

Bylaw 14982

A Bylaw to amend Bylaw 10704, as amended,  
the Boyle Street/McCauley Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on July 18, 1994 passed bylaw 10704, being a Bylaw to adopt the Boyle Street/McCauley Area Redevelopment Plan; and

WHEREAS a Bylaw to adopt The Quarters Downtown Area Redevelopment Plan will be considered by City Council, and it is therefore necessary to amend bylaw 10704, as amended, the Boyle Street/McCauley Area Redevelopment Plan accordingly;

WHEREAS City Council now deems it in the public interest to amend the Boyle Street/McCauley Area Redevelopment Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Boyle Street/McCauley Area Redevelopment Plan area are hereby amended as follows:
  - a) By adding *to the existing* Section 1.2 “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.”

- b) deleting from Section 1.5, paragraph 2, bullet 5, “101A” and replace with “103A”;
- c) deleting from Section 1.5, paragraph 2, bullet 12 deleting “97 to 85 Street” and replacing with “92 Street to 85 Street”;
- d) deleting from Section 4.1, paragraph 2, “Salvation Army” and “and a Women’s Emergency Accommodation Centre”;
- e) deleting from Section 4.1, paragraph 5, “Alex Taylor Public School”;
- f) deleting from Section 5.3.17 (v), “102 Ave and east along 102 Ave to 95 Street” and replace with “103A Ave.”
- g) deleting from Section 5.3.19, “south of Jasper Avenue, between 94 and 96 Street and” and replace with “of”;
- h) deleting from Section 5.3, “23(iii)”;
- i) deleting from Section 7.1.2, paragraph 3, “the largest being a comprehensive project at 94 Street”; “and Old Market Mall development proposals” and replace with “development proposals”;
- j) deleting from Section 7.2.4.1(iii) “and 92”.
- k) delete Section 7.2.6 Boyle Street West Mixed Use Sub-Area (Sub Area 4) in its entirety; and substitute the following:

“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”.

- l) deleting from Section 7.2.9, paragraph 3, “Recent development and development interest has focused along Jasper Avenue and the area south of Jasper Avenue along 95 Street and Eastward along 101A Avenue.”;
- m) delete Section 8.4.4 RA8 (Area 2) – Medium Rise Apartment in its entirety;;
- n) delete Section 8.4.10 CB2 (Area 2) – General Business in its entirety;
- o) delete Section 8.4.12 (DC1 (Area 1) Chinatown South District Development Control District), in its entirety;
- p) delete Section 8.4.13A DC1 (Area 2) Jasper East Area Direct Development Control District (Section 710, Land Use Bylaw), in its entirety;
- q) delete Section 8.4.13B DC1 (Area 2) Jasper East Area Direct Development Control District (Section 710, Land Use Bylaw), in its entirety;
- r) delete Section 8.4.13C DC1 (Area 2) Jasper East Area Direct Development Control District (Section 710, Land Use Bylaw), in its entirety;
- s) delete Section 8.4.19b DC1 (Area 10) 102 A Avenue Residential Mixed Use Direct Development Control, in its entirety;
- t) delete Section 8.4.19c DC1 (Area 11) Jasper Avenue Commercial Mixed Use Direct Development Control, in its entirety;
- u) delete Section 8.4.23 Redevelopment Guideline Area No 2. in its entirety;
- v) delete from Appendix 3 – Architectural Guidelines, the diagram titled “Jasper East Area”
- w) deleting “Map 1 Neighborhood Boundaries and Context Map” and replace with “Map 1 Neighborhood Boundaries and Context Map” attached hereto as Schedule “A” and forming part of this Bylaw; and
- x) deleting “Map 2 Generalized Development Concept As amended by Bylaw 12116” and replace with “Map 2 Generalized Development Concept ” attached hereto as Schedule “B” and forming part of this Bylaw; and;
- y) deleting “Map 3 Areas Designated for Family-oriented Housing Opportunities” and replace with “Map 3 Areas Designated ed for Family-oriented Housing Opportunities” attached hereto as Schedule “C” and forming part of this Bylaw; and

- z) deleting “Map 4 Traffic and Parking Issues” and replace with “Map 4 Traffic and Parking Issues” attached hereto as Schedule “D” and forming part of this Bylaw; and;
- aa) deleting “Map 5 Pedestrian/Bicycle Network” and replace with “Map 5 Pedestrian/Bicycle Network” attached hereto as Schedule “E” and forming part of this Bylaw; and;
- bb) deleting “Map 6 1981 Generalized Land Use Concept” and replace with “Map 6 1981 Generalized Land Use Concept” attached hereto as Schedule “F” and forming part of this Bylaw; and;
- cc) deleting “Map 7A Existing Land Use” and replace with “Map 7A Existing Land Use” attached hereto as Schedule “G” and forming part of this Bylaw; and
- dd) deleting “Map 8 Redevelopment Potential” and replace with “Map 8 Redevelopment Potential” attached hereto as Schedule “H” and forming part of this Bylaw; and;
- ee) deleting “Map 9 Sub Areas ” and replace with “Map 9 Sub Areas ” attached hereto as Schedule “I” and forming part of this Bylaw; and;
- ff) deleting “Map 11 Neighbourhood Commercial Sub-Areas Generalized Land Use Concept” and replace with “Map 11 Neighbourhood Commercial Sub-Areas Generalized Land Use Concept” attached hereto as Schedule “J” and forming part of this Bylaw; and
- gg) deleting “Map 13 Boyle Street West Mixed-Use Sub-Area Generalized Land Use Concept” and replace with “Map 13 Boyle Street West Mixed-Use Sub-Area Generalized Land Use Concept” attached hereto as Schedule “K” and forming part of this Bylaw; and;
- hh) deleting “Map 15 Housing Renewal and Transition Sub-Area Generalized Land Use Concept” and replace with “Map 15 Housing Renewal and Transition Sub-Area Generalized Land Use Concept” attached hereto as Appendix “L” and forming part of this Bylaw; and;
- ii) deleting “Map 16 Jasper Avenue East Apartment Housing Sub-Area Generalized Land Use Concept” and replace with “Map 16 Jasper Avenue East Apartment Housing Sub-Area Generalized Land Use Concept” attached hereto as Schedule “M” and forming part of this Bylaw; and;
- jj) deleting “Map 18 Land Use Districts as of December 1994” and replace with “Map 18 Land Use Districts as of October 2008” attached hereto as Schedule “N” and forming part of this Bylaw; and;
- kk) Deleting “Map 19 Redevelopment Guideline Areas” and replace with “Map 19 Redevelopment Guideline Area:” attached hereto as Schedule “O” and forming part of this Bylaw; and

- ll) Deleting “Map 20 DC1 Areas within the Boyle Street McCauley Area Redevelopment Plan” and replace with “Map 20 DC1 Areas within the Boyle Street McCauley Area Redevelopment Plan” attached hereto as Schedule “P” and forming part of this Bylaw, and’
- mm) deleting “Illustrations Neighbourhood Commercial Sub-Areas” from Section 7.2.4 Neighbourhood Commercial Sub-Areas (Sub-Area 2) ; and
- nn) deleting “Illustrations Boyle Street West Mixed-Use Sub-Area” from Section 7.2.6 Boyle Street West Mixed Use Sub-Area (Sub-Area 4).

READ a first time this	24 <sup>th</sup>	day of	November	, A. D. 2008;
READ a second time this	9 <sup>th</sup>	day of	March	, A. D. 2009;
READ a third time this	15 <sup>th</sup>	day of	April	, A. D. 2009
SIGNED and PASSED this	15 <sup>th</sup>	day of	April	, A. D. 2009.

