

Charter Bylaw 19729

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3239

WHEREAS Lot 6, Block 1, Plan 0725644; located at 9844 Jasper Avenue NW; Downtown, Edmonton, Alberta, is specified on the Zoning Map as (CCA) Core Commercial Arts Zone; and

WHEREAS an application was made to rezone the above described property to (AP) Public Parks Zone;

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 Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 6, Block 1, Plan 0725644; located at 9844 Jasper Avenue NW, Downtown, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from (CCA) Core Commercial Arts Zone to (AP) Public Parks Zone.
2. The Edmonton Zoning Bylaw is hereby further amended by deleting a portion of Appendix 2 to Section 910, the “Downtown Maximum Floor Ratio Map” as shown on Schedule “B” and replacing it with a portion of the “Downtown Maximum Floor Ratio Map” as shown on Schedule “C”.

3. The Edmonton Zoning Bylaw is hereby further amended by deleting a portion of Appendix 3 to Section 910, the “Downtown Maximum Height Map” as shown on Schedule “D” and replacing it with a portion of the “Downtown Maximum Height Map” as shown on Schedule “E”.

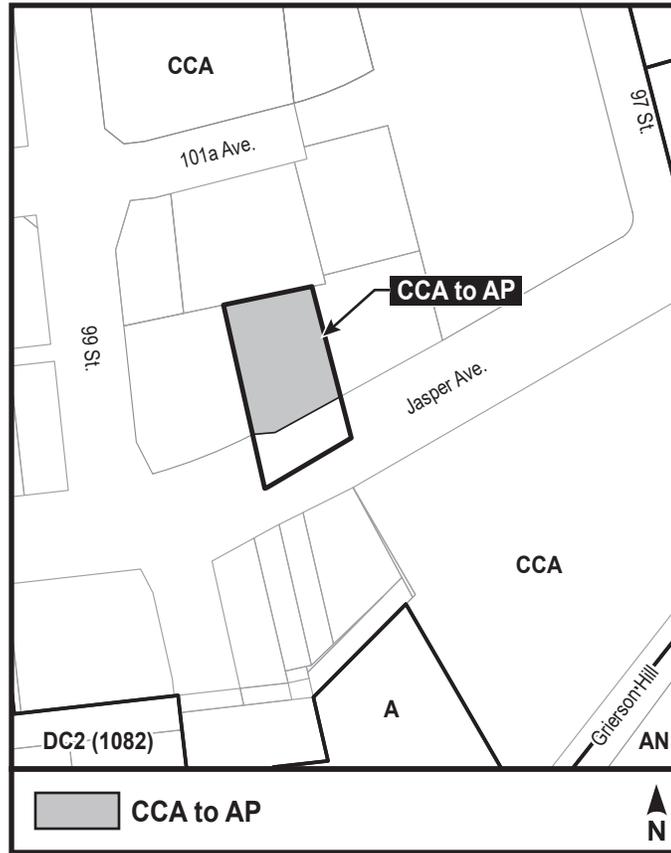
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

