

Charter Bylaw 18473

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2601

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 subsection 13.1(1)(a), and replacing with the following:

“a. applications for a Development Permit are not received until the City has accepted an application for development and the applicant has paid the appropriate fee as determined by the City Manager; and”;
  - b) deleting subsection 13.1(1)(c);
  - c) deleting section 23.1(6) and replacing with the following:

6. Notwithstanding subsection 23.1(2), it is an offence to undertake development of, or addition to, an Accessory building, other than a Garden Suite, without a valid and approved Development Permit when a Development Permit is required.
  - d) inserting Section 54 Schedule 1(A)(28) with the following and renumbering accordingly:

“

28. Breweries, Wineries and Distilleries	Off-street Parking shall be provided based on the sum of the following:  1 parking space per 9.6 m2 of Public Space; and
--	--

	1 parking space per 100.0 m <sup>2</sup> of Floor Area not dedicated to Public Space.
--	---

- e) deleting the newly renumbered Section 54 Schedule 1(A)(30) and replacing with the following:

“

30. Extended Medical Treatment Services Except:	1 parking spaces per 90.9 m <sup>2</sup> of Floor Area
a. Auxiliary Hospitals	1 parking space per 3 beds

”

- f) deleting newly renumbered Section 54 Schedule 1(A)(37) and replacing with the following:

“

37. Indoor Participant Recreation Services Except:	1 parking space per 3.5 seats or 1 parking space per 3.3 m <sup>2</sup> of Floor Area used by patrons
a. Bowling Alleys	4 parking spaces per Lane plus parking requirements for Accessory Uses
b. Curling Rinks	8 parking spaces per sheet plus parking requirements for Accessory Uses
c. Health and Fitness Clubs	1 parking space per 10 m <sup>2</sup> of Floor Area used by patrons
d. Hockey Rink and Swimming Pools	1 parking space per 3.5 seats or 1 parking space per 5 m <sup>2</sup> playing/water surface or assembly area
e. Racket Sport Facilities	2 parking spaces per court plus parking requirements for Accessory Uses

”

- g) deleting newly renumbered Section 54 Schedule 1(A)(38) and replacing with the following:

“

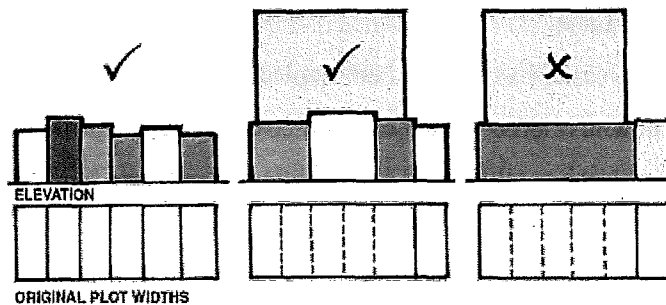
38. Natural Science Exhibits	1 parking space per 3.5 seats or 1 parking space per 3.3m <sup>2</sup> of Floor Area used by patrons
------------------------------	--

”

- h) deleting Section 420.4 (3) and replacing with the following:  
 “3. No loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.”;
- i) deleting Section 420.4 (4) and replacing with the following:  
 “4. The maximum Height shall be 18.0 m.”;
- j) Deleting Section 910.7(5)(d)(i) entirely, and replacing it as follows:  
 “i. New buildings or additions shall recognize the scale, architecture and the built form of the existing historical structures within the general area, particularly those on the same block face. Developments on larger consolidated parcels should break up their façades facing public roadways to be reflective of the original plot widths or widths of the surrounding historic warehouses.

**Explanatory Note**

Buildings that are designed with regard for, or to recognize, the scale, architecture and general characteristics of the surrounding built form - so that they fit into the physical landscape around them - contribute to the overall good urban design of the community. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.