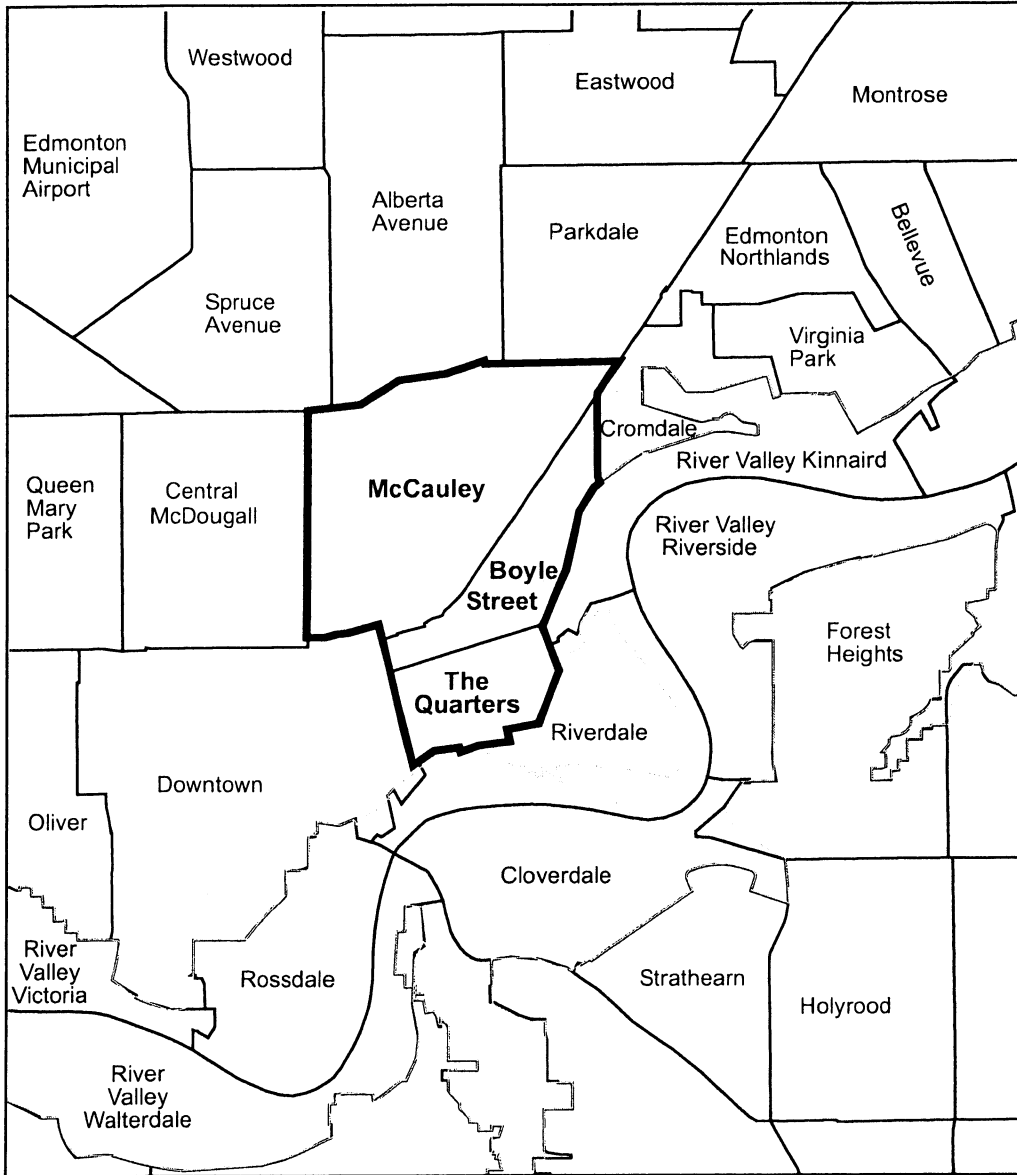
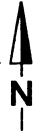
THE CITY OF EDMONTON



