Bylaw 18087

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2406

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 from Section 54.1.2(f) "Unless otherwise specified in this Bylaw, no required parking spaces shall be provided as Tandem Parking." and replacing it with "Parking spaces may only be provided as Tandem Parking if:

i. the Tandem Parking is not used for visitor parking;
ii. both Tandem Parking spaces are developed to provide parking for the same Dwelling; and
iii. the Tandem Parking does not block access to any other parking space."

b) Deleting from Section 54.2 Schedule 1(A)1. "Row Housing".

c) Adding a title to the table in Section 54.2 Schedule 1(A)1. "Minimum and Maximum Parking Spaces per Dwelling Size".

d) Adding a name to the first column of the table in Section 54.2 Schedule 1(A)1. "Dwelling Size"

e) Deleting the following visitor parking row from the table in Section 54.2 Schedule 1(A)1.
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Visitor Parking	1 per 7 Dwellings	N/A	1 per 7 Dwellings	N/A

"

f) Deleting from Section 54.2 Schedule 1(A)1. "the following minimum parking requirements and maximum parking requirements shall apply. The visitor parking must be readily available to an entrance of the building and be clearly identified as visitor parking." and replacing it with "the minimum parking requirements and maximum parking requirements shown in the table above shall apply.
Visitor parking shall be provided at a minimum rate of 0 visitor parking spaces for the first 7 Dwellings, and 1 visitor parking space per 7 Dwellings thereafter. Visitor parking spaces shall be readily available to the primary building entrance for each multi-unit residential building on Site, and be clearly identified as visitor parking."

g) Deleting from Section 54.2 Schedule 1(A)1. "The Development Officer may accept Tandem Parking spaces of a number that is equivalent to the total required parking minus the total number of Dwellings and minus visitor parking. Visitor parking spaces shall not be in tandem."

h) Deleting from Section 54.2 Schedule 1(A)2 "per 2 Sleeping Units".

i) Deleting from Section 54.2 Schedule 1(A)2. "Tandem Parking is allowed for Secondary Suites, Garage Suites and Garden Suites."

j) Deleting from Section 54.2 Schedule 1(A)3. "2 parking spaces per Dwelling, may be in tandem and may include 1 Garage space. Where a Front Yard driveway provides access to a parking space that is not within the Front Yard, the Development Officer may consider this driveway as the provision of a second car parking space that is in tandem." and replacing it with "1 parking space per Dwelling".

k) Renumbering Section 54.2 Schedule 1(A)3 to Section 54.2 Schedule 1(A)3(a).

l) Adding a new row after the newly renumbered Section 54.2 Schedule 1(A)3(a).

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3(b). Row Housing	Minimum and Maximum Parking Spaces per Dwelling			
	Minimum	Maximum	TOD minimum	TOD maximum
	1	N/A	1	1.75

When located within 400 metres of an existing or a future LRT station, within 400 metres of an existing or a future Transit Centre with a Council-approved Concept Plan, or within 100 metres of a Transit Avenue, the TOD minimum and maximum parking requirements shall apply.

Visitor parking shall be provided at a minimum rate of 0 visitor parking spaces for the first 7 Dwellings, and 1 visitor parking space per 7 Dwellings thereafter. Visitor parking spaces shall be readily available to the primary building entrance for each multi-unit residential building on Site, and be clearly identified as visitor parking

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m) Deleting from Sections 160.4(1), 170.4(1), 570.4.1(1), 571.4.1(1), 572.4.1(1), 573.4.1(1) "provided that this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces" and replacing it with "provided that this shall be increased by 1 Dwelling/ha for every 3 required resident parking spaces".

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

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MAYOR

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CITY CLERK