply to Non-accessory Parking.
- 8.4.19.4.3 The maximum building height shall not exceed 45 m (147.6 ft.) or 15 storeys, except as modified by 8.4.16.4.8.
- 8.4.19.4.4 The maximum residential density shall not exceed 500 dwellings/ha (202.4 dwellings/acre).
- 8.4.19.4.5 The minimum yard requirements shall be as follows:

- (i) minimum front yard- 6.0 m (19.7ft.).
  - (ii) minimum rear yard - 7.5 m (24.6 ft.).
  - (iii) minimum side yard - 7.5 m (24.6 ft.).
  - (iv) in this district, the front yard is deemed to be that yardage abutting 112 Avenue. The rear yard is deemed to be that yardage abutting the LRT right-of-way.
- 8.4.19.4.6 A minimum Amenity Area of 7.5 m<sup>2</sup> (80.76 sq. ft.) per dwelling shall be provided in accordance with Section 56 of the Land Use Bylaw.
- 8.4.19.4.7 Required off-street parking shall be provided in accordance with Section 66 of the Land Use Bylaw. Parking for off-site Spectator Sports Establishments and for Park'n'Ride facilities shall be provided within a parkade structure only. Surface parking for non-accessory uses shall not be permitted in this District.
- 8.4.19.4.8 Specific regulations applicable to the proposed Parkade are as follows:
- (i) The Parkade shall be used for Park'n'Ride and for Spectator Sports Establishment parking only, except as stipulated in 8.4.16.4.8(iii).
  - (ii) The Parkade shall be designed in a way which minimizes conflict with traffic turning movements at the Stadium Road/112 Avenue intersection. Access to the parkade shall not be from 112 Avenue, given the potential grade separation required for 112 Avenue at the CN/LRT line.
  - (iii) Parking which is accessory to residential or commercial uses in this District may be located in the Parkade, provided that access to those spaces is completely separated from the non-accessory parking function and those accessory spaces are not available to Park'n'Ride or major facility users. Parking which is accessory to uses in this District shall be underground if integrated with the Parkade.
  - (iv) The Parkade should be designed to contain non-accessory parking for approximately 600 cars. The number of full above-grade levels should be not less than two, nor greater than six, accommodating between 100 and 200 cars per level.
  - (v) The Parkade should be designed in a way which integrates its other uses on the site, such as the

bus parking facility presently situated in the south portion of this District. Exterior walls of the parkade visible from adjacent streets should be clad in materials compatible with that used in other on-site development. Construction of the Parkade should not occur until a site plan for the entirety of this District has been approved by the Development Officer.

8.4.19.4.9 No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal buildings and shall be screened from view of any adjacent sites, public roadways or Light Rail transit lines in accordance with the provisions of Section 69.3 of the Land Use Bylaw.

8.4.19.4.10 Notwithstanding other regulations of this District:

- (i) Minor Home Occupations shall be developed in accordance with the provisions of Section 84 of the Land Use Bylaw;
- (ii) Major Home Occupations shall be developed in accordance with the provisions of Section 85 of the Land Use Bylaw;
- (iii) Minor and Major Alcohol Sales shall be developed in accordance with the provisions of Section 98 of the Land Use Bylaw;
- (iv) Daytime Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.

8.4.19.4.11 Buildings within this District containing residential and commercial uses should be designed so that some commercial uses on the lower two levels above grade (if any) are oriented towards the Stadium Road frontage (front yard). Such buildings should be designed to have direct access from this frontage, as well as access from an interior mall if desired. Such buildings should also have direct weather-protected pedestrian access to the Stadium LRT Station.

8.4.19.4.12 The present bus transfer facility should be maintained on the southern portion of the District, and may be integrated with the other development proposed for the site.

8.4.19.4. 13 Service access and loading requirements shall conform to the regulations of Section 65 of the Land Use Bylaw.

*Bylaw 12801  
May 30, 2001*

**8.4.19b DC1 (Area 10) 102A Avenue Residential Mixed Use  
Direct Development Control**

*Bylaw 14982  
April 15, 2009*

Deleted

*Bylaw 12801  
May 30, 2001*

**8.4.19c DC1 (Area 11) Jasper Avenue Commercial Mixed Use Direct  
Development Control**

*Bylaw 14982  
April 15, 2009*

Deleted

*Bylaw 14448  
February 7, 2007*

**8.4.20 DC1 (Area 12) Northwest McCauley Direct Development  
Control**

8.4.20.1 Background

The Rehwinkel Parsonage was designated by Bylaw 13679 as a Municipal Historic Resource on June 29, 2004.

Alterations to the Rehwinkel Parsonage must conform to the provisions of the Municipal Designation Bylaw 13679.