MAYOR



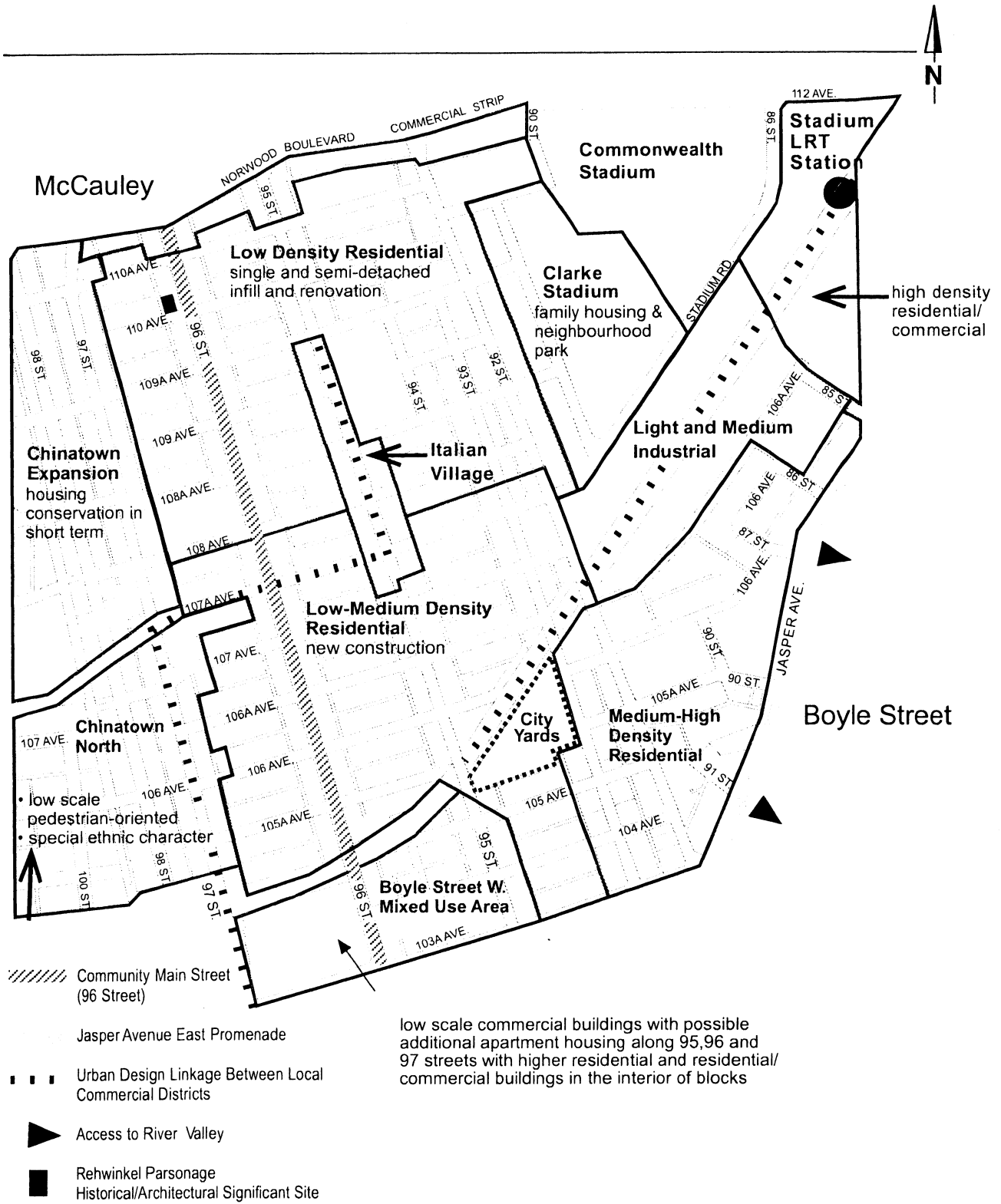
CITY CLERK



**MAP 1**  
**Neighbourhood Boundaries and Context Map**

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

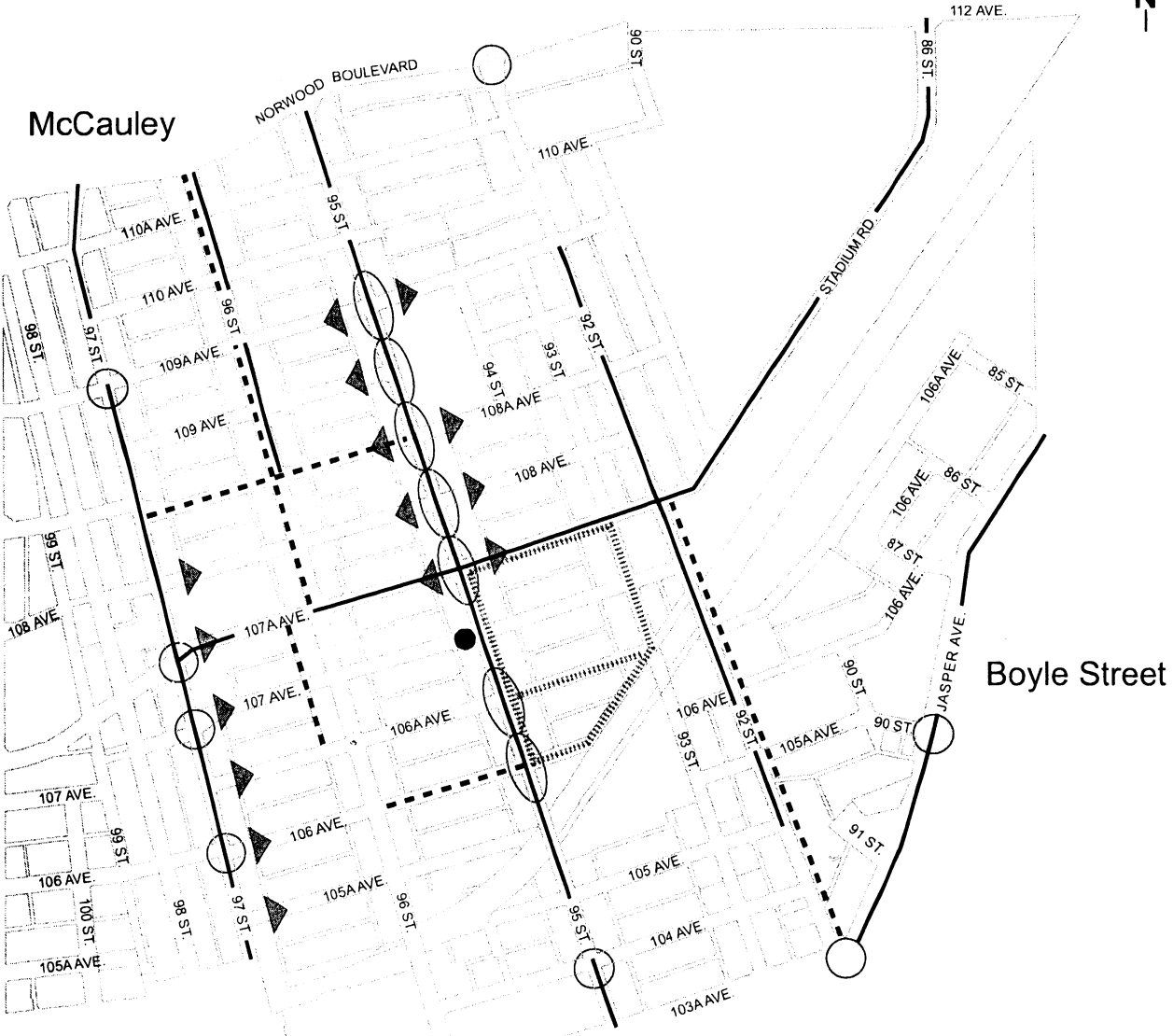
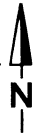
Area Redevelopment Plan



**MAP 2**  
**Generalized Development Concept**





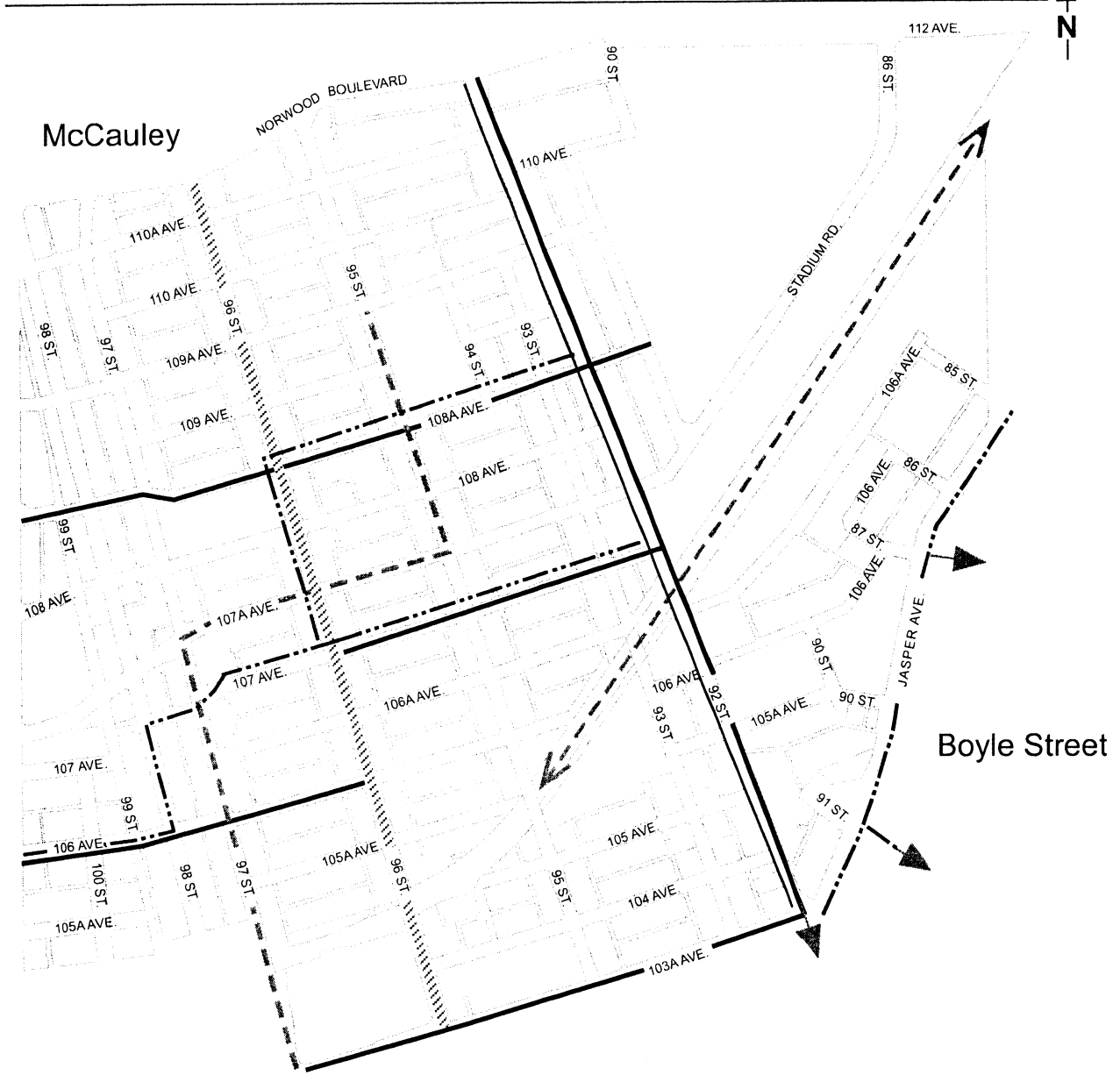
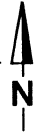


