

## Main Street Overlay: Proposed Amendments

### **819 Main Streets Overlay**

#### **819.1 General Purpose**

The purpose of this Overlay is to encourage and strengthen the pedestrian-oriented character of Edmonton's main street commercial areas, that are located in proximity to residential and transit-oriented areas, by providing visual interest, transparent storefront displays, and amenities for pedestrians.

#### **819.2 Application**

This Overlay applies to all Commercial Zones, the Low Rise Apartment Zone (RA7), the Medium Rise Apartment Zone (RA8) and the High Rise Apartment Zone (RA9) on those lands shown in the Appendices to this Overlay.

#### **819.3 Development Regulations**

1. Where the underlying Zone allows Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs, or Nightclubs as a Permitted or Discretionary Use, these Uses shall not exceed an occupant load of 200 nor 240 m<sup>2</sup> of Public Space. Notwithstanding subsections 11.3 and 11.4, and that larger facilities may be listed as Discretionary Uses, variances shall not be granted to this regulation unless otherwise specified by a Statutory Plan applicable to the Site.
2. The maximum Frontage for ground floor uses shall be 10.06 m. Where the Frontage exceeds 10.06 m the front façade of the building shall be designed to break the appearance into 10.06 m sections or modules.

*\*Regulation 3 has two options\**

#### Option 1

3. A minimum Front Setback of 1.0 m shall be required where a Site Abuts a public roadway, other than a Lane. The 1.0 m shall be Hardsurfaced and visually incorporated into the sidewalk. The Development Officer may allow this Setback to increase to a maximum of 2.5 m to accommodate street related activities, such as sidewalk cafes, architectural features, bicycle parking facilities and Landscaping that contribute to the pedestrian-oriented shopping character of the

area. Buildings may be built to the front property line provided the public walkway is a minimum distance of 3.5 m from curb to property line.

## Option 2

3. Buildings shall be built to the front and side property lines. The Development Officer may allow building Setbacks up to a maximum of 2.5 m to accommodate street related activities, such as sidewalk cafes, architectural features, bicycle parking facilities and Landscaping that contribute to the pedestrian-oriented shopping character of the area.

a. Notwithstanding 819.3.3, a Setback of 1.0 m shall be required for all development along 118 Avenue, Stony Plain Road and 109 Street (insert any other necessary Street here). The 1.0 m shall be Hardsurfaced and visually incorporated into the sidewalk. The Development Officer may allow a further building Setback up to a maximum 2.5 m to accommodate street related activities, such as sidewalk cafes, architectural features and Landscaping that contribute to the pedestrian-oriented shopping character of the area.

4. *A minimum Side Setback of 1.0 m shall be required where a Site Abuts a Flanking public roadway, other than a Lane. The 1.0 m shall be Hardsurfaced and visually incorporated into the sidewalk. Buildings shall be built to the interior Side property line. The Development Officer may allow Flanking Side Setbacks to increase to a maximum of 2.5 m to accommodate street related activities, such as sidewalk cafes, architectural features and Landscaping that contribute to the pedestrian-oriented shopping character of the area.*

5. A minimum Setback of 2 m from the Rear Lot Line shall be required. Landscaping shall be provided within the 2.0 m Setback to enhance the appearance of the Lane. The applicant shall employ CPTED principles to the Landscaping, ensuring that sightlines and opportunities for natural surveillance are maintained. Except that:

