

Bylaw 21102

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 207

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 the “Regulation” column of Subsection 8.5.3. of Appendix II to Section 2.210 UI - Urban Institution Zone and replacing it with “Minimum Setback from 112 Avenue NW east of 73 Street NW”;
 - b. Adding a new Subsection 8.5.4. to Appendix II of Section 2.210 UI - Urban Institution Zone which reads “Minimum Setback from 112 Avenue NW west of 73 Street NW” in the Regulation column with a Value of “4.0 m”, and renumbering the remainder of the section accordingly;
 - c. Deleting the “Regulation” column of newly renumbered Subsection 8.5.6. of Appendix II to Section 2.210 UI - Urban Institution Zone and replacing it with “Maximum Height for Sub-Area 1 east of 73 Street NW, as shown on Map 4”;
 - d. Adding a new Subsection 8.5.7. to Appendix II of Section 2.210 UI - Urban Institution Zone which reads “Maximum Height for Sub-Area 1 west of 73 Street NW, as shown on Map 4” with a Value of “15.0 m”, and renumbering the remainder of the section accordingly;

e. Adding a new Subsection to the General Regulations of Appendix II to Section 2.210 UI - Urban Institution Zone which reads: “8.9.4. For new buildings and additions in Sub-Area 1 west of 73 Street NW, the Ground Floor elevation must not exceed the elevation of the Abutting public sidewalk by more than 1.0 m.”;

f. Adding a new Subsection to the General Regulations of Appendix II to Section 2.210 UI - Urban Institution Zone which reads: “8.9.5. For new residential buildings and additions in Sub-Area 1 west of 73 Street NW, vehicle access must be from an Alley.”;

g. Deleting the map “Appendix II: Map 3 Concordia University of Edmonton” from Section 2.210 UI - Urban Institution Zone and replacing it with the map “Appendix II: Map 3 Concordia University of Edmonton”, attached hereto as Schedule “A”, and forming part of this bylaw; and

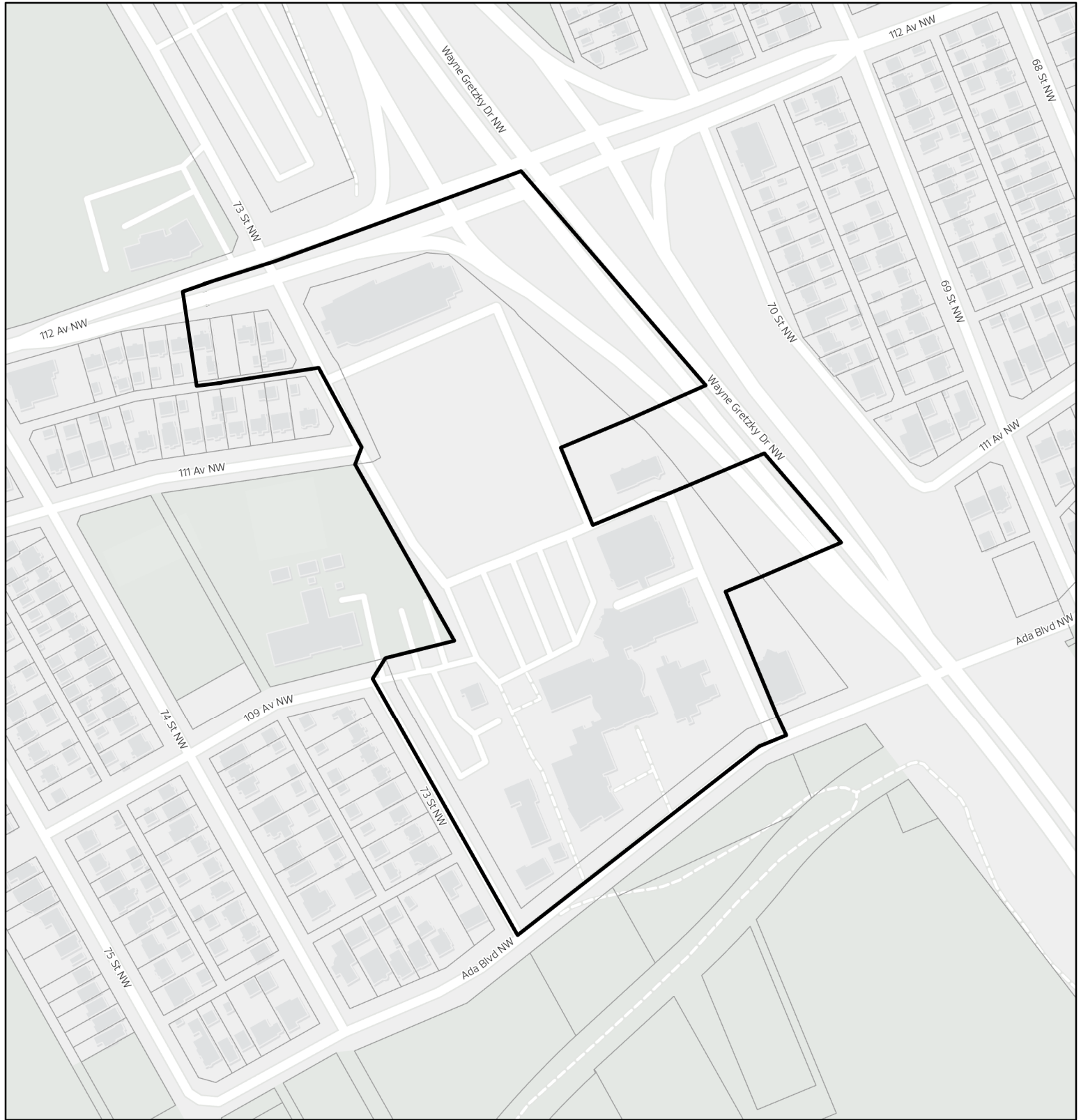
h. Deleting the map “Appendix II: Map 4 Concordia University of Edmonton - Building Height Sub-Areas” from Section 2.210 UI - Urban Institution Zone and replacing it with the map “Appendix II: Map 4 Concordia University of Edmonton