- Speeding
- Shortcutting
- Circulating Vehicles
- Pedestrian Safety Problems
- One Way & No Right Turn Signs Required
- Potential for Commercial Parking Overspill into Residential Areas

**MAP 4**  
**Traffic and Parking Issues**

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

Area Redevelopment Plan



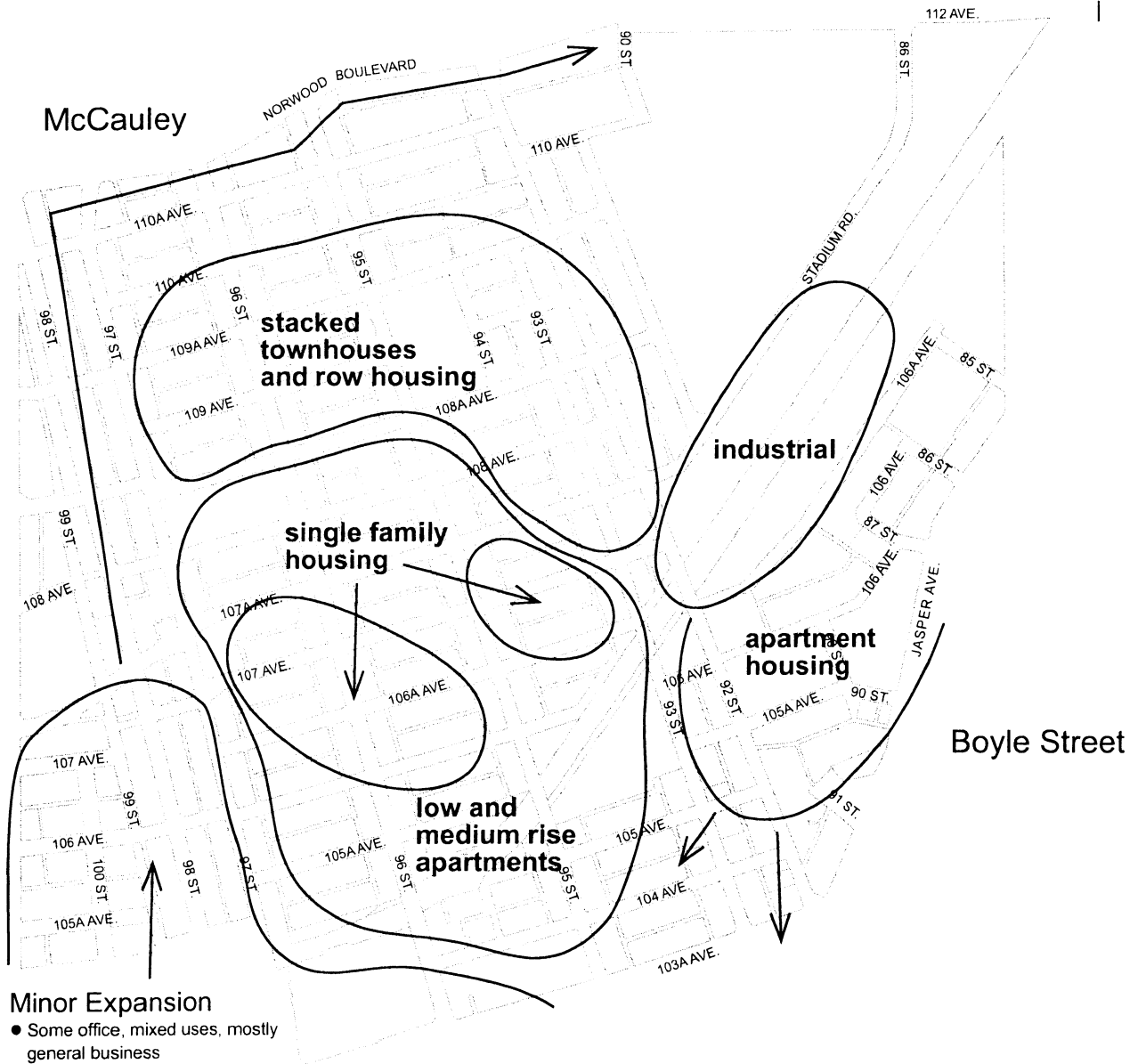
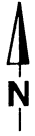
- //// Community Main Street
- - - - Urban Design Linkage between Commercial Districts
- Existing Bikeway
- · - · Proposed Bikeway
- Neighbourhood Pedestrian Links
- · · · Jasper Avenue East Promenade
- - - - Potential Bikeway/Walkway Corridor with LRT Redevelopment
- ▶ Access to River Valley

**MAP 5**  
**Pedestrian/Bicycle Network**

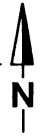
\* Revised in accordance with the Boyle Street/McCauley Traffic Management Plan approved by Council on July 12, 1994.

