

Charter Bylaw 20795

A Charter Bylaw to amend Charter Bylaw 20001, as amended  
The Edmonton Zoning Bylaw  
Amendment No. 47

WHEREAS Edmonton City Council at its meeting of October 23, 2023, gave third reading to Charter Bylaw 20001 (the “Edmonton Zoning Bylaw”); and

WHEREAS Edmonton City 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, The Edmonton Zoning Bylaw, is hereby amended as follows:
  - a. Add “Building Conversions to Residential” as a new header after Subsection 3.20.5.9.2;
  - b. Add “Despite other regulations in this Bylaw, the following regulations do not apply where the Use of an existing building is completely or partially changed to Residential, for portions of development that do not result in additional Floor Area:” as Subsection 3.20.5.10;
  - c. Add “Height, Floor Area Ratio, Setback, Stepback, Street Wall Height, Podium Height, Ground Floor Height, building Facade length, and Site area regulations;” as Subsection 3.20.5.10.1;
  - d. Add “regulations that limit the Residential component of a development's Floor Area Ratio or total Floor Area;” as Subsection 3.20.5.10.2;
  - e. Add “Ground Floor elevation from ground level regulations;” as Subsection 3.20.5.10.3;
  - f. Add “regulations that require residential entrances or accesses to be separated from commercial or institutional entrances or accesses;” as Subsection 3.20.5.10.4;
  - g. Add “Tower Setback, articulation, Floor Plate, Stepback, and separation regulations;” as Subsection 3.20.5.10.5;
  - h. Add “regulations that require a building to be in a Tower and Podium configuration; and” as Subsection 3.20.5.10.6;

- i. Add “regulations that require pedestrian mid-block breaks or access.” as Subsection 3.20.5.10.7;
- j. Add “Despite other regulations in this Bylaw, where the Use of an existing building is completely or partially changed to Residential, the Development Planner may consider less than the required:” as Subsection 3.20.5.11;
- k. Add “number of loading spaces;” as Subsection 3.20.5.11.1;
- l. Add “total area of outdoor Common Amenity Areas, open spaces, and Yards; and” as Subsection 3.20.5.11.2;
- m. Add “quantity, size, placement, and ratio of trees and shrubs;” as Subsection 3.20.5.11.3;
- n. Add “for portions of development that do not result in additional Floor Area, where the applicable regulation cannot physically be accommodated due to site constraints.” as a new paragraph after Subsection 3.20.5.11.3; and

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