

Charter Bylaw 20728

A Charter Bylaw to amend Charter Bylaw 20001, as amended  
The Edmonton Zoning Bylaw  
Amendment No. 12

WHEREAS City Council at its meeting of October 23, 2023, gave third reading to Charter Bylaw 20001, 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. Charter Bylaw 20001, as amended, The Edmonton Zoning Bylaw is hereby further amended by:
  - a) Deleting Subsection 7.5 (Surface Parking Lots) of Section 3.141 (CMUV - Central McDougall Urban Village Zone) in its entirety and replacing it with a new Subsection 7.5 (Surface Parking Lots) attached hereto as Schedule “A”, and forming part of this Charter Bylaw.

READ a first time this	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK

**7.5. Surface Parking Lots**

- 7.5.1. Surface Parking Lots, not including lots for the purposes of construction site offices, lay down areas, or construction parking associated with development of the lands within this Special Area Zone, are only permitted on the following parcels: Lot 271, Block 2, Plan 0729263; Lot 225-230, Block 2, Plan B3; and Lot 260-261, Block 3, Plan B3.
- 7.5.2. Despite Section 7.120 of the Zoning Bylaw, a Development Permit is required for any development that contains a Surface Parking Lot and any Development Permit that contains a Surface Parking Lot must be temporary and expire on December 31, 2028.
- 7.5.3. Subsection 4 of Section 5.80 of the Zoning Bylaw does not apply to temporary Surface Parking Lots.
- 7.5.4. A minimum of two east-west Pathways and one north-south Pathway within Surface Parking Lots must be provided for the land between 102 Street NW and 103 Street NW.
  - 7.5.4.1. Despite the definition for such in the Zoning Bylaw, Pathways are not required to be Hard Surfaced but, if not, must be demarcated with solid barricades that prevent vehicle movement into the Pathway.
- 7.5.5. Directional and information signage consistent in design, colour, symbols and graphics shall be provided to:
  - 7.5.5.1. direct patrons to pedestrian exits;
  - 7.5.5.2. direct patrons to vehicular exits;
  - 7.5.5.3. identify areas for patrons to locate their vehicles;
  - 7.5.5.4. advise patrons to lock their vehicles and remove all valuables;
  - 7.5.5.5. advise patrons of the presence of security patrols; and
  - 7.5.5.6. advise patrons of the presence of security cameras.
- 7.5.6. Lighting shall be a minimum of 6 lux or 1 foot-candle to provide a safe and secure pedestrian environment and comply with Section 5.110 and Subsection 3 of Section 5.120 of the Zoning Bylaw.
- 7.5.7. Despite Subsection 4 of Section 5.60 of the Zoning Bylaw, a minimum 3.0 m landscaped Setback shall be provided around the perimeter of the Site where abutting a Street.

The buffer should visually screen parked vehicles but not completely obstruct views into and out of the parking lot for the purpose of supporting pedestrian safety and security. The following shall be provided within the 3.0 m Setback area:

- 7.5.7.1. trees and shrubs calculated at a rate of 1 tree and 2 shrubs for every 12 parking spaces in the Surface Parking Lot;
  - 7.5.7.2. a maximum of 15.0 m shall be provided between trees;
  - 7.5.7.3. only deciduous species of trees shall be allowed;
  - 7.5.7.4. tree and shrub species must be well suited to survive in high-traffic areas;
  - 7.5.7.5. dense shrubs greater than 1.0 m in height and solid fences shall not be permitted; and
  - 7.5.7.6. trees and shrubs do not have to be evenly spaced and can be concentrated or dispersed throughout the Setback area.
- 7.5.8. Every access must be Hard Surfaced from the curb to 10.0 m into the Site.
  - 7.5.9. All parking facilities shall be clearly demarcated, have adequate storm water drainage and storage facilities.
  - 7.5.10. The storage of materials inclusive of accumulated snow shall be in a location away from the public roadway to improve safety and visibility.
  - 7.5.11. Surface Parking Lots may also be used for staging/parking of large vehicles associated with arena events.
  - 7.5.12. Despite any other regulations in the Zoning Bylaw or this Special Area Zone, a minimum of 40 vehicle parking spaces must be provided to exclusively serve development located on Lots 199-207, Block 4, Plan B3, which:
    - 7.5.12.1. may be provided as a Surface Parking Lot;
    - 7.5.12.2. must be located between 103 Street NW and 104 Street NW;
    - 7.5.12.3. must include Hard Surfacing, lighting, grading, drainage, screening, and Landscaping;
    - 7.5.12.4. if not located within a heated building, must have power receptacles for plugging in vehicles during cold weather; and

- 7.5.12.5. must be securely enclosed within a building or within a 1.8 m high Fence complete with an access gate and card access system to the satisfaction of the Development Planner in consultation with the City department responsible Fire Rescue Services.
- 7.5.13. Despite Subsection 7.5.12, the requirement for vehicle parking may be waived if the Development Planner receives confirmation from Fire Rescue Services that the parking is no longer required.