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














Area Redevelopment Plan

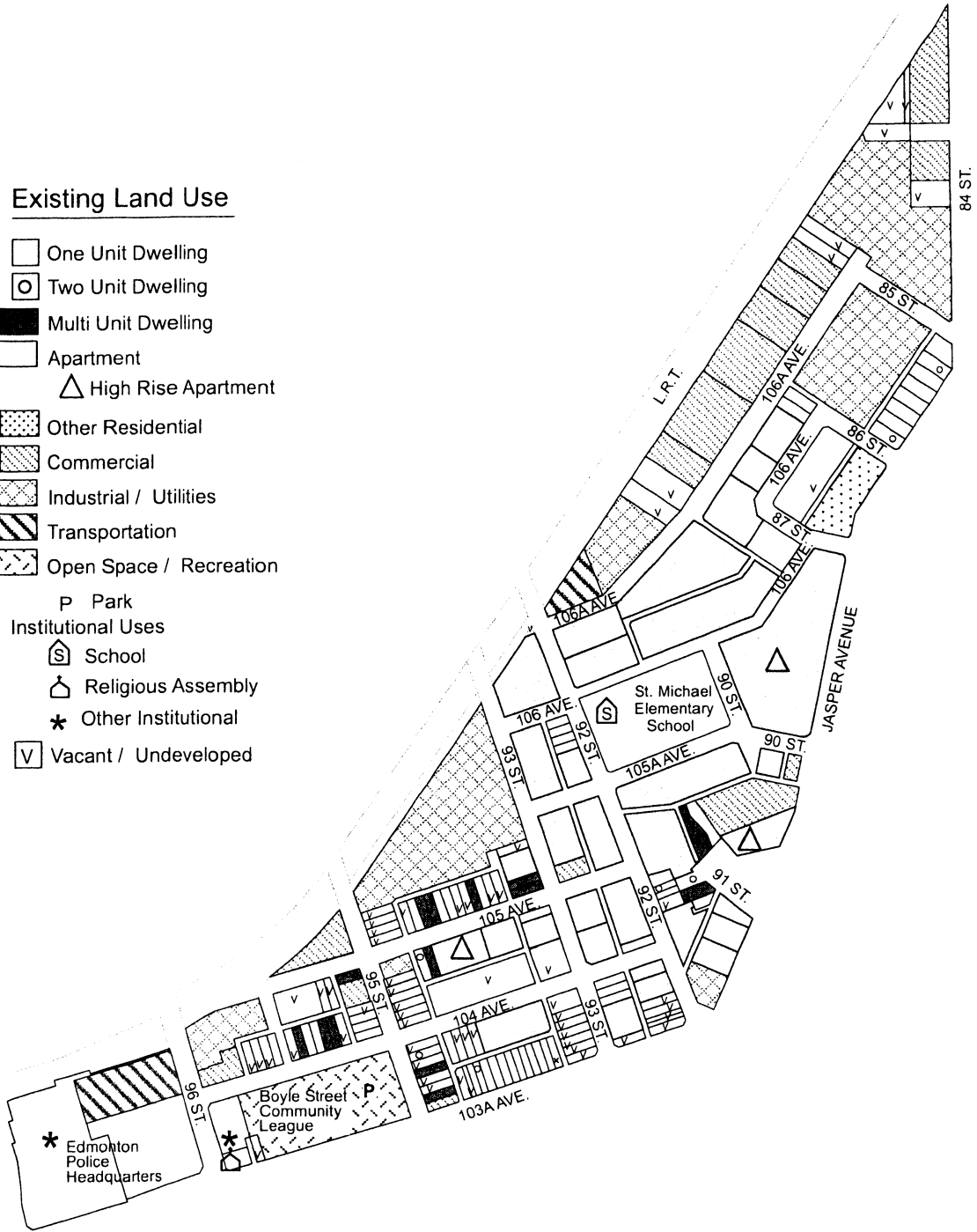


**MAP 6**  
**1981 Generalized Land Use Concept**

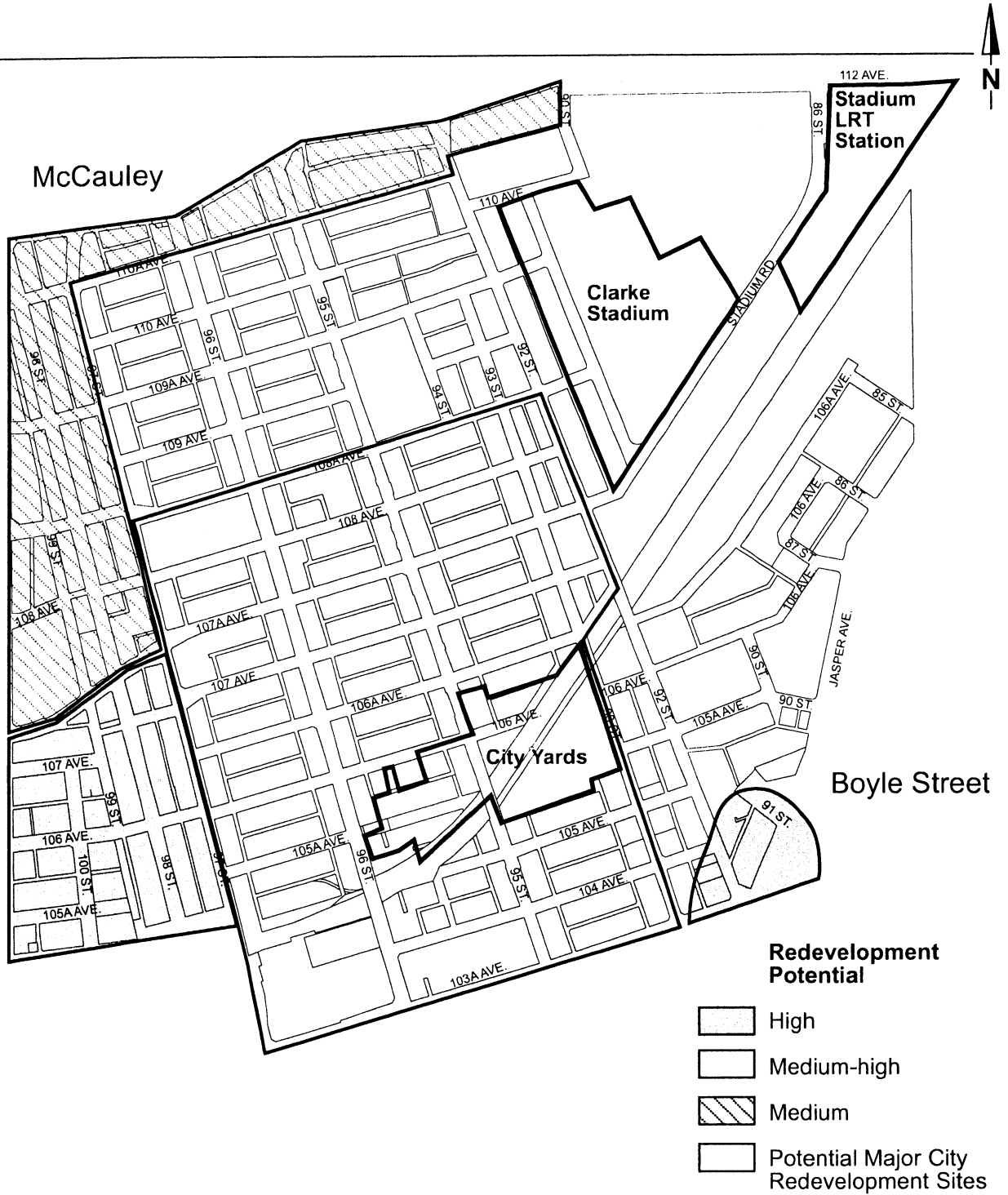


**Existing Land Use**

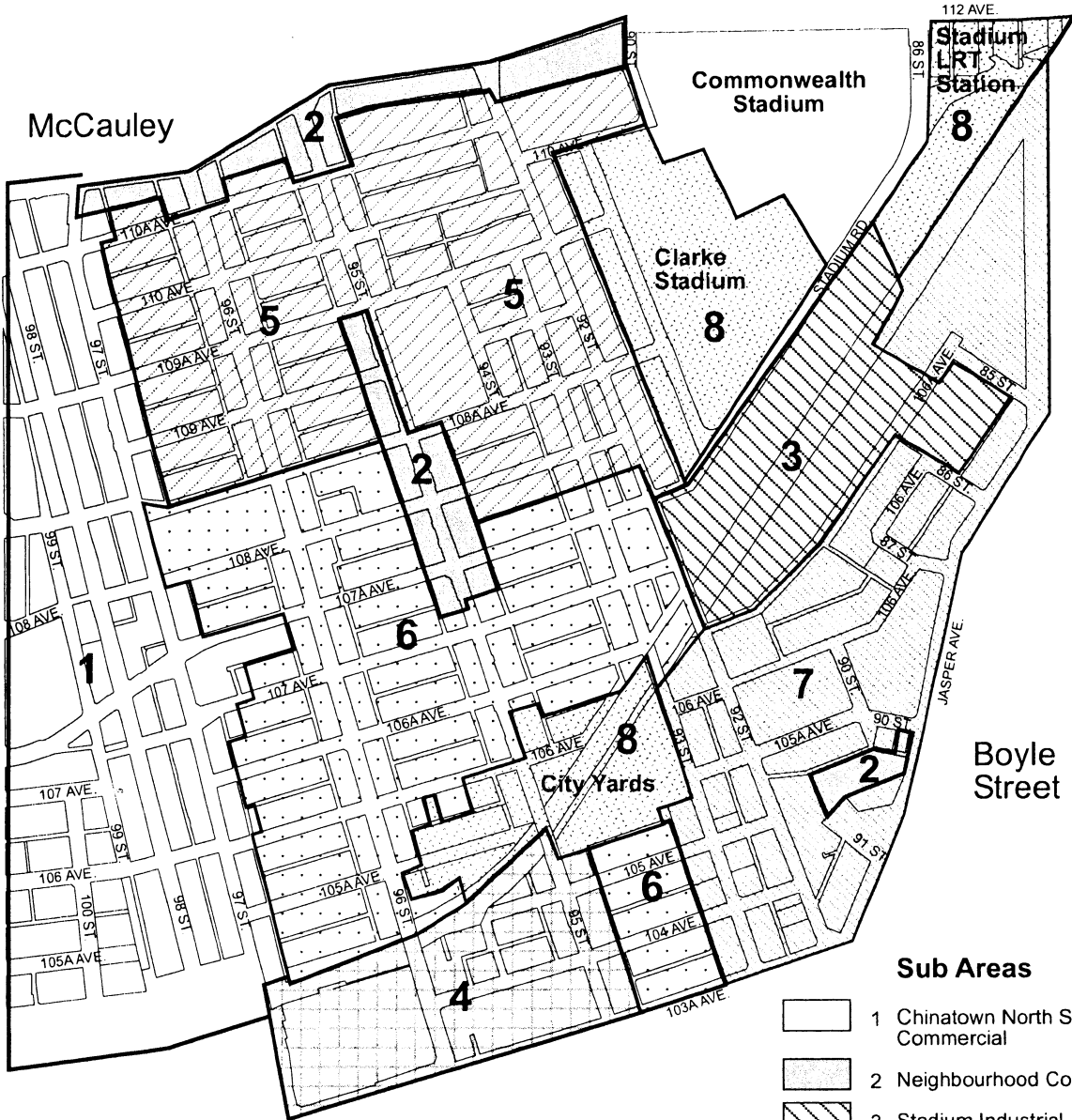
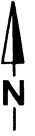
-  One Unit Dwelling
-  Two Unit Dwelling
-  Multi Unit Dwelling
-  Apartment
-  High Rise Apartment
-  Other Residential
-  Commercial
-  Industrial / Utilities
-  Transportation
-  Open Space / Recreation
- P Park
- Institutional Uses
-  School
-  Religious Assembly
- \* Other Institutional
-  Vacant / Undeveloped











