



Zoning Bylaw Renewal Initiative

Edmonton

Approach to Special Areas

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OVERVIEW

As part of the Zoning Bylaw Renewal Initiative, City Administration is reviewing the Special Areas and their associated Special Area Zones. This document provides details on the approach to Special Areas. The goal of the Special Area analysis is to retire Special Areas that are no longer required while keeping those that are still required to achieve unique city building outcomes.

WHAT IS A SPECIAL AREA?

There are parts of the city that are planned to have unique development outcomes, such as Downtown, Blatchford, and Edmonton Energy and Technology Park.

The City allows for a Special Area to be created when:

1. a high-level 'statutory' plan, like an Area Structure Plan, states that a Special Area must be established to achieve certain objectives, and
2. when a standard zone could not achieve the unique development objectives of the specified geographic area.

Currently, Edmonton has 17 Special Areas, as outlined in the table on the right.

DECISION MAKING APPROACH

The following framework has been developed to provide guidance on what to do with each Special Area in the scope of the Zoning Bylaw Renewal Initiative.

Step 1 – Determine the level of effort to update a Special Area

This step helped identify more complex zones that would require significant analysis, resources, and time to update, and zones that were required to achieve certain city building outcomes. These Special Areas include:

- + Blatchford
- + Edmonton Energy and Technology Park
- + Downtown
- + Edmonton South

SPECIAL AREAS IN EDMONTON

SPECIAL AREA	NUMBER OF SPECIAL AREA ZONES
River Valley	6
Graydon Hill	1
Orchards	3
Riverview	1
Riverview Town Centre	3
Edmonton Energy and Technology Park	6
Stillwater	3
Downtown	8
Blatchford	5
Clareview Campus	5
Edmonton South	8
Marquis Town Centre	4
Heritage Valley Low Density	2
Ambleside	3
Ellerslie Industrial	3
Terwillegar Towne	6
Griesbach	6

Step 2 – Planning Analysis

A planning analysis was performed on the remaining Special Areas, comparing them to the new draft standard zones. This analysis identified where regulations between the current Special Area Zone and the closest new equivalent zone were incompatible. The level of compatibility between these zones was analyzed along with the following criteria to determine the proposed direction for each Special Area.

SPECIAL AREA ANALYSIS – KEY QUESTIONS AND CRITERIA	
QUESTION	CRITERIA TO ANSWER QUESTION
To what extent has the Special Area fulfilled its purpose?	+ Degree to which the Special Area goals can be achieved in a new draft zone
	+ Degree the Special Area has been developed
	+ Number of amendments to the Special Area
	+ Degree of additional development rights allowed in the new draft zone
	+ Date the Special Area was created
What extent of special characteristics does the Special Area have?	+ Whether the Special Area has an associated higher level policy, such as an Area Structure Plan, that details a unique vision for the area that cannot be accommodated in a new draft zone
	+ Degree of special architectural regulations that achieve a certain style of development
	+ Special regulations to achieve special forms of development that are not accommodated in a new draft zone

ANALYSIS OUTCOME

Based on the decision making approach, updates to the Special Areas and their associated Special Area Zones are being handled in 4 key ways, detailed below. For more information on where these Special Areas are located, [check out this map](#).

SPECIAL AREA ANALYSIS – KEY QUESTIONS AND CRITERIA		
UPDATE TYPE	DETAILS	APPLICABLE SPECIAL AREAS
Draft and Create	Propose to add a new Special Area specific for key attractions in Edmonton's River Valley, such as Fort Edmonton Park. These attractions are currently regulated in the (AN) River Valley Activity Node Zone.	+ River Valley Special Area

Keep and Update	Propose to keep and provide minor updates to these Special Areas. Minimal changes to development rights are expected. Updates will include simplifying regulations, increasing clarity, and updating uses to the new use types where possible.	<ul style="list-style-type: none"> + Heritage Valley Town Centre + Orchards + Riverview + Riverview Town Centre + Edmonton Energy and Technology Park + Stillwater + Downtown + Blatchford + Clareview Campus + Edmonton South Special Area + Marquis Town Centre
Consider for Retirement	Further engagement and analysis is required to determine whether to keep and update or retire these Special Areas. During this phase of engagement, discussions with stakeholders will be held to explore the feasibility of retiring these Special Areas.	<ul style="list-style-type: none"> + Heritage Valley Low Density + Ambleside + Ellerslie Industrial + Griesbach + Graydon Hill
Proposed for Retirement	Propose to retire these Special Areas. These Special Areas will be replaced with their nearest equivalent zones. Minimal to no impacts on development rights are expected with these updates.	<ul style="list-style-type: none"> + Terwillegar Towne