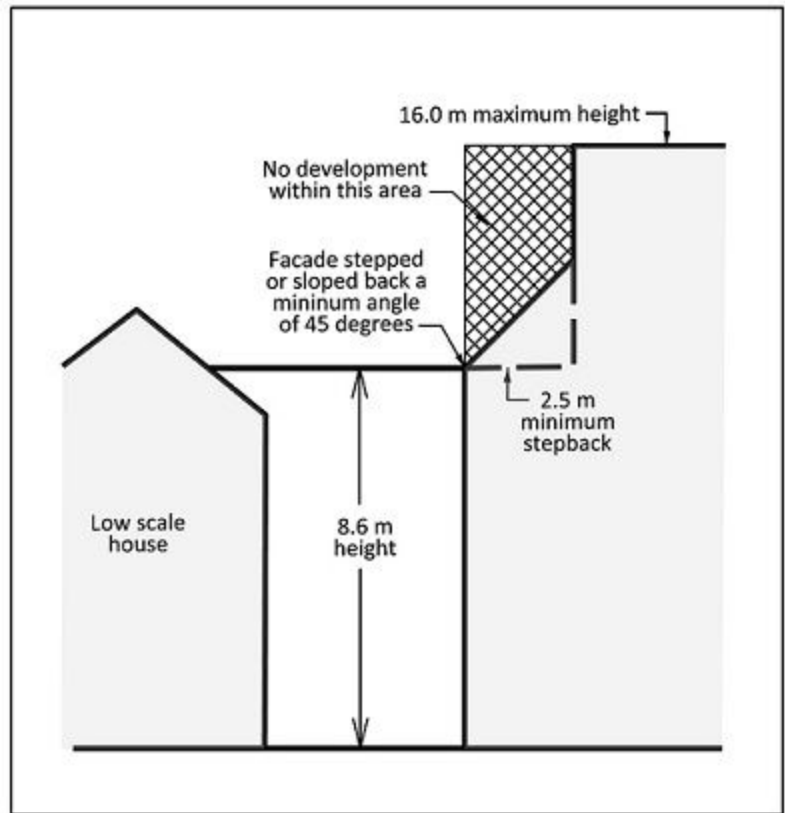
a. On all Sites where the Rear or Side Lot line abuts a residential Zone that allows Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone, the required setback of the underlying Zone shall apply.

6. notwithstanding 330.4(9), where the underlying zone is CB1, the maximum Height shall not exceed 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52.

7. The maximum Height for Hotel and Apartment Hotel developments shall not exceed 23.0 m, in accordance with Section 52 and shall not exceed 15.0 m nor

four Storeys for buildings fronting onto a flanking Street or on a Site that is Abutting a Residential Zone.

- a. Where the required Setback of the underlying zone is less than 4.5 m, the directly adjacent façade shall be stepped or sloped back at a minimum angle of 45 degrees from the vertical plane for a minimum horizontal distance of 2.5 m as shown in the following illustration;



8. All Buildings greater than 14.5 m in height shall require a minimum Stepback of 2.5 m of the front façade at 14.5 m in Height, facing the Front Lot line and flanking street.
9. At Grade Frontage shall be developed for Commercial Uses and, where a Hotel is to be developed, a maximum 30% of the first Storey Frontage shall be used for lobbies, with the remaining floor space used for Commercial Uses.
10. Apartment Housing at or above the ground floor shall have access at Grade that is separate from the Commercial premises.

11. Residential Sites within the Overlay shall be developed to accommodate mixed-use development with Commercial Uses at Grade and Residential Uses on the upper floors of the building.
- a. a. Notwithstanding 819.3.12, the development of sites at grade may be accommodated for Residential Uses provided that the at Grade units shall be developed to a Commercial development standard and conform to the regulations of the underlying Zone and this Overlay, to the satisfaction of the Development Officer in consultation with a Safety Codes Officer.
12. Regardless of whether a Site has existing vehicular access from a public roadway, no such access shall be permitted where an Abutting Lane exists. Where there is no abutting Lane, vehicular access shall be provided from a flanking public roadway.
13. The minimum number of off-street parking spaces required shall be in accordance with the provisions of Section 54, Schedule 1 of this Bylaw, except that:
- a. for Professional, Financial and Office Support Services at Grade, parking shall be provided on the basis of 1 parking space per 90.9 m<sup>2</sup> of Floor Area and no parking spaces shall be required for this Use on upper floors;
  - b. for Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs, and Nightclubs, parking shall be provided on the basis of 1 parking space per 30 m<sup>2</sup> of Public Space, except for when the proposed development is on a Lot within the boundaries described in Section 54.2 Appendix II - Boundaries for Reduced Parking Requirement, the parking requirements in Section 54.2 Schedule 1(A) shall apply;
    - i. Notwithstanding the above, if the development permit application is for up to 50 occupants or 60.0 m<sup>2</sup> of Public Space and is located within one of the Boundaries for Reduced Parking Requirement, no parking is required.
  - c. for all other Commercial Use Classes, parking shall be provided on the basis of 1 parking space per 90.0 m<sup>2</sup> of Floor Area;
  - d. TOD parking requirements shall apply for all residential parking requirements, as illustrated in Section 54.2, Schedule 1, up to a maximum required parking rate of 1 parking space per dwelling; and
  - e. Accessory vehicular parking shall be located at the rear of the building.