8.4.20.2 General Purpose

To accommodate a limited range of uses for the Rehwinkel Parsonage and develop sensitive site development regulations to ensure that development will be consistent with the designation of the Rehwinkel Parsonage as a Municipal Historic Resource.

8.4.20.3 Area of Application

The west portion of Lot 1 and southwest portion of Lot 2, Block 35, Plan D, located at 11004 - 96 Street NW, the Rehwinkel Parsonage, McCauley, as shown on Schedule "A" of this Bylaw, adopting this Provision.

8.4.20.4 Uses

- a) Child Care Services
- b) Minor Home-Based Businesses
- c) Religious Assembly
- d) Single Detached Housing
- e) Fascia On-premises Signs

8.4.20.5 Development Regulations

- a) The maximum building Height shall not exceed 10.0m nor 2 ½ Storeys.
- b) Within the Rehwinkel Parsonage, the Religious Assembly Use is limited to administrative offices and rectories, manses, dormitories, convents, monasteries, and other residential Uses directly associated with the St. Peter's Lutheran Church.
- c) Any additions to the Rehwinkel Parsonage must be sympathetic in style or materials or both to the satisfaction of the Development Officer in consultation with the Heritage Planner.
- d) Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw.
- e) Signs shall be developed in accordance with Schedule 59H of the Zoning Bylaw and in consultation with the Heritage Planner.

#### 8.4.20.6 Development Regulations – Heritage

The Development Officer and the Heritage Planner shall have regard for the following guidelines when reviewing a Development Permit application:

- a) The Rehwinkel Parsonage, and the land on which it is situated, has been designated a Municipal Historic Resource as per Bylaw 13679 on June 29, 2004. All 'Regulated Portions' identified in Bylaw 13679 shall be maintained and kept.
- b) Heritage requirements pertaining to the Rehwinkel Parsonage structure and any future development must conform to the requirements of City of Edmonton Designated Bylaw 13679, Policy C-450A's General Guidelines for Rehabilitation (Appendix I to this Bylaw), and the Federal "Standards and Guidelines for the Conservation of Historic Places in Canada".

### **Appendix I**

#### **GENERAL GUIDELINES FOR REHABILITATION**

The General Guidelines for Rehabilitation (the Guidelines) are intended to assist in applying accepted principles and practices to conservation, which are drawn from Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada".

City of Edmonton Policy C-450A requires that the standards and guidelines be used to ensure that all rehabilitation work is interpreted correctly and that the resource's character defining elements and historic significance is maintained. The guidelines help ensure that those elements that make the resource significant are kept and enhanced while allowing it to adapt to changing



circumstances. The following guidelines and the referenced standards shall apply to the Rehwinkel Parsonage, a designated Municipal Historic Resource.

#### Compatible Uses

Wherever possible, the uses proposed for a Historic Resource shall be compatible with the existing building such that only minimal changes are required to the building. The use of a Historic Resource for its original purpose is desirable.

#### Original Character

The original distinctive qualities and character of the Historic Resource shall not be destroyed. The removal or alteration of any historical materials or features shall be avoided whenever possible.

#### Historic Period

The Historic Resource should be recognized as a product of its own time. Alterations which are not based on historical fact or which recreate an earlier or a later appearance shall be discouraged.

#### Witness to Change

Changes to the Historic Resource may have occurred over time. These alterations are evidence of the history and development of the building. Because this evolution may have acquired significance in its own right, alterations, which are significant to the original building, should be recognized and respected where indicated.

#### Style and Craftsmanship

Distinctive stylistic features and examples of skilled craftsmanship of the Historic Resource shall be preserved and treated sensitively.

#### Repair and Replacement

Deteriorated architectural features shall be repaired rather than replaced whenever possible. Where replacement is necessary, the new material should match the original as to material composition, colour, texture, design, etc. The repair or replacement of architectural features shall be based on sound knowledge of the original characteristics of the feature. Such knowledge shall be based on historical or pictorial evidence and not upon conjecture.

#### Cleaning

In all cases, surface cleaning shall be undertaken with the gentlest means available. Sandblasting and other cleaning methods that damage historic buildings shall not be undertaken.

#### Reversibility of Intervention

When the introduction of new elements or materials are necessary to stabilize or preserve an Historic Resource, alterations shall be undertaken such that the new materials, should they fail, may be removed at a later date without damage to the original fabric of the Historic Resource. Where this is not possible (i.e., use of epoxy or other permanent

interventions) only those methods and materials which have been thoroughly tested and found satisfactory in situ, shall be used.