**MAP 7A**  
**Existing Land Use**



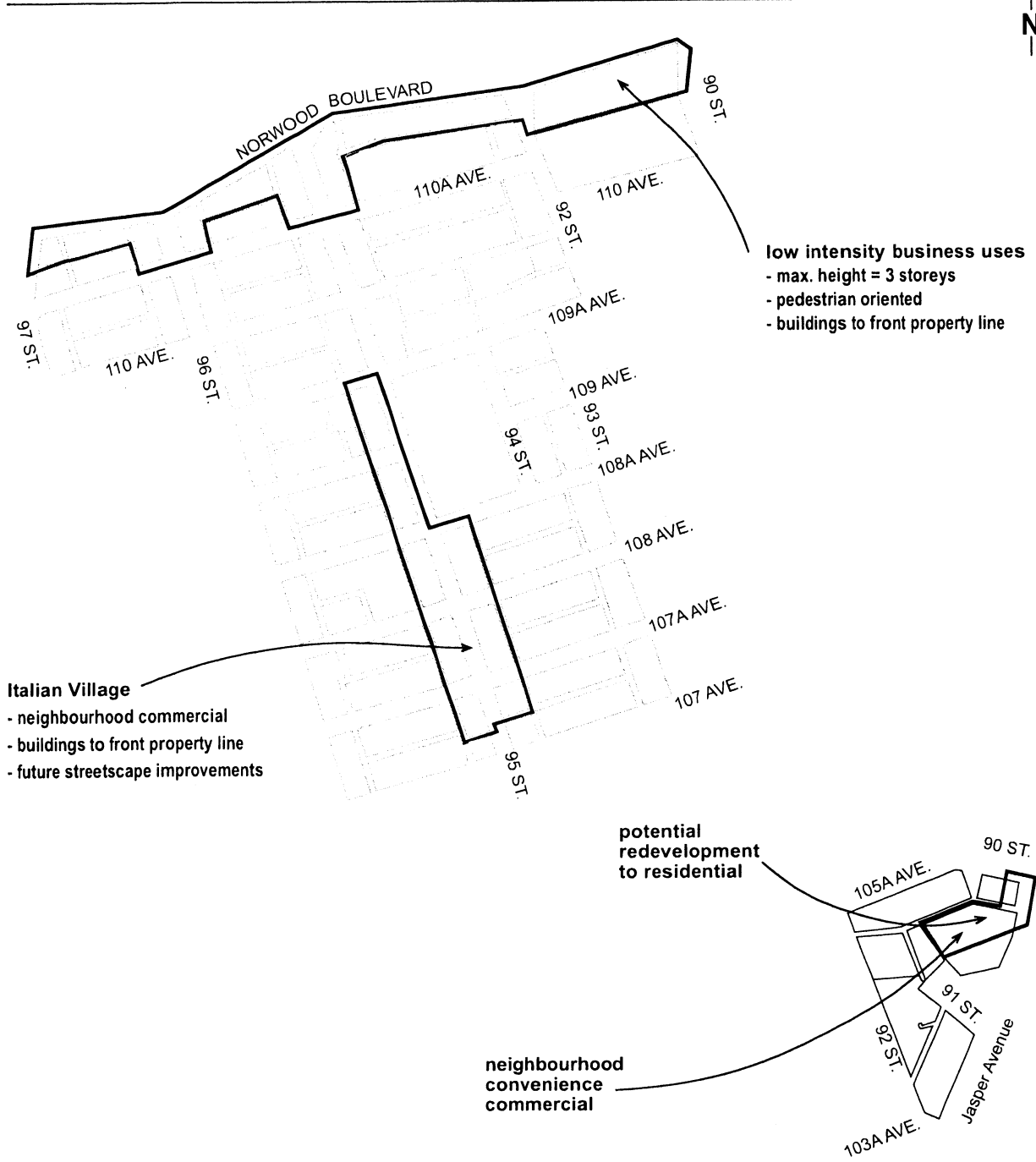
MAP 8  
Redevelopment Potential



**Sub Areas**

-  1 Chinatown North Special Commercial
-  2 Neighbourhood Commercial
-  3 Stadium Industrial
-  4 Boyle St. West Mixed Use
-  5 Low Density Residential and Compatible Infill
-  6 Housing Renewal and Transition
-  7 Jasper Avenue East Apartment Housing
-  8 City Redevelopment

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



**Italian Village**

- neighbourhood commercial
- buildings to front property line
- future streetscape improvements

**low intensity business uses**


- max. height = 3 storeys
- pedestrian oriented
- buildings to front property line

