

Charter Bylaw 19722

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3234

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

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. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:
  - a) deleting the Appendix II to Section 574 - (UI) Urban Institutional Zone entirely and replacing it with the Appendix II attached hereto as Schedule "A" and forming part of this Bylaw.

READ a first time this	8th day of June	, A. D. 2021;
READ a second time this	8th day of June	, A. D. 2021;
READ a third time this	8th day of June	, A. D. 2021;
SIGNED and PASSED this	8th day of June	, A. D. 2021.

THE CITY OF EDMONTON

  
MAYOR

  
CITY CLERK

## Appendix II

## Concordia University College

**1. Area of Application**

The lands legally described as Block F, Plan 992 6758, and Lots 11, 12 & 13, Block 3, Plan 7196ET, located south of 112 Avenue NW and 73 Street NW, as shown on Map 3 of this Appendix.

**2. Discretionary Uses**

1. Urban Indoor Farms
2. Religious Assembly
3. Lodging Houses
4. Multi-unit Housing

**3. Development Regulations for Permitted & Discretionary Uses**

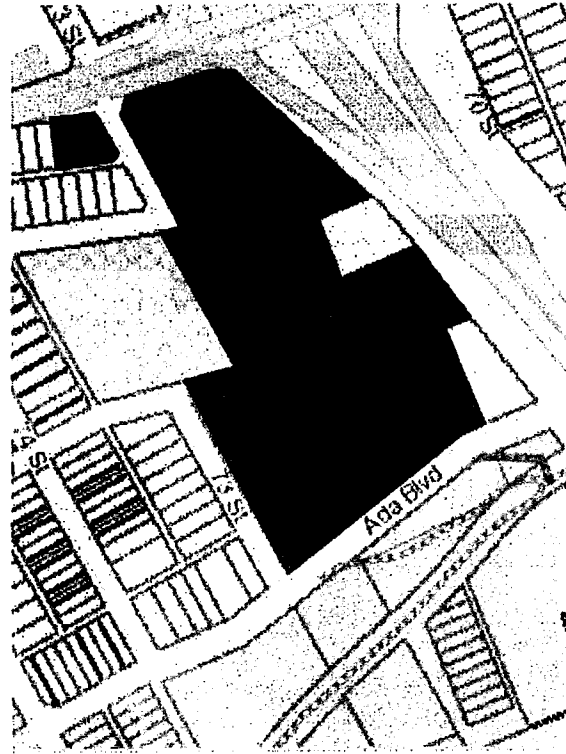
1. Lodging Houses and Multi-unit Housing shall be allowed on a site that also contains Private Education Services or Public Education Services
2. The minimum west Side Setback shall be 6.0 m between 109 Avenue and Ada Boulevard.
3. The minimum west Side Setback shall be 3.0 m between 112 Avenue and 109 Avenue.
4. The minimum east Side Setback shall be 3.0 m
5. The minimum north Setback abutting 112 Avenue shall be 6.0 m
6. The minimum south Setback abutting Ada Boulevard shall be 6.0 m
7. Existing trees within 4.5 metres of the west Lot Line adjacent to 73 Street shall be retained or relocated on the Site when possible, and shall be protected during construction.
8. Screening, such as a Fence or Landscaping, shall be provided along the west side of the property, adjacent to 73 Street.
9. Landscaping shall be provided in accordance with Section 55 of the Zoning Bylaw.
10. The maximum building Heights shall be 14.5 m for Sub-area 1; 21.75 m for Sub-area 2; and 29.0 m for Sub-area 3, as depicted on Map 3B
11. Notwithstanding Section 574.4.12 of the Zoning Bylaw, the maximum Floor Area Ratio (FAR) shall be 5.0.
12. A continuous walkway corridor not less than 6.0 m wide for public pedestrian access across the Site between 112 Avenue and Ada Boulevard, shall be provided to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). The walkway

alignment may be altered in the future to accommodate new campus development while maintaining continuous routing from 112 Avenue to Ada Boulevard.

13. To ensure ongoing analysis of transportation related issues throughout the development of the lands within this area of application, a Transportation Impact Assessment may be requested in consultation with Subdivision and Development Coordination (Transportation) to support a Development Permit application for a principal building in the area of application. The Development Officer shall have regard for existing Transportation Impact Assessments available at the time of Development Permit review and only request additional information, as required, in response to changes in conditions since the analysis for existing assessments was done.
14. When the Development Officer receives a Development Permit Application for a building with a height of 8.0 m or more, within the dimensions of the Wangerin House as shown on Map 3B, the Development Officer shall send notice to the municipal addresses and assessed owners of the land wholly or partially located within 60.0 m of the Site of the proposed development and the President of each Community League.

