

Charter Bylaw 20503

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3648

WHEREAS Lots 136-138, a portion of Lot 139, Lots 185-192, Block 6, Plan B2; Lots 145-152, Block 7, Plan B2; and Lot 133, Block 6, Plan 8222080; located at 10126 & 10160 - 106 Street NW, 10130, 10135, 10138, 10144, 10148, 10154, 10161, 10164, 10165 and 10174 - 107 Street NW, Downtown, Edmonton, Alberta, are specified on the Zoning Map as (DC2) Site Specific Development Control Provision and (UW) Urban Warehouse Zone; and

WHEREAS an application was made to rezone the above described property to (AP) Public Parks Zone and (UW) Urban Warehouse 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 Lots 136-138, a portion of Lot 139, Lots 185-192, Block 6, Plan B2; Lots 145-152, Block 7, Plan B2; and Lot 133, Block 6, Plan 8222080; located at 10126 & 10160 - 106 Street NW, 10130, 10135, 10138, 10144, 10148, 10154, 10161, 10164, 10165 and 10174 - 107 Street NW, Downtown, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (DC2) Site Specific Development Control Provision and (UW) Urban Warehouse Zone to (AP) Public Parks Zone and (UW) Urban Warehouse Zone.
2. The Edmonton Zoning Bylaw is hereby further amended by deleting Appendix 2 to Section 910 Special Area, Downtown Maximum Floor Area Ratio Map and replacing it with "Appendix 2 - Downtown Maximum Floor Area Ratio Map " attached as Schedule "B".

3. The Edmonton Zoning Bylaw is hereby further amended by deleting Appendix 3 to Section 910 Special Area, Downtown Maximum Height Map and replacing it with "Appendix 3 - Downtown Maximum Height Map" attached as Schedule "C".

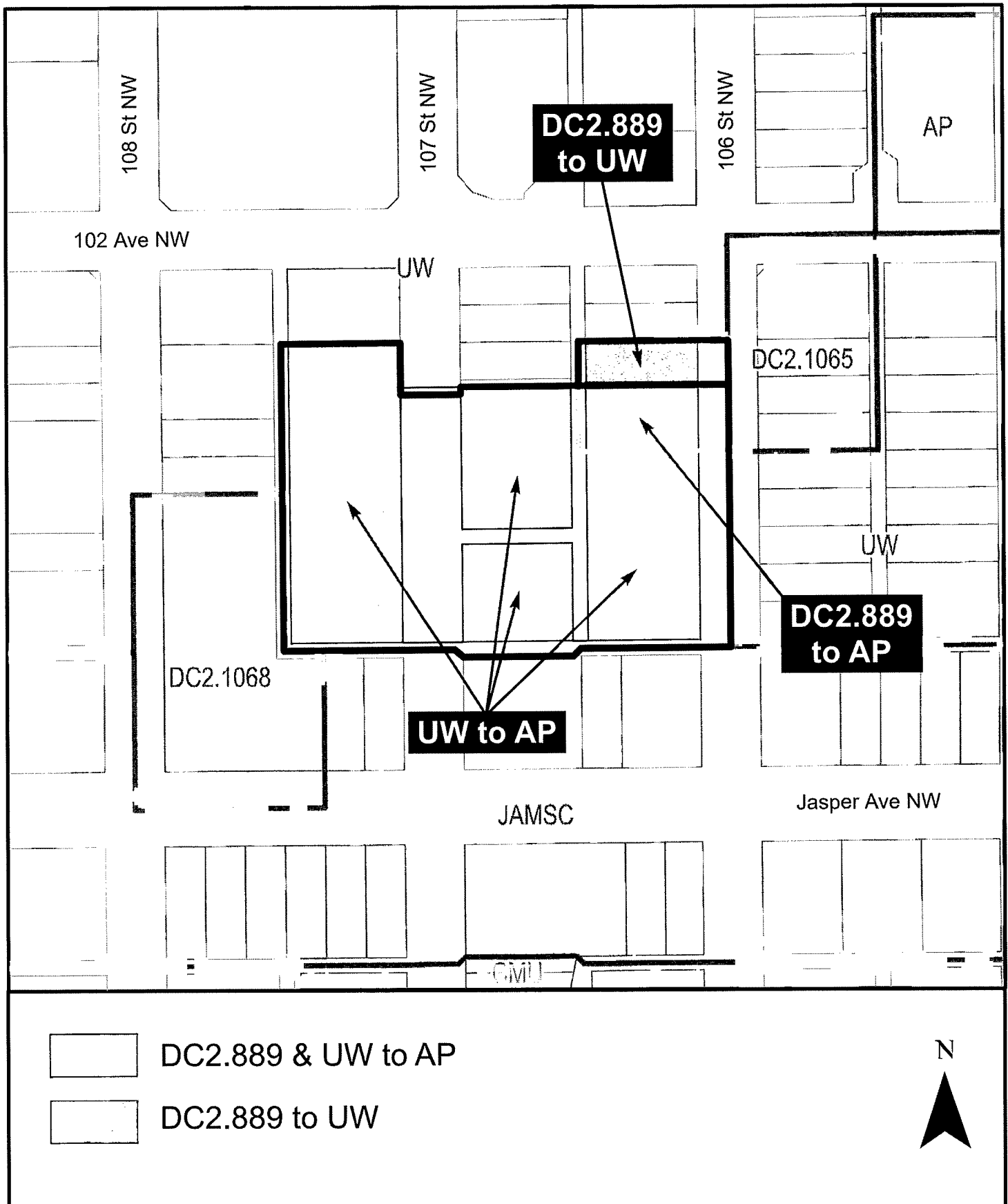
READ a first time this	30th day of May	, A. D. 2023;
READ a second time this	30th day of May	, A. D. 2023;
READ a third time this	30th day of May	, A. D. 2023;
SIGNED and PASSED this	30th day of May	, A. D. 2023.

