

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 m<sup>2</sup>” from subsection 4.4.5 of section 3.43 and replacing it with “300 m<sup>2</sup>”.
  - 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  | 10th day of June | , A. D. 2024; |
| READ a second time this | 10th day of June | , A. D. 2024; |
| READ a third time this  | 10th day of June | , A. D. 2024; |
| SIGNED and PASSED this  | 10th day of June | , A. D. 2024. |

THE CITY OF EDMONTON

*A. Sahi*

MAYOR

*Alexis B.*  
AI CITY CLERK