

Charter Bylaw 20836

A Charter Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 71

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 the value of “275 m²” from subsection 4.4.5 of section 3.43 and replacing it with “300 m²”.
 - b) deleting subsection 5.5.1 of section 3.43 and replacing it with the following table:

Table 5.1 Density, Height and Floor Area		
Subsection	Regulation	Value
Density		
5.1.1	Minimum Density	75 Dwelling/ha
Height		
5.1.2.	Maximum Height	23.0 m
Floor Area		
5.1.3.	Maximum Floor Area Ratio	3.0

- c) adding the following new subsections under the newly replaced subsection 5.5.1 of section 3.43 and renumbering the remainder of subsection 5 accordingly:

5.2. The maximum Floor Area Ratio is increased by 0.7 where a minimum of 10% of all Dwellings:

5.2.1. comply with the inclusive design requirements of Section 5.50;

5.2.2. have a Floor Area greater than 100 m2, a minimum of 3 bedrooms; and

5.2.2.1. access to an outdoor Common Amenity Area designed for children that is at least 50.0 m2; and

5.2.2.2 access to dedicated and enhanced bulk storage within the Dwelling or within the building; or

5.2.3. comply with any combination of Subsections 5.2.1 and 5.2.2.

5.3. The maximum Floor Area Ratio is increased by 0.7 where:

5.3.1. a minimum of 30% of all Supportive Housing Sleeping Units comply with the inclusive design requirements of Section 5.50.

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

MAYOR

CITY CLERK