CONSIDERED AND PROPOSED FOR RETIREMENT – PROPOSED REZONING BREAKDOWN

Below lists the proposed new zones that are proposed or considered for retirement. Share your thoughts below on this proposal. Visit [Engaged Edmonton](https://www.edmonton.ca/engaged-edmonton) to access the draft Zoning Bylaw and share your thoughts on the proposed zones themselves.

Note: For Special Area Zones that are proposed or considered to be replaced by the MU Zone, the current height and floor area ratio (FAR) regulations will be transferred to the MU zone.

CONSIDERED AND PROPOSED REZONINGS			
SPECIAL AREA	CURRENT ZONE	PROPOSED ZONE	FEEDBACK
Heritage Valley Low Density	<u>HVLD</u> Heritage Valley Low Density Zone	RSF Small Scale Flex Residential Zone	
	<u>HVRH</u> Heritage Valley Row Housing Zone	RSM Small-Medium Scale Transition Residential Zone	

SPECIAL AREA	CURRENT ZONE	PROPOSED ZONE	FEEDBACK
Ambleside	RA7a Ambleside Low-Rise Apartment Zone	RM Medium Scale Residential Zone	
	CSCa Ambleside Shopping Centre Zone	CG General Commercial Zone	
	UVCa Ambleside Urban Village Commercial Zone	MU Mixed Use Zone	
Ellerslie Industrial	EIB Ellerslie Industrial Business Zone	BE Business Employment Zone	
	EIM Ellerslie Medium Industrial Zone	IM Medium Industrial Zone	
	ECB Ellerslie Business Commercial Zone	BE Business Employment Zone	
Griesbach	GLD Griesbach Low-Density Residential Zone	RSM Small-Medium Scale Transition Residential Zone	
	GVC Griesbach Village Centre Zone	MU Mixed Use Zone	
	RF5g Griesbach Row Housing Zone	RSM Small-Medium Scale Transition Residential Zone	
	RA7g Griesbach Low Rise Apartment Zone	RM Medium Scale Residential Zone	
	GLG Griesbach Low-Density Residential with Garden Suites Zone	RSM Small-Medium Scale Transition Residential Zone	
	RA8g Griesbach Medium Rise Apartment Zone	RM Medium Scale Residential Zone	

SPECIAL AREA	CURRENT ZONE	PROPOSED ZONE	FEEDBACK
Terwillegar Towne	RPLt Terwillegar Planned Lot Residential Zone	RSF – Small Scale Flex Residential Zone	
	RF4t Terwillegar Semi-detached Residential Zone	RS – Small Scale Residential Zone	
	RF5t Terwillegar Row Housing Zone	RSM – Small-Medium Scale Transition Residential Zone	
	TSDR Terwillegar Single Detached Residential Zone	RSF – Small Scale Flex Residential Zone	
	TSLR Terwillegar Small Lot Residential Zone	RSF – Small Scale Flex Residential Zone	
	TMU Terwillegar Mixed Use Zone	MU – Mixed Use Zone	

KEEP AND UPDATE – APPROACH

This section provides details on the proposed approach to update the Special Areas and their associated zones, with the exception of Edmonton South Special Area.

PROPOSED CHANGES FOR SPECIAL AREAS THAT ARE BEING KEPT	
CHANGE	DETAILS
Updating Uses	<ul style="list-style-type: none"> + Update the uses to the new draft uses where compatible + Where a new draft use would cause challenges, the current more specific use will be kept as a special use for the Special Area
Improving Clarity and Useability	<ul style="list-style-type: none"> + Regulations will be simplified where possible + Plain language will be used where possible + Tables to detail regulations will be used where possible

Note: this approach does not apply to Edmonton South Special Area, which has unique constraints due to the terms of the annexation agreement for these lands. Current zoning for this area must be maintained.