

Bylaw 18157

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No.2445

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. adding to Section 574 (UI) Urban Institutional Zone “Appendix III MacEwan University - West Jasper Place Campus” attached hereto as Schedule “A” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

574. (UI) Urban Institutional - Appendix III - 10035 - 156 Street**1. Area of Application**

The lands legally described as Plan 7921194, Block 2, Lot 11, located east of 156 Street NW and north of 100 Avenue NW, as illustrated on Map 4.

2. Discretionary Uses

- a. Commercial Schools
- b. Community Recreation Services
- c. Creation and Production Establishments
- d. Flea Markets
- e. General Retail Stores, for 500 m² of Public Space or more
- f. Media Studios
- g. Non-accessory Parking
- h. Public Park
- i. Urban Indoor Farms
- j. Temporary On-Premises Signs, where an application includes a trailer mounted sign and/or signs with changeable copy

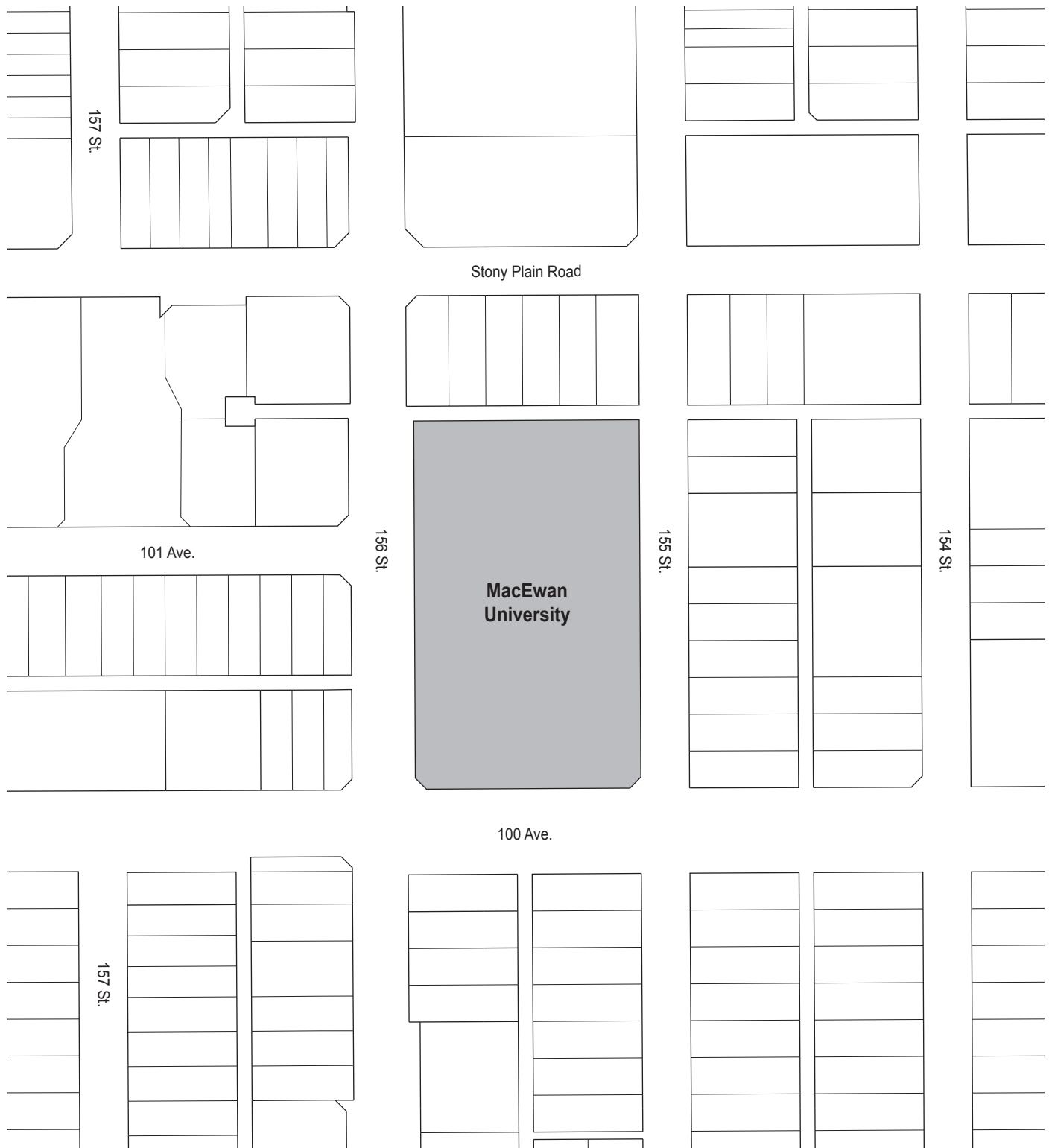
3. Site Specific Regulations for Permitted and Discretionary Uses

- a. Notwithstanding section 574.4.2, the combined total floor area of Media Studios, Business Support Services, Convenience Retail Stores, General Retail Stores, Government Services, Health Services, Personal Service Shops, and Professional Financial and Office Support Services shall not comprise more than 60% of the Gross Floor Area of the Site.
- b. Notwithstanding section 574.4.2, Health Services shall not comprise more than 200 m², and Extended Medical Treatment Services shall not comprise more than 50 m².
- c. Notwithstanding section 574.4.7, the maximum Height shall be 25 m.
- d. Notwithstanding section 574.4.8, the maximum Floor Area Ratio (FAR) shall be 2.0.
- e. Notwithstanding section 574.4.4, 574.5.1, and 574.5.3, the frontage on 100 Avenue NW, and on 155 Street NW, is not required to provide active street frontage.

- f. Notwithstanding section 574.4.4, 574.5.1, and 574.5.3, a minimum setback of 5 m is required where the site abuts 100 Avenue NW, and a minimum setback of 5 m is required where the site abuts 155 Street NW.
- g. Notwithstanding section 91.1, Flea Markets may be developed within 50.0 m of a Residential Zone.
- h. Off-street Vehicular parking shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:
 - i. Vehicular parking shall be provided to a maximum of 200 spaces.

MacEwan University - Jasper Place Campus

Map 4 for Appendix III to Section 574

**(UI) URBAN INSTITUTIONAL ZONE** **MacEwan University**