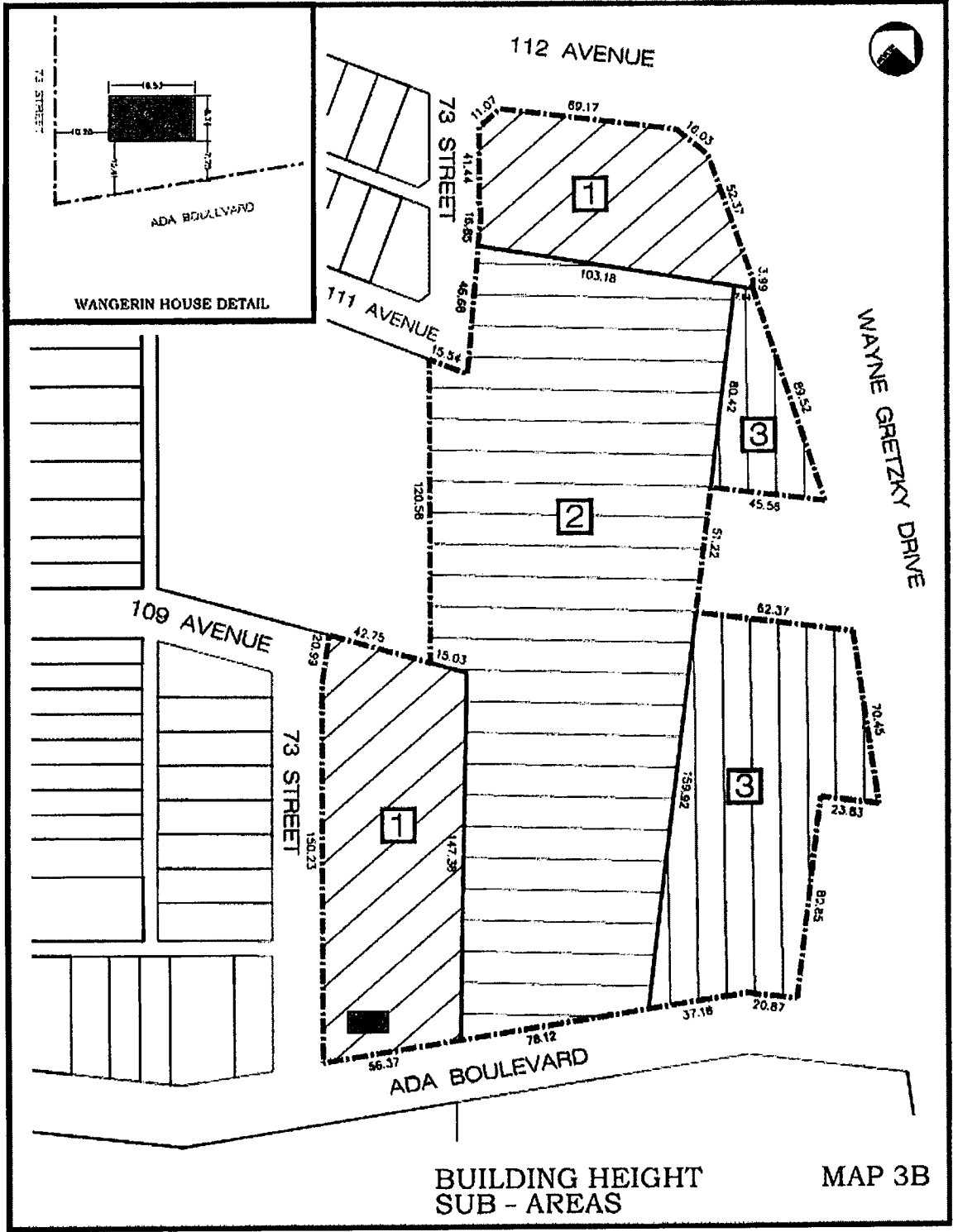
The Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer is satisfied that the applicant has conducted consultations with the recipient parties and included a summary of such consultations together with the Development Permit Application. The Development Officer shall consider any comments directly related to the proposed development when determining whether to grant a variance to the Regulations contained in this Zone.

MAP 3



(U) URBAN INSTITUTIONAL ZONE

■ Concordia University of Edmonton



BUILDING HEIGHT  
SUB - AREAS

MAP 3B