#### Recording

Prior to undertaking any alterations, particularly in cases where alterations may threaten the building fabric (underpinning, moving structures), the applicant shall provide a complete and accurate record of the architectural features of the Historic Resource. Measured drawings and photographs of details may prove invaluable if major features are damaged or lost during the subsequent repair work. Any historic resource which is the subject of an application to unsympathetically alter or demolish such resource shall be professionally recorded.

#### Original Construction Details

In some historic structures, poor construction details or inappropriate materials resulted in rapid deterioration of certain building elements. In these instances, accurate reconstruction of the original detail will inevitably result in the failure of the element. Therefore, reconstruction should be undertaken in such a fashion as to duplicate the original appearance as closely as possible while using details based on sound construction practice.

#### Codes

At no time should the life and safety of occupants of a Historic Resource be deemed of lesser importance than the preservation of the original fabric of the resource. The required life and safety standards are those required by the current Alberta Building Code. However, notwithstanding these Code requirements, where the essential character of the structure is threatened by changes for Code reasons, every effort shall be made to achieve an equivalent safety standard by alternate means so as to minimize the impact on the historic fabric.

#### Rehabilitation

Prior to undertaking any rehabilitation work, the scope of work and a schedule of alterations should be prepared. This schedule should include phasing of alterations where necessary due to program or budget restrictions. The type and timing of both short and long term maintenance work shall also be included.

#### Signs

As a general rule signs should be limited to signs which were originally present on the building. In instances where new uses or interpretative functions dictate the use of additional signs, these new elements should be integrated into the general design of the project. The size, typeface, graphics, and materials should be chosen to suit the period of the Historic Resource wherever possible. Avoid installing new signs such that the repair, replacement, or removal of the signs damages the original fabric of the structure.

#### Alterations and Additions to Historic Resources

Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not diminish the overall historic character of the resource and such design is compatible with the size, scale, colour, material and character of the resource, neighbourhood or environment.

Bylaw 16601  
September 16, 2013

### **8.4.20a DC1 (Area 13) McCauley Secondary Suite Direct Development Control Provision**

#### **8.4.20a.1 Area of Application**

*Lot 34, Block 35, Plan ND*

#### **8.4.20a.2 Rationale**

*To provide a Provision which will accommodate affordable housing options designed to promote the family-oriented character within the McCauley neighbourhood in order to achieve the intent of Section 7.2.7 of the Boyle-Street McCauley Area Redevelopment Plan. In order to achieve these objectives, this range of housing options may include innovative forms of housing such as Semi-detached housing and Duplex housing on single Lots and Secondary Suites. This may also include semi-detached housing where the dwellings are back-to back and the two Dwellings are joined in whole or in part at the rear only, and in which one Dwelling faces the Front Setback of the Lot and the other Dwelling faces the Rear Setback of the Lot.*

#### **8.4.20a.3 Uses**

- a) Single Detached Housing*
- b) Semi-detached Housing*
- c) Duplex Housing*
- d) Secondary Suite*
- e) Limited Group Home*
- f) Group Home*
- g) Minor Home Based Business*
- h) Major Home Based Business*
- i) Child Care Services*
- j) Religious Assembly*
- k) Residential Sales Centre*

#### **8.4.20a.4 Development Regulations**

*The following development regulations shall apply to the prescribed Uses pursuant to Section 710.4 of the Zoning Bylaw:*

- a) The maximum building Height shall not exceed 10 m nor 2½ Storeys.*
- b) The maximum total Site Coverage shall not exceed 40% for Single Detached Housing with a maximum of 28% for a principal building and a maximum of 12% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum for the principal building is 40%. The maximum total Site Coverage shall not exceed 50% for Semi-detached or Duplex Housing with a maximum of 38% for a principal building and a maximum of 12% for Accessory buildings. The maximum total Site Coverage shall not exceed 50% for Semi-detached Housing where the Dwellings are back-*

