

Charter Bylaw 20040

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3418

WHEREAS Lots 6-10, Block 157, Plan I19; located at 11024 - 82 Avenue NW, Garneau, Edmonton, Alberta, are specified on the Zoning Map as (US) Urban Services Zone; and

WHEREAS an application was made to rezone the above described property to (CB3) Commercial Mixed Business Zone and to amend the Main Streets Overlay;

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 Lots 6-10, Block 157, Plan I19; located at 11024 - 82 Avenue NW, Garneau, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from (US) Urban Services Zone to (CB3) Commercial Mixed Business Zone;
2. Appendix 1 of the Main Streets Overlay being Section 819 of the Edmonton Zoning Bylaw is hereby amended by adding the lands legally described as Lots 6-10, Block 157, Plan I19; located at 11024 - 82 Avenue NW, Garneau, Edmonton, Alberta within the area of application of the Main Streets Overlay;
3. The Edmonton Zoning Bylaw is hereby further amended by deleting Section 819.3.6 in its entirety and replacing with:

“6. Notwithstanding the underlying Zone and section 800.2.2.b, no maximum Floor Area Ratio shall apply to buildings that contain Residential or Residential Related Uses, except that the maximum Floor Area Ratio for Non-Residential Uses shall

continue to apply to those portions of the building used for Non-Residential Uses.”; and

4. The Edmonton Zoning Bylaw is hereby further amended by adding the following to Section 819.3, being the Development Regulations of the Main Streets Overlay:

“15. For sites zoned CB3, notwithstanding the underlying Zone:

- a. the maximum Tower Floor Plate shall be 850 m²;
- b. the maximum total building Height shall be increased to 75.0 m for a building containing Residential or Residential-related Uses, provided that the Site is not Abutting or directly across a Lane from a Site zoned to allow for Residential development with a maximum Height of 10.0 m or less; and
- c. when the Site is located directly across a Lane from a Site zoned to allow for Residential development that has a maximum Height of 10.0 m or less, a 3.0 m Setback shall be provided from the Lot line Abutting the Lane.”.

READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 20040