THE CITY OF EDMONTON

  
\_\_\_\_\_  
MAYOR

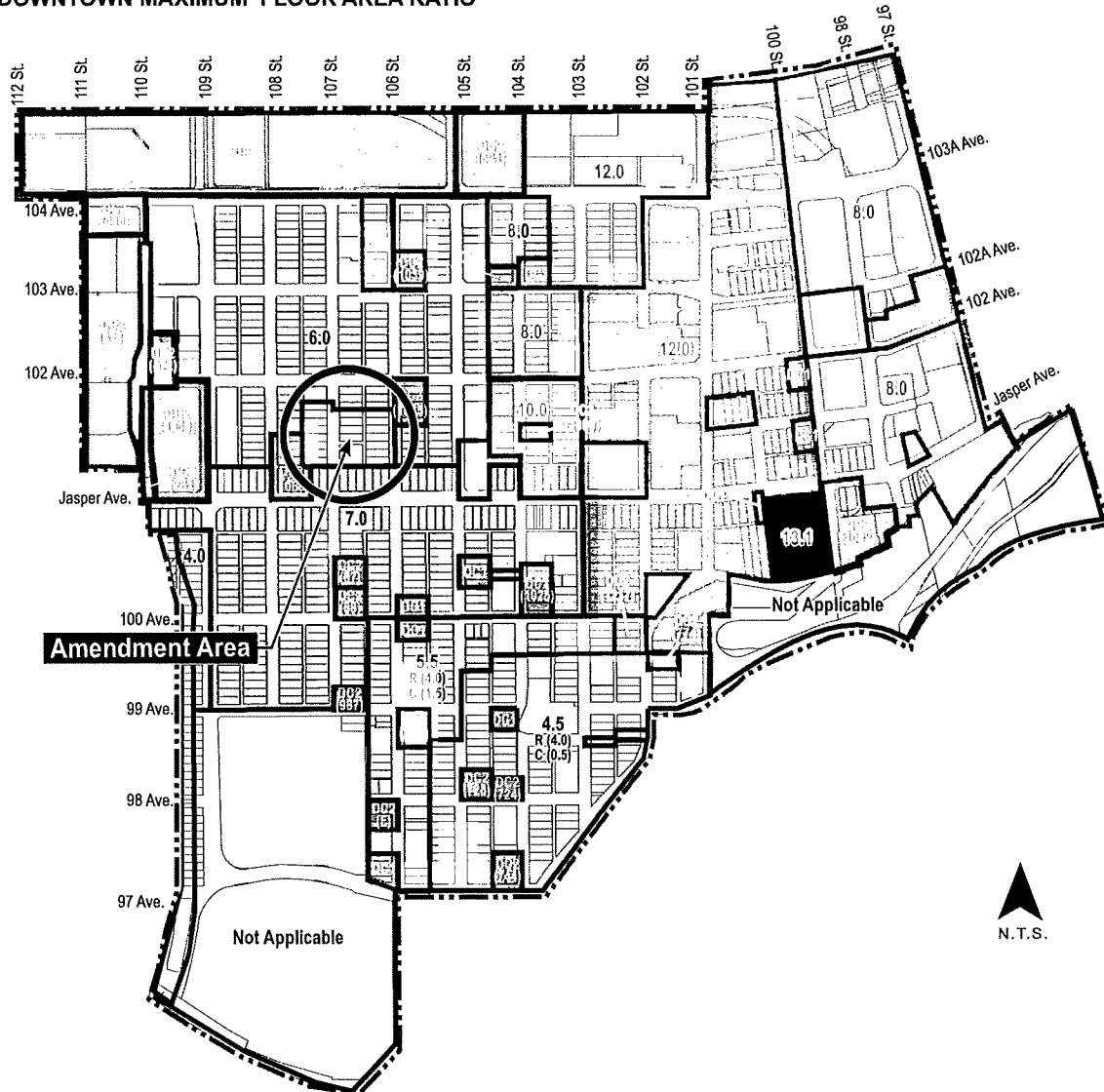
  
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A/ CITY CLERK

## CHARTER BYLAW 20503



**Special Area, Downtown**

Appendix 2 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws.  
(amended for Charter Bylaw 20503 on May 30, 2023)