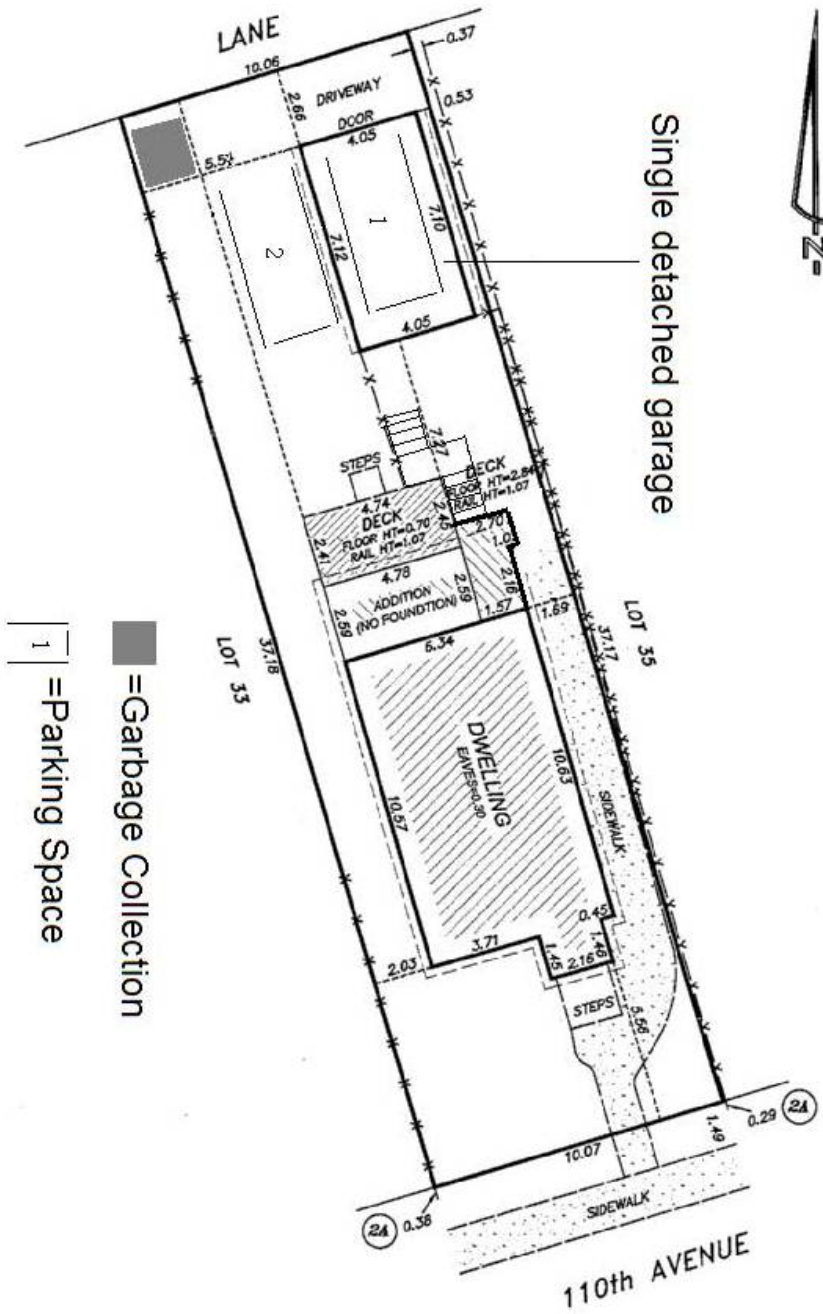
*to-back, inclusive of any other Accessory buildings, with a maximum of 12% for Accessory buildings.*

- c) *The minimum Front Setback shall be 4.5 m which may be varied by the Development Officer to reflect the existing building Setbacks. For Semi-detached Housing where the Dwellings are back-to-back, all minimum Setback requirements shall be calculated on the basis of the location of the entire building, notwithstanding the location of individual Dwellings within the structure.*
- d) *The minimum Rear Setback shall be 7.5 m except Semi-detached Back-to-Back Housing, where the minimum Rear Setback shall be 4.5 m.*
- e) *Notwithstanding Section 50 of the Zoning Bylaw, where the Accessory Building is a detached Garage and where the vehicle doors of the detached Garage face a Lane Abutting the Site, no portion of the Garage shall be less than 0.6 m from the rear property line.*
- f) *Side Setbacks shall conform with the following:*
  - i. *Notwithstanding other regulations of the Zoning Bylaw, for the principle building, Side Setbacks shall total at least 20% of the Site Width, but the requirement shall not be more than 6.0 m with a minimum Side Setback of 1.2 m.*
  - ii. *Notwithstanding Section 50 of the Zoning Bylaw, for Accessory buildings, including the single detached Garage in existence at the time of the approval of this Bylaw, the minimum Side Setback shall be 0.5 m.*
  - iii. *If future redevelopment of the Site includes the removal or replacement of the single detached Garage, any new Accessory building shall require a minimum Side Setback of 0.9 m and be in accordance with Section 50 of the Zoning Bylaw.*
- g) *Semi-detached or Duplex Housing shall not be developed on any Lot which does not have a rear or flanking Lane.*
- h) *Notwithstanding the other regulations of this Provision:*
  - i. *Religious Assembly Uses shall be developed in accordance with Section 71 of the Zoning Bylaw;*
  - ii. *Minor Home Based Businesses shall be developed in accordance with Section 74 of the Zoning Bylaw;*
  - iii. *Major Home Based Businesses shall be developed in accordance with Section 75 of the Zoning Bylaw;*
  - iv. *Group Homes shall be developed in accordance with Section 79 of the Zoning Bylaw.*
  - v. *Child Care Services shall be developed in accordance with Section 80 of the Zoning Bylaw.*
  - vi. *Residential Sales Centres shall be developed in accordance with Section 82 of the Zoning Bylaw.*
  - vii. *Secondary Suites shall be developed in accordance with Section 86 of the Zoning Bylaw, except that if developed completely or partially above Grade, the Floor Area (excluding the area covered by stairways) shall not exceed*