14. Loading docks or facilities shall be located at the rear of the building and accessed via the lane. Where there is no Abutting Lane, vehicular access shall be provided from a flanking public roadway.
15. Parking shall be located and organized to improve the safety and attractiveness of adjacent streets. Surface parking shall be located at the rear of the building and be screened from view using methods such as landscaping, public art, and CPTED principles to enhance the appearance, natural surveillance and safety of the lane.
16. No portion of an above Grade parking structure shall be allowed for a minimum depth of 8.0 m from any front façade facing a Public Roadway, other than a Lane, and contain street fronting Commercial Uses. The proposed structures shall adhere to the regulations of this Overlay and the regulations of the Zoning Bylaw, 12800.
17. Parking, loading and passenger drop-off areas shall be designed to minimize pedestrian-vehicle conflicts.
18. All new development and exterior alterations shall create a pedestrian-friendly environment on the street by including architectural features such as entrance features, varied roof design, outdoor sitting seating areas, canopies, landscaping and employ winter design elements such as unique colour palettes, location of glazing areas, balconies, softened corners and irregularities into a building's exterior or other design features that will lend visual interest and a human scale to development along the street and encourage all season use.
19. Development on a Site shall incorporate functional and decorative lighting to enhance the appearance of the building during the winter months.
20. Where a Commercial Use is provided at ground level Abutting a public roadway, other than a Lane, the principal entrance to the unit shall have direct external access to the adjacent public sidewalk.
21. Main building entrances for any Use shall be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings shall be minimized. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access.
22. Architectural treatment of new developments and exterior alterations shall ensure that each Storey has windows on all facades facing a public roadway other than a Lane.

23. Architectural treatment of new developments and exterior alterations shall require that each individual store Frontage and the Flanking side of a store located on a corner shall have a minimum of 70% clear, non-reflective glazing on the exterior of the ground floor to promote pedestrian interaction and safety. Transparency is calculated as a percent of linear meters at 1.5 m above finished grade.
24. A minimum of 10% of the first storey glazing may be covered for the purposes of signage or advertising. The remainder of the glazing shall remain free from obstruction.
25. On Corner Lots the façade treatment shall wrap around the side of the building to provide a consistent profile facing both public roadways.
26. The use of stucco on any development shall be limited to a maximum of 25 percent of the exterior surface area.
27. Where feasible, development should provide gardens or patios on the rooftops.
28. Landscaping of sites should consider the use of plant materials that provide colour throughout the year to enhance appearance during the winter months.
29. Signage shall be provided in accordance with [Schedule 59E](#) of this Bylaw, with the intent to complement the pedestrian-oriented commercial environment, except that:
- a. the maximum Height of a Freestanding Sign shall be 6.0 m;
  - b. a Projecting Sign may be used to identify businesses; and
  - c. the top of a Projecting Sign on a building two Storeys or higher shall not extend more than 75 cm above the floor of the second or third Storey, nor higher than the windowsill level of the second or third Storey.
30. A Comprehensive Sign Design Plan and Schedule with a focus on pedestrian-oriented signage and promoting building identity, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted, with the Development Application, to be approved by the Development Officer.
31. When the Development Officer determines that a development permit application does not comply with the regulations contained in this Overlay, the Development Officer shall dispatch notice by ordinary mail to the municipal address and

assessed owners of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development, and the President of each affected Community League and the President of each Business Improvement Area Association operating within the distance described above to solicit comments on the variances.

32. The notice shall outline all proposed variances to Section 819, and any additional variances at the discretion of the Development Officer, and shall include;
  - a. contact information for the applicant or property owner;
  - b. contact information for the Development Officer;
  - c. municipal address of the proposed development;
  - d. a description of the proposed development, including the Use;
  - e. the City of Edmonton file number for the Development Permit; and
  - f. any other information required at the discretion of the Development Officer.
33. Where applicable, the Development Officer shall make the Site Plan and elevation drawings available for viewing.
34. The Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been mailed.
35. The Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the development permit application in accordance with Section 11.3.

#### **819.4 Additional Development Regulations for Specific Areas**

1. The following regulations shall apply to development within Commercial Zones at each corner of the intersection of 109 Street and 82 Avenue:
  - a. there shall be a triangular Setback 6.0 m in length abutting along the property lines that meet at each corner of the intersection of 109 Street and 82 Avenue, as shown in the following illustration;