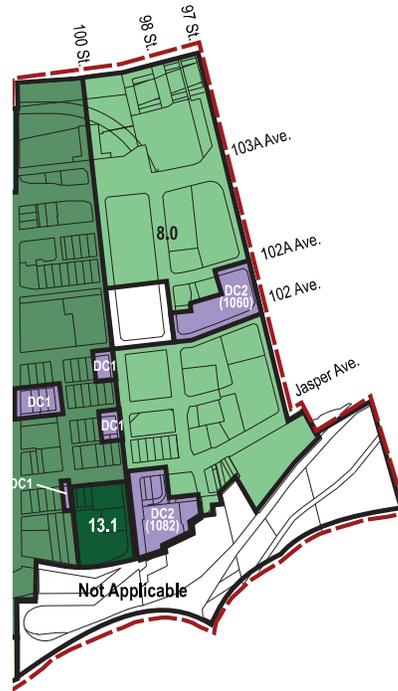
MAYOR

CITY CLERK

CHARTER BYLAW 19729



DOWNTOWN MAXIMUM FLOOR AREA RATIO



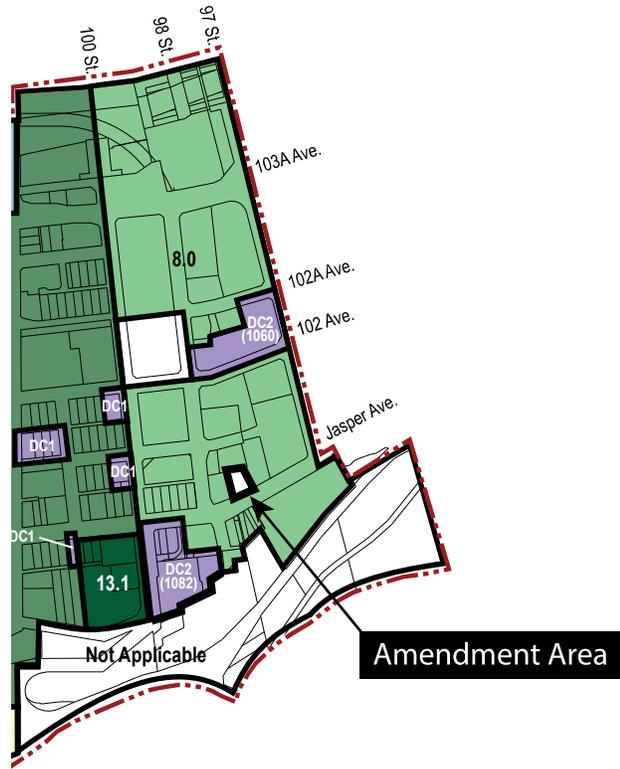
Legend

- DC1 & DC2 (Direct Development Control Provisions)
FAR individually approved/established by City Council
- Not Applicable

Local FAR → 8.0
 R (6.0) ← Residential FAR
 C (2.0) ← Commercial FAR

NB: Maximum F.A.R. shown does not include additional F.A.R. for specific uses or discretion, where granted by the Development Officer.

DOWNTOWN MAXIMUM FLOOR AREA RATIO



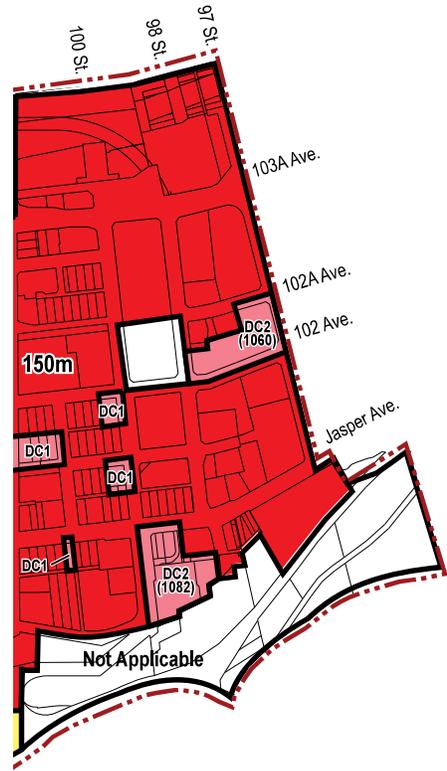
Legend

- DC1 & DC2 (Direct Development Control Provisions)
FAR individually approved/established by City Council
- Not Applicable

total FAR → 8.0
 ← Residential FAR (6.0)
 ← Commercial FAR (2.0)

NB: Maximum F.A.R. shown does not include additional F.A.R. for specific uses or discretion, where granted by the Development Officer.

DOWNTOWN MAXIMUM HEIGHT MAP (METRES)

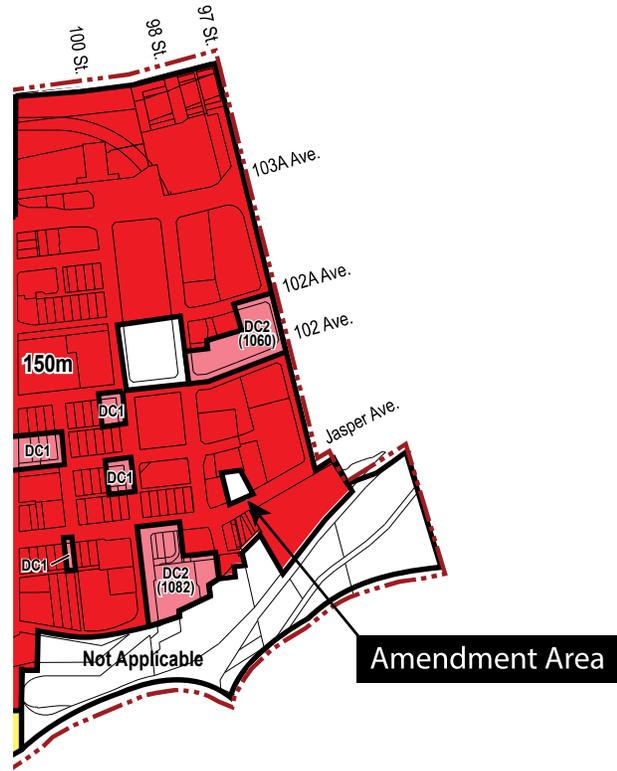


Legend

-  DC1 & DC2 (Direct Development Control Provisions)
Heights individually approved/established by City Council and remain unaltered
-  Not Applicable

NB: Maximum height shown does not include discretionary height, where granted by the Development Officer.

DOWNTOWN MAXIMUM HEIGHT MAP (METRES)



Legend

-  DC1 & DC2 (Direct Development Control Provisions)
Heights individually approved/established by City Council and remain unaltered
-  Not Applicable

NB: Maximum height shown does not include discretionary height, where granted by the Development Officer.