*50% of the total Floor Area above Grade of the building containing the associated principal Dwelling, nor 80 m<sup>2</sup>, whichever is less.*

- i) For the purposes of this Provision, notwithstanding the requirements of Section 54 of the Zoning Bylaw, the on-site vehicular parking requirement shall be two spaces and be in general conformance with Appendix I. Access to all vehicular parking spaces shall be from a rear or flanking Lane. All vehicular parking shall be located in the Rear Setback.*
- j) All trash collection shall be accessed from the rear Lane and be located in general conformance with Appendix I.*
- k) Development in this Provision shall be evaluated with respect to compliance with the General Development Regulations of Sections 40 to 60 inclusive, of the Zoning Bylaw.*
- l) For development of a Secondary Suite, the requirements of Section 55 shall not apply.*
- m) The Development Officer may grant variances to the regulations contained in Sections 40 through 60 of the Zoning Bylaw and the regulations of this Provision, if, in his opinion, such a variance would be in keeping with the general purpose of this Provision and would not adversely affect the amenities, use and enjoyment of neighbouring properties.*

APPENDIX I



### 8.4.21 Redevelopment Guideline Areas

Areas affected by redevelopment guidelines are shown on Map 19. The guidelines are intended to be used by the Development Officer in considering any redistricting applications in those areas.

Redevelopment guidelines are provided where:

- (a) Long term uncertainty exists in terms of major land use and transportation changes and proposals.
- (b) Sites may be shortly reaching their economic remaining building life and where some flexibility is desirable in order to consider similar or other land uses which are compatible with surrounding uses.

### 8.4.22 Redevelopment Guideline Area No. 1

#### 8.4.22.1 Area of Application

Portions of the area between 90 and 91 Street, north-west of Jasper Avenue, designated as CNC (Neighbourhood Convenience Commercial) District, and identified on Map 19.

#### 8.4.22.2 Rationale

The guidelines provide the opportunity to develop additional housing with a minor commercial component to replace the existing commercial use, in accordance with Policy 2, Section 7.2.4. These guidelines would be adopted through any future redistricting to DC5 (Site Specific Development Control) District in the Land Use Bylaw.

*Bylaw 12116  
August 24, 1999*

### 8.4.23 Redevelopment Guideline Area No. 2

Deleted

*Bylaw 14982  
April 15, 2009*

### 8.4.24 Redevelopment Guideline Area No. 3

#### 8.4.24.1 Area of Application

Portions of the area between 101 Avenue and between 95 and 95A Streets, designated as DC4 (Special Public Service) District, and identified on Map 19.

#### 8.4.24.2 Rationale

The guidelines provide the opportunity for the preservation and restoration of the existing historic buildings while promoting a

transition in height and scale of development in the area in accordance with Policy 3, Section 7.2.6 of this Plan. These guidelines will be adopted through any future redistricting to DC5 (Site Specific Development Control) District in the Land Use Bylaw.

## **8.4.25 Redevelopment Guideline Area No. 4**

### **8.4.25.1 Area of Application**

Portions of the area between 95 and 96 Street, and between 105 and 106 Avenue, designated as PU (Public Utility) District, and identified on Map 19.

### **8.4.25.2 Rationale**

In the event of redevelopment of the City Yards, the guidelines provide the opportunity to develop additional housing, in accordance with Policy 1, Section 7.2.10 of this Plan. These guidelines will be adopted through any future redistricting to DC5 (Site Specific Development Control) District in the Land Use Bylaw.