**DOWNTOWN MAXIMUM FLOOR AREA RATIO****Legend**

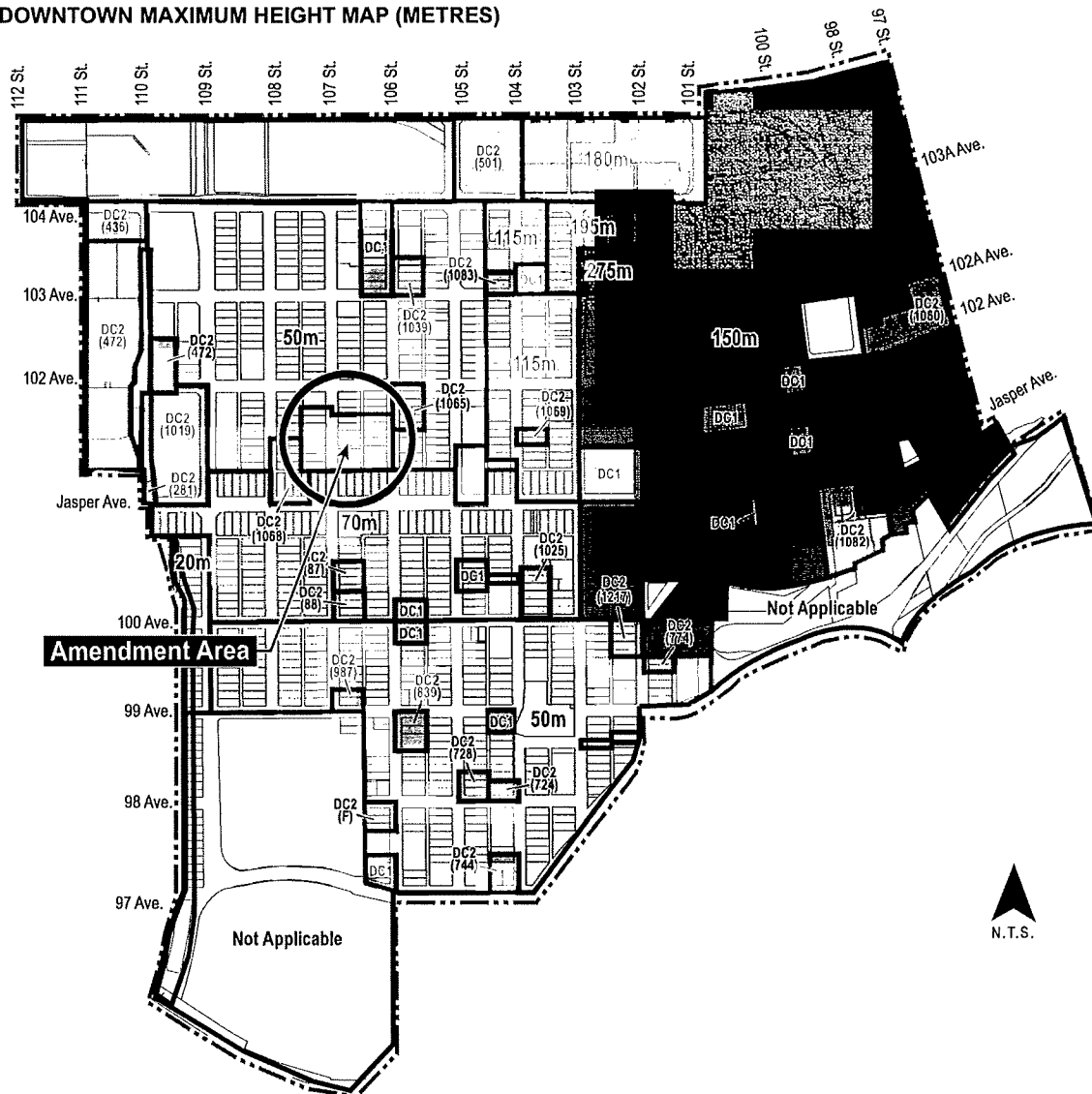
- DC1 & DC2 (Direct Development Control Provisions)  
FAR individually approved/established by City Council
- Not Applicable

Total FAR → 8.0  
 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.

**Special Area, Downtown**

Appendix 3 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws.  
(amended for Charter Bylaw 20503 on May 30, 2023)

**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.