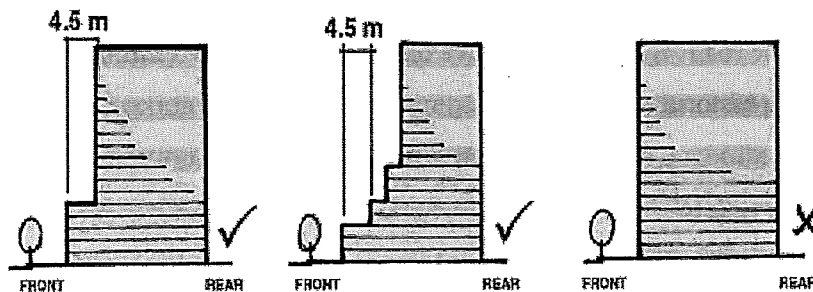
”

- k) Deleting Section 910.7(5)(d)(ii) entirely, and replacing it as follows:

“ii. Any front elevation abutting a public roadway other than a lane shall be no greater than 5 Storeys or 20.0 m in Height. Any portion of the building Height greater than this shall be stepped back from the property line. Any buildings taller than 5 Storeys shall have a minimum of 3 Storeys where the building Façade is built to the property line abutting the street. The Development Officer may allow a greater building Height and number of podium Storeys for the podium provided that the Height fits contextually with adjacent buildings.

### Explanatory Note

A 4.5 m Setback between the front of the building and upper building Storeys is a common technique used to reduce the perceived mass of a building and promote the pedestrian scale of the street. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.



- l) Deleting Section 910.7(5)(d)(iii) entirely, and replacing it as follows:  
 “iii. No portion of an above ground Parking Garage on the ground (first) floor shall be allowed for a minimum depth of 10.0 m from any building Façade facing a public roadway, other than a Lane.”;
- m) Deleting Section 910.7(5)(d)(iv) entirely, and replacing it as follows:  
 “iv. No portion of an above ground Parking Garage above the ground (first) floor up to 5 Storeys shall be allowed for a minimum depth of 6.0 m from any building Façade facing a public roadway, other than a Lane.”;
- n) Deleting Section 910.8(4)(f)(ii) entirely, and renumber accordingly;
- o) Deleting Section 910.8(4)(f)(iii) entirely, and renumber accordingly;

- p) Deleting Section 910.8(5)(g)(i) entirely, and replacing it as follows:  
“i. Developments shall provide 5% of the site area as open space in the form of atriums and communal open spaces for the benefit of residents or tenants.”;
- q) Deleting Section 910.8(5)(g)(ii) entirely, and replacing it as follows:  
“ii. A Public Space, in the form of a park, plaza furnishings and location of art, seating areas and other amenities at ground level shall be complementary to the adjacent streetscape and be visually and physically accessible to the public to the satisfaction of the Development Officer. The Public Space may be located within any Yard.”;
- r) Deleting Section 910.11(5)(d)(i) entirely, and replacing it as follows:  
“i. The portion of the building that is above the established Street Wall shall Stepback a minimum of 4.5 m.”;
- s) Deleting Section 910.11(5)(g)(i) entirely, and replacing it as follows:  
“i. Residential open spaces, parks, plazas furnishings and locations of art, seating areas and other amenities at ground level shall be complementary to the adjacent streetscape and be visually and physically accessible to the public.”;
- t) Deleting Section 920.10(3)(f)(i)(A) entirely, and replacing it as follows:  
“A. a canopy, with a minimum width of 2.0 m and a minimum of 4.0 m or one Storey above Grade; or”;
- u) Deleting Section 920.10(3)(f)(i)(B) entirely, and replacing it as follows:  
“B. a continuous arcade, with a minimum width of 4.0 m and between 4.0 m and 6.0 m above Grade;”;
- v) Deleting Section 920.10(3)(g) entirely, and replacing it as follows:  
“g. there shall be no minimum Front Setback requirement for ground related Non-residential development; however, any Yards shall maintain an architectural presence at the front property line;”;
- w) Deleting Section 910.11(3)(h) entirely, and replacing it as follows:  
“h. a minimum Setback of 7.5 m in Depth shall be provided where the Rear or Side Lot Line of a Non-residential Use abuts a Residential Zone;”;

- x) Deleting Section 960.5(4)(d)(i) entirely;
- y) Deleting Section 960.5(4)(g)(i) entirely, and replacing it as follows:  
“i. one tree for each 17.5 m2 and one shrub for each 10 m2 of Setback area at grade.”;

READ a first time this	9th	day of	July	, A. D. 2018;
READ a second time this	9th	day of	July	, A. D. 2018;
READ a third time this	9th	day of	July	, A. D. 2018;
SIGNED and PASSED this	9th	day of	July	, A. D. 2018.

THE CITY OF EDMONTON



---

MAYOR



---

CITY CLERK