## **8.4.26 Advice to the Development Officer**

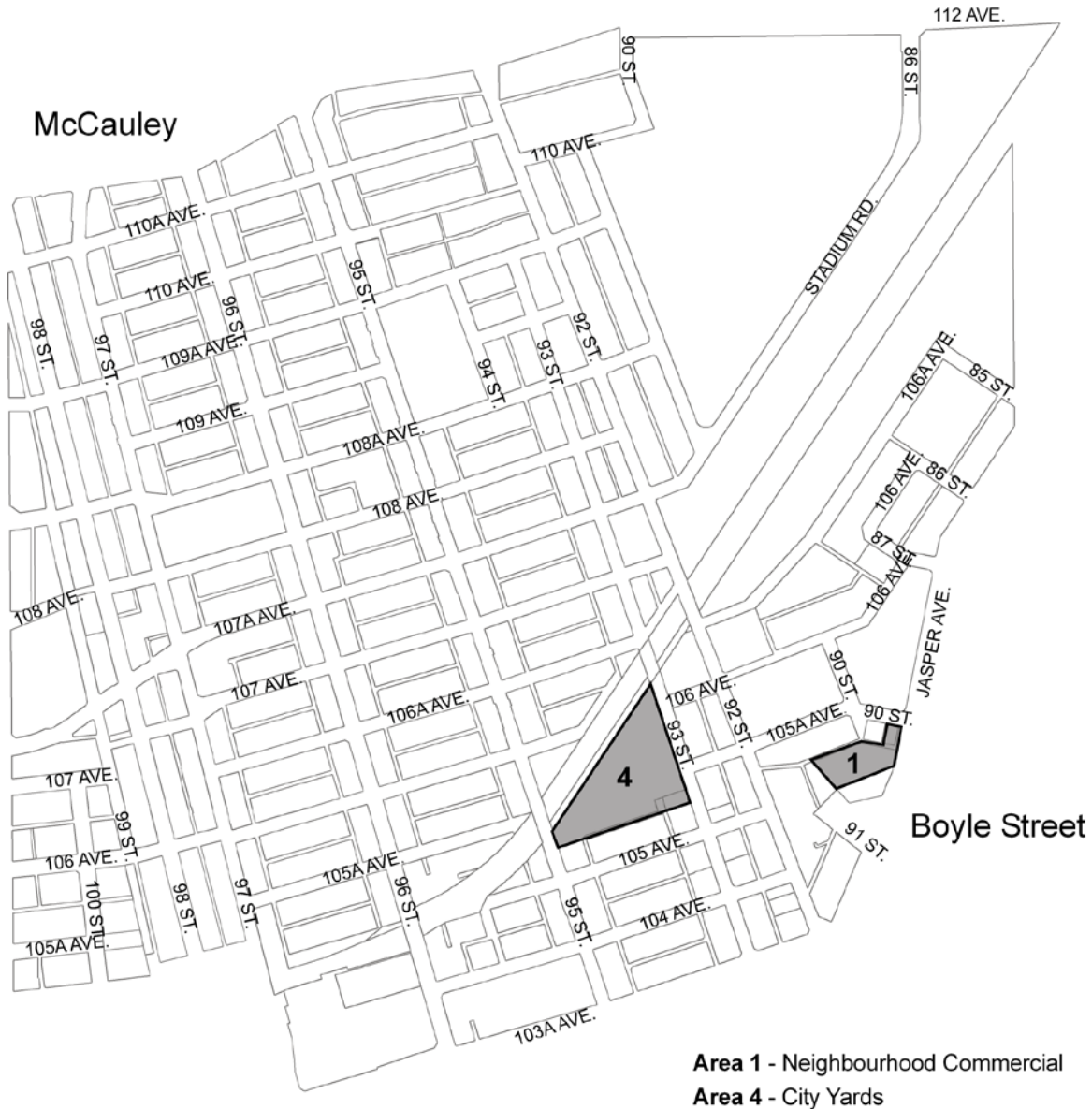
“Advice to the Development Officer” applies to several DC1 Direct Development Control land use districts as well as the City Yards should the sites be subject to redevelopment. Advice to the Development Officer includes the development of a landscaped buffer and pedestrian/bikeway system adjacent to the CN/LRT right-of-way; a parking study for the Clarke Stadium site; municipal reserve for park development (DC1 Area 7); and, development on lots which are sub-standard in width, depth and area.

## **8.4.27 Advice to the Development Officer on a Landscaped Buffer and Pedestrian/Bikeway System adjacent to the CN/LRT Right-of-Way.**

The Development Officer shall ensure that applications for new development along the CN/LRT right-of-way include a seven metre wide landscaped buffer and pedestrian/bikeway system. This can be provided through private and/or public means. The development of this linear open space system could be achieved with the redevelopment of several larger sites, both City and privately-owned, which abut the CN/LRT right-of-way. These sites include the City Yards, the Stadium Station LRT and Muttart Industries. The City Yards are districted PU (Public Utility) District and RA7 (Low Rise Apartment) District. The Stadium Station LRT is districted DC1 (Area 8 - Stadium West Direct Development Control) while the Muttart Industries site is districted DC1 (Area 7 - Stadium East Direct Development Control). The



purpose of the landscaped buffer and pedestrian/bikeway system is to improve the view from LRT, to provide some measure of privacy screening and increased visual amenity for residents and/or workers in such new development, and to provide pedestrian links within the community (i.e., 92 Street to 96 Street) and beyond to adjoining neighbourhoods such as Parkdale. This meets the intent of Sections 7.2.9 and 7.2.10 of this Plan.



