

Bylaw 20907

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 109

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. deleting subsection 1 of section 3.22 and replacing it with:

To allow for development that accommodates a mix of predominantly commercial, office, institutional, and business Uses as a secondary office commercial area while emphasizing retail activities, entertainment and service Uses at ground level.

- b. deleting subsection 5.1 of section 3.22 and replacing it with:
Development must comply with Table 5.1:

| Table 5.1 Site and Building Regulations | | |
|---|--------------------------|-------|
| Subsection | Regulation | Value |
| Floor Area Ratio | | |
| 5.1.1. | Maximum Floor Area Ratio | 7.0 |
| Height | | |