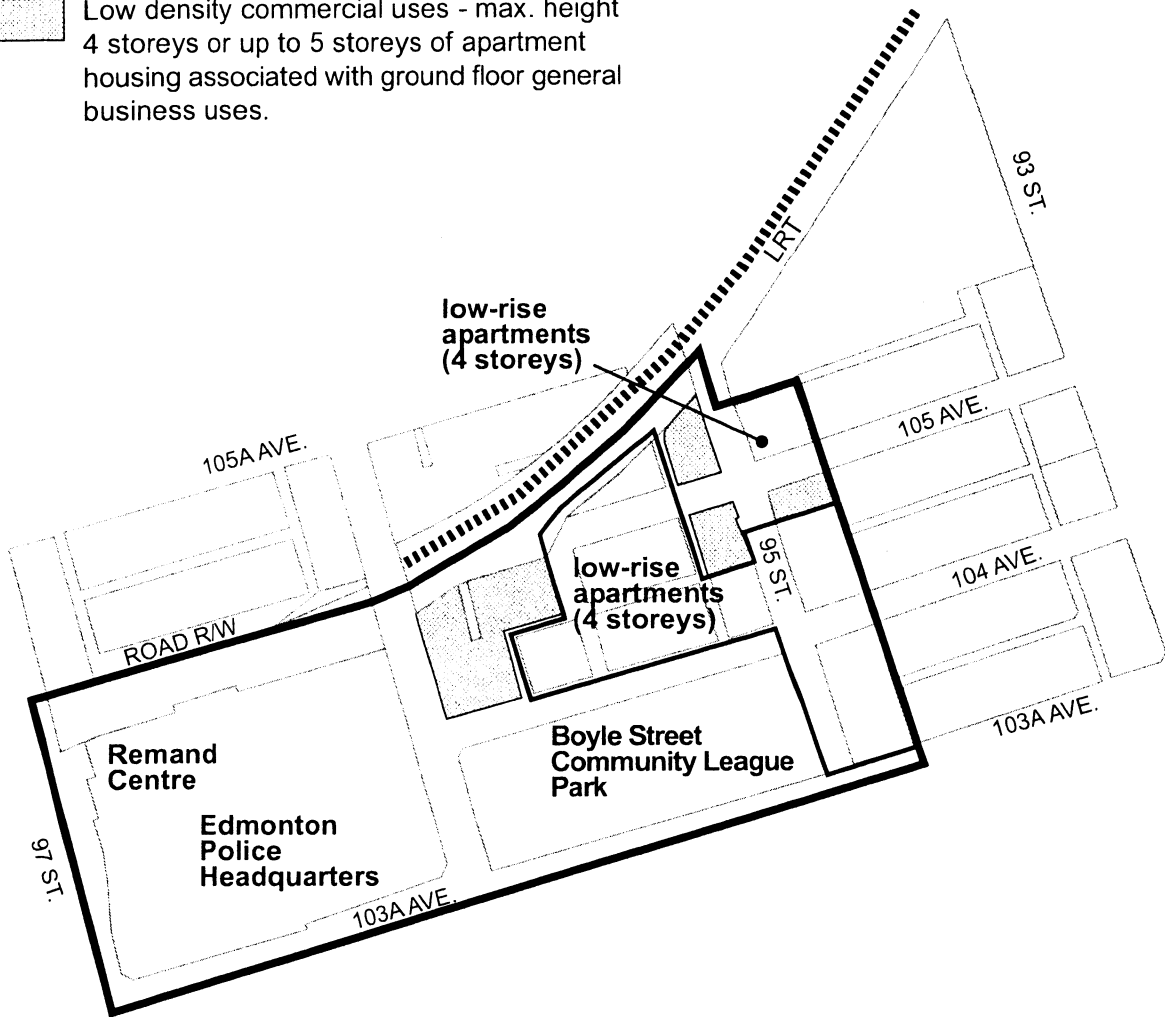
**potential redevelopment to residential**

**neighbourhood convenience commercial**

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

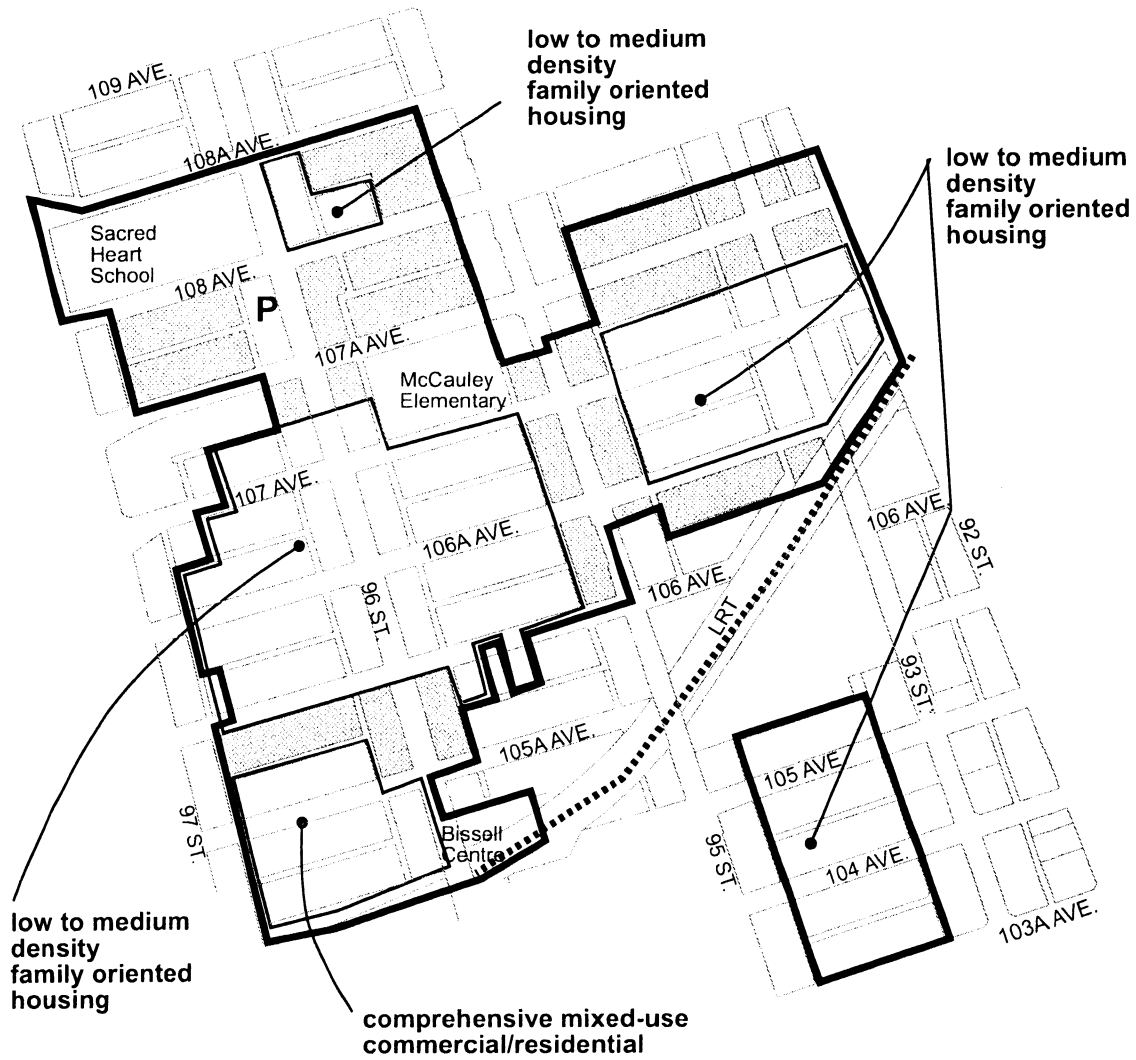


 Low density commercial uses - max. height 4 storeys or up to 5 storeys of apartment housing associated with ground floor general business uses.