**MAP 19**  
**Redevelopment Guideline Areas**  
*As amended by Bylaw 14982*

#### **8.4.28 Advice to the Development Officer on the Redevelopment of the Clarke Stadium Site**

The Development Officer shall ensure that applications for new development on the Clarke Stadium site are accompanied by a parking study in keeping with the intent of Section 7.2.10 of this Plan. This parking study shall evaluate the parking demand created by the development, the number and location of proposed parking spaces and the potential traffic impact on the McCauley residential area to the west.

#### **8.4.29 Advice to the Development Officer on the Development of a Small Park Within DC1 (Area 7 - Stadium East Direct Control District)**

It is proposed that a small park, 0.5 to 2.0 acres (0.20 to 0.81 ha) be developed in the southeast corner of the Muttart Industries site in conjunction with redevelopment in keeping with the intent of Section 7.2.9 of this Plan. Park size and layout shall be determined at the time a detailed concept plan is prepared for the site.

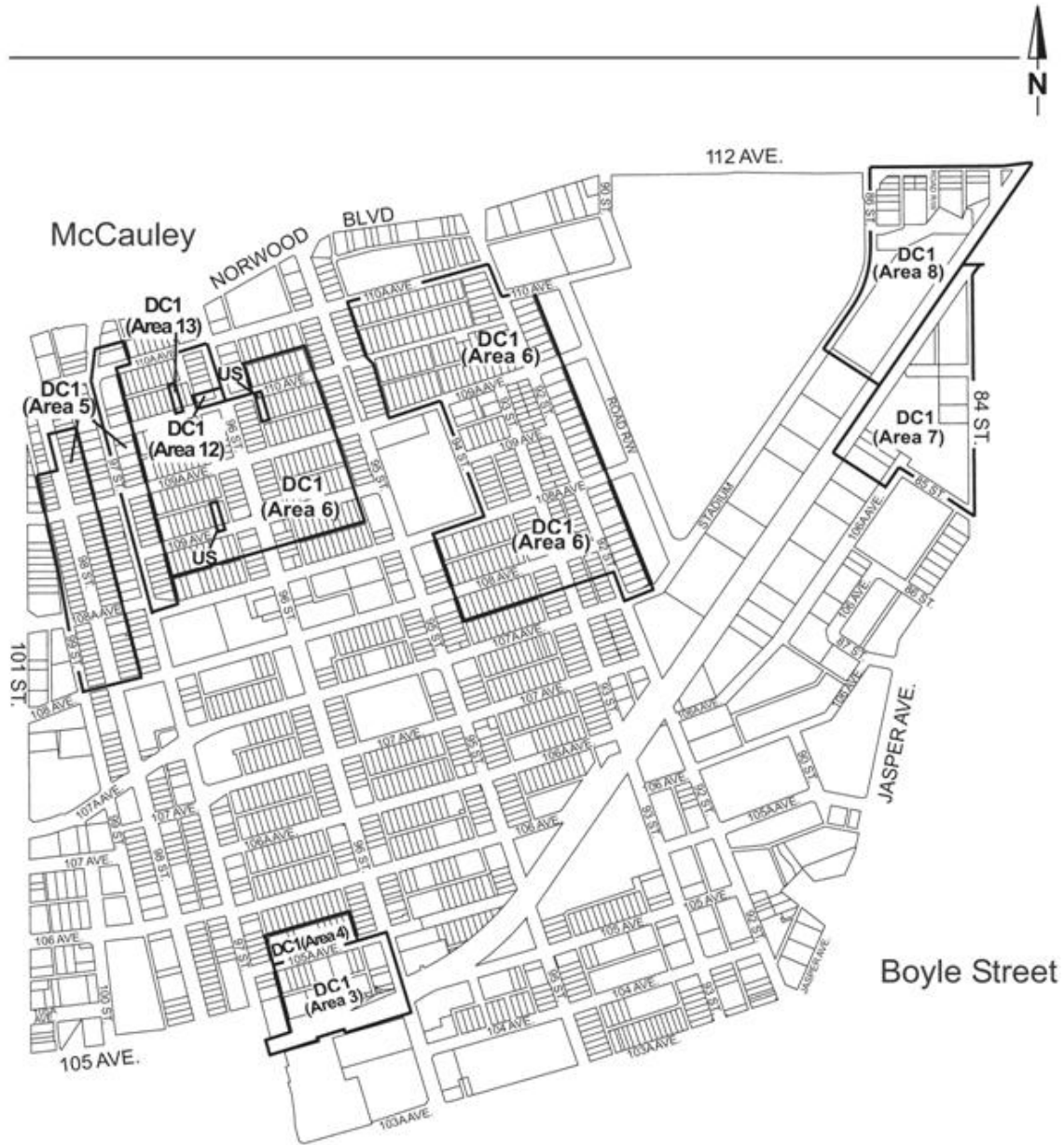
#### **8.4.30 Advice to the Development Officer Regarding Development on Lots Which are Sub-Standard in Width, Depth and Area.**

