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			

5.1.2.	Maximum Height north of 100 Avenue NW	70.0 m		
5.1.3.	Maximum Height south of 100 Avenue NW	50.0 m		
Ground Floor and Street Wall Height				
5.1.4.	Minimum Ground Floor Height for new buildings	3.5 m		
5.1.5.	Minimum building Street Wall Height	9.0 m		
5.1.6.	Maximum building Street Wall Height	26.0 m		

READ a first time this	19th day of August	, A. D. 2024;
READ a second time this	19th day of August	, A. D. 2024;
READ a third time this	19th day of August	, A. D. 2024;
SIGNED and PASSED this	19th day of August	, A. D. 2024.

THE CITY OF EDMONTON

MAYOR

CITY CLERK