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

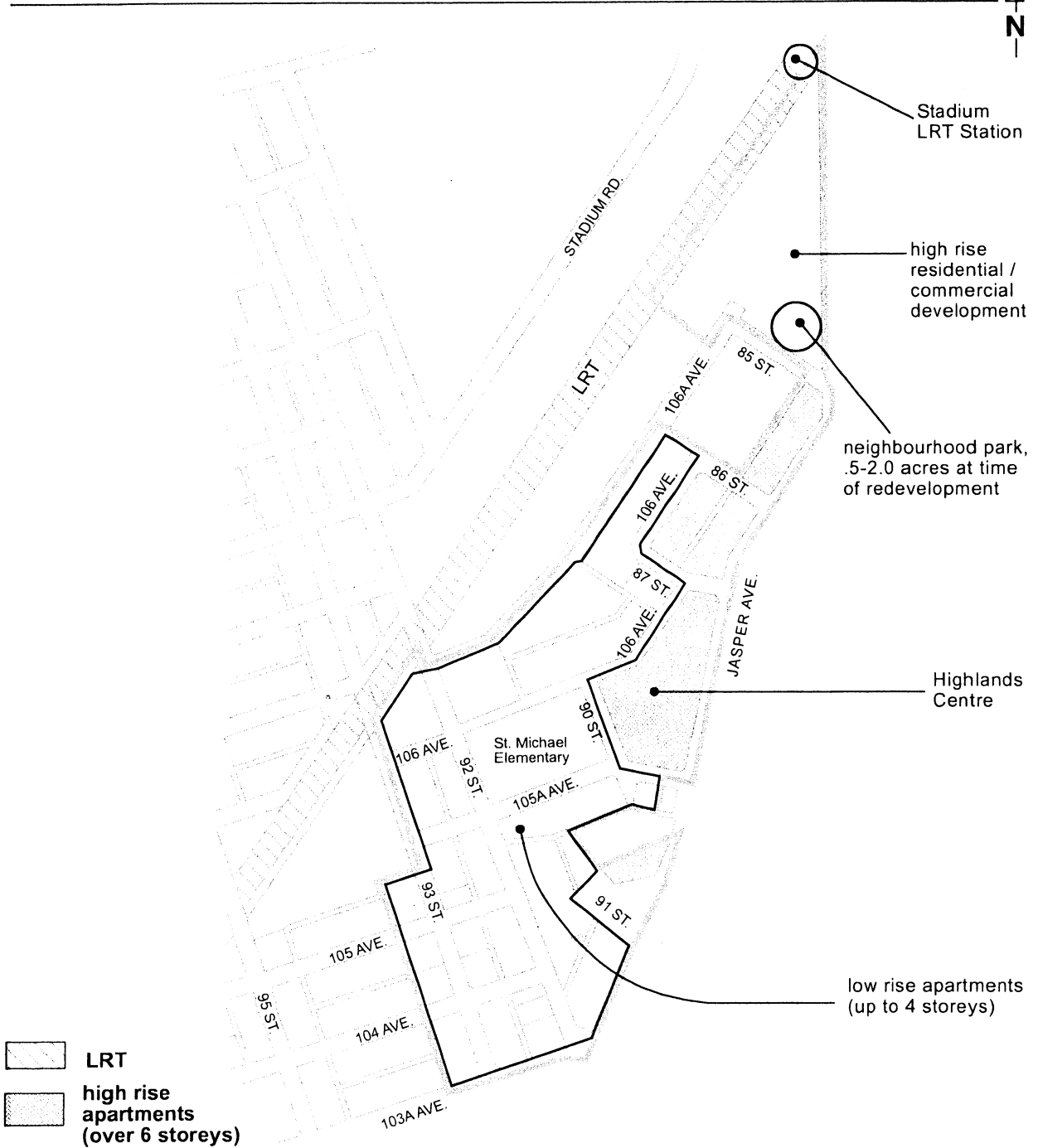
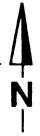




- P** park
-  low to medium rise apartment housing

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

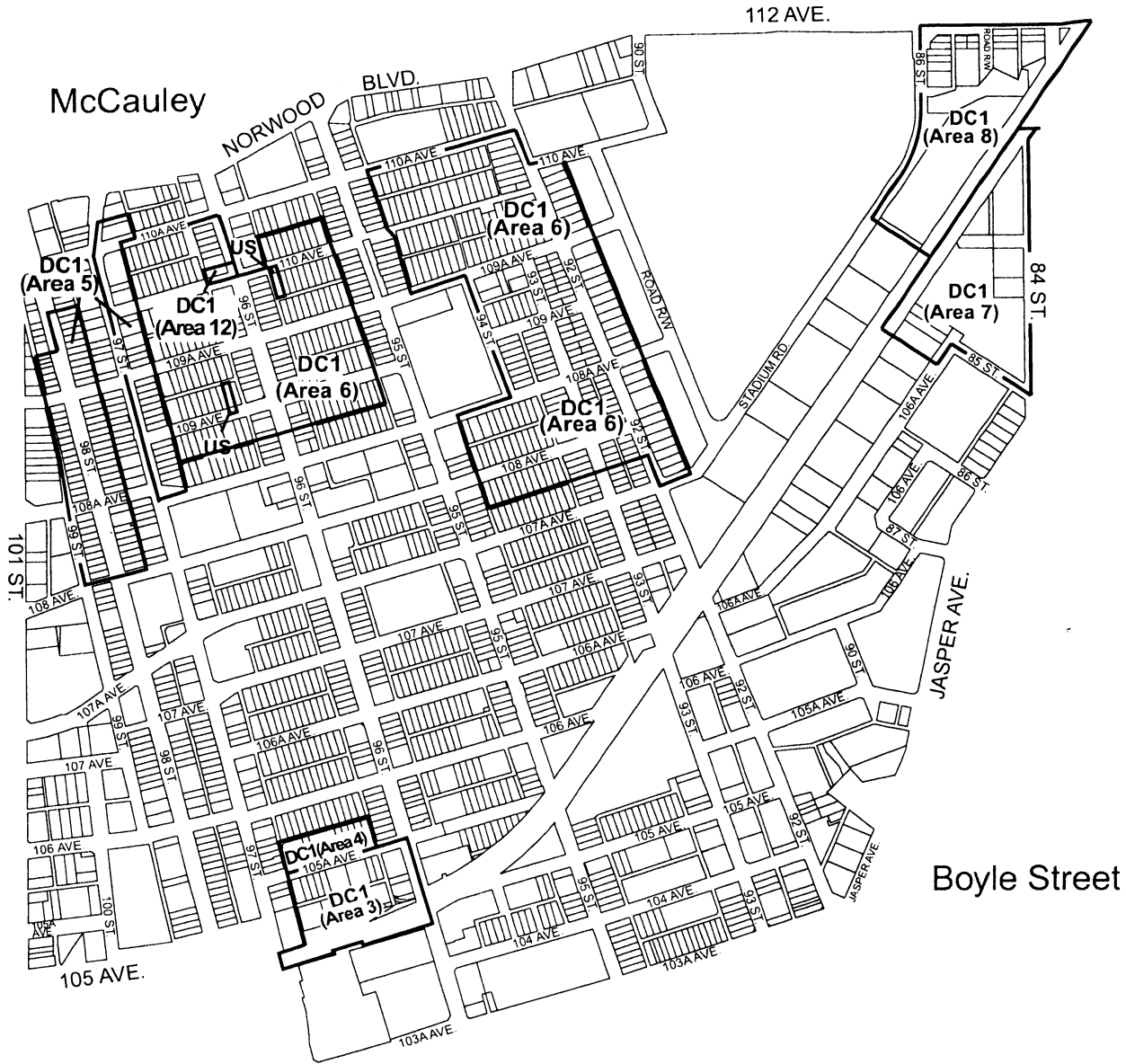
**BOYLE ST.**  
**MCCAULEY**  
 Area Redevelopment Plan





**MAP 18**  
**Land Use Districts**  
**as of October 2008**





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