On properties which were subdivided prior to the adoption of this Area Redevelopment Plan, the Development Officer is encouraged to allow the redevelopment of single detached housing on lots sub-standard in width, depth and area, providing the development is sensitive in scale and design with adjacent development, in order to achieve the intent of Section 7.2.7 of this Plan.

#### **8.4.31 Advice to the Development Officer Regarding Development on Redevelopment within the DC1 (Area 4) 105A Avenue North Direct Development Control District (Section 710, Land Use Bylaw).**

*Amended by  
Editor  
(8.4.13.4.3 →  
8.4.15.4.3)*

1. Section 8.4.15.4.3 of the Boyle Street McCauley ARP shall only apply to new development on consolidated sites of at least 800 square metres (8 611.1 square feet).
2. The Development Officer shall ensure that new development avoids isolating other sites of less than 800 square metres (8 612.1 square feet).
3. The Development Officer should give favourable consideration to development on isolated sites with a list of uses which represent an interim use of sites prior to consolidation and full comprehensive redevelopment.



**MAP 20**  
**DC1 Areas within the Boyle Street McCauley**  
**Area Redevelopment Plan**

**BOYLE ST.  
MCCAULEY**  
 Area Redevelopment Plan

*As amended by Bylaw 16601*

## 8.5 Plan Monitoring

Maintenance of the 1994 Boyle Street/McCauley Area Redevelopment Plan requires a system of ongoing monitoring and periodic review. This is done to ensure the Plan is current and that it is well maintained and implemented.

There are two mechanisms for Plan maintenance: A periodic progress report to Council and Plan amendments.

A periodic progress report to Council should primarily describe implementation activities from Chapters 2 through 7. Implementation of public improvements through the Neighbourhood Infrastructure Program (NIP) should be described, especially those matters outlined in Chapter 5. The implementation activities of responsible civic departments, other public and private agencies and the community development corporation should be described. Finally, the status report may contain any supporting background information which is necessary to understand implementation activities. This progress report will be a joint responsibility of the community development corporation and the City's Planning and Development Department.

Plan amendments are intended to keep the Area Redevelopment Plan up to date as much as possible and to ensure, through public review, when major Plan changes are proposed. Typically, Plan amendments will be required due to land use proposals which do not reflect the land use concepts, objectives and policies contained in Chapter 7. Plan amendments may also result from major civic projects or any other developments which substantially alter the intent strategies, objectives and initiatives of the Plan, contained in Chapters 2 through 6. The Plan amendment and the circulation of this amendment and notification of Community Leagues provide a mechanism for ensuring that the integrity of the Boyle Street/McCauley Area Redevelopment Plan is maintained. Appendix I of the Plan will be reserved for any Plan amendments. The City's Planning and Development Department will be responsible for preparing and circulating Plan amendments for Council approval.

### 8.5.1. Plan Maintenance

#### Objective

To ensure the general monitoring, maintenance and implementation of the Boyle Street/McCauley Area Redevelopment Plan.

#### Policies

1. The Planning and Development Department, in conjunction with the Plan Implementation Committee/community development corporation, will prepare an annual progress report on the Boyle Street/McCauley Area Redevelopment Plan for a period of five years and thereafter as required after the adoption of the Plan by City Council. The status report will describe:
  - (i) implementation of the housing, community economic development, community/social services and recreation,

transportation and physical environment, and crime and safety initiatives identified in the Plan;

- (ii) any required Plan amendments; and
- (iii) any supporting background information.

2. The Planning and Development Department will be responsible for the preparation and amendments to the Plan for Council approval prior to the implementation of:

- (i) any development which substantially changes any objective, policy or the Generalized Land Use Concepts in Chapter 7 of the Plan;
- (ii) any major new civic projects undertaken for arterial roadways or parks and recreation facilities, which have not been described already in this Plan; or
- (iii) where directed by City Council.

The Plan amendments will be comprised of the following components:

- (i) circulation of the proposed Plan amendments and notification of the Community League; and
- (ii) full map and text amendments along with a discussion outlining the new planning rationale for the land use or other decision.