

Charter Bylaw 20527

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3663

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 Special Area Riverview, Section 992.1 General Purpose in its entirety and substituting the following:

“To designate portions of the Riverview area, as shown on Appendix I of this Section, as a Special Area and to adopt land use regulations to achieve the development objectives of the The Uplands Neighbourhood Structure Plan, Stillwater Neighbourhood Structure Plan, and the Riverview Neighbourhood 3 Neighbourhood Structure Plan (Rivers Edge).”;

- b) deleting (RVRH) Riverview Row Housing Zone, Section 992.4.1 General Purpose in its entirety and substituting the following:

“To allow for the development of street oriented Multi-Unit Housing in the form of row housing that allows a greater building Height and the opportunity for development on individual shallow lots where access is from a Lane.”;

- c) adding to following new regulation under (RVRH) Riverview Row Housing Zone, Section 992.4.4 Development Regulations and renumbering the remainder of this section accordingly:

“1. The minimum density shall be 65 dwellings/ha.”;

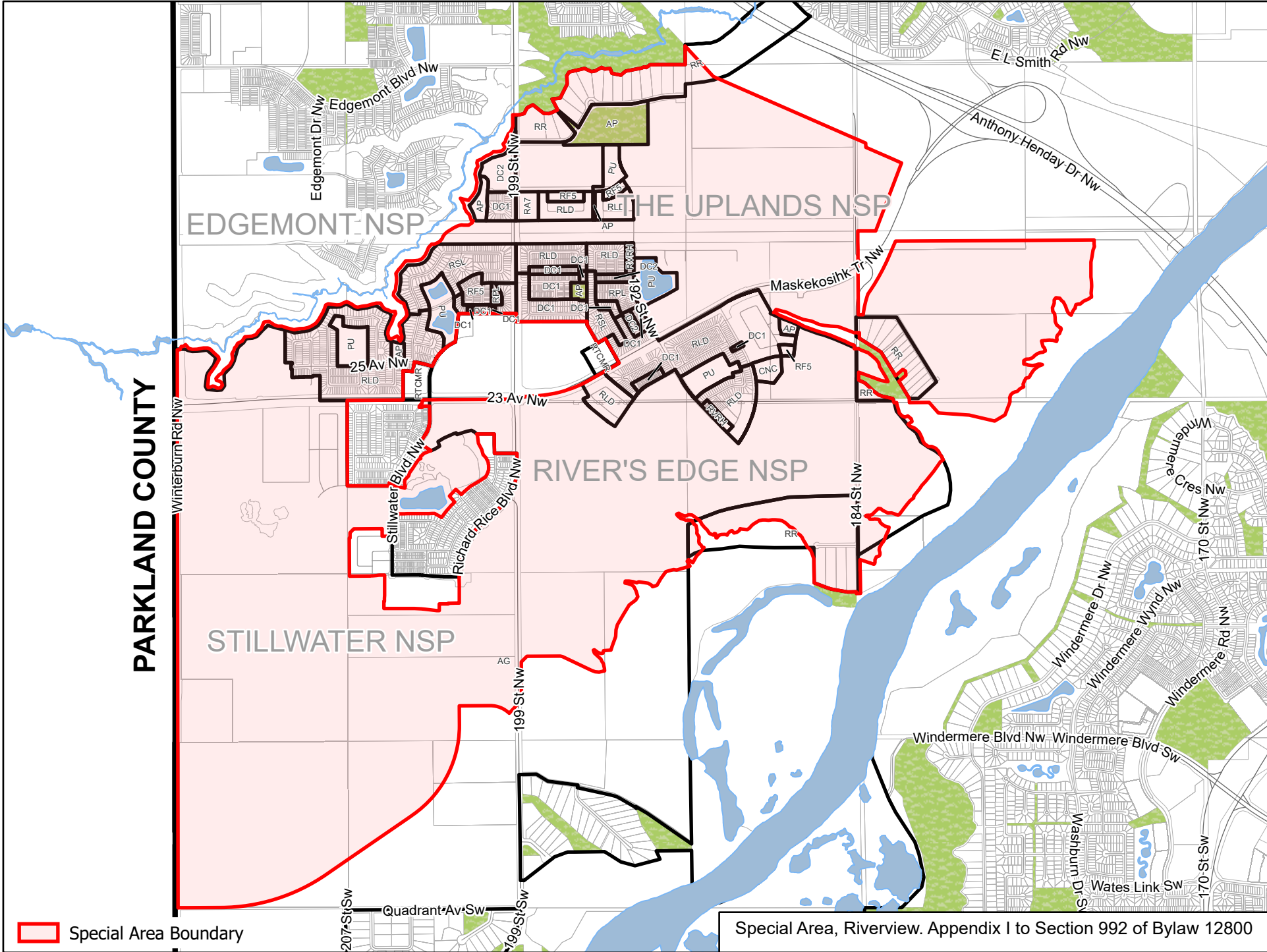
- d) deleting (RVRH) Riverview Row Housing Zone, Section 992.4.4.6 in its entirety and substituting the following:
 “Section 992.4.4.7. The minimum Rear Setback shall be 5.5 m, except that it shall be 1.2 m for a detached Garage where the vehicle door faces the Lane.”;
- e) deleting (RVRH) Riverview Row Housing Zone, Section 992.4.4.9 in its entirety and substituting the following:
 “Section 992.4.4.10. Each Principal Dwelling unit within the Multi-unit Housing building shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.”;
- f) The Edmonton Zoning Bylaw is hereby further amended by deleting Appendix 1 of Section 992 - Special Area Riverview and replacing it with Appendix 1 of Section 992 - Special Area Riverview, attached hereto as Schedule “A”, and forming part of this bylaw.

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

THE CITY OF EDMONTON

MAYOR

CITY CLERK



Special Area Boundary

Special Area, Riverview. Appendix I to Section 992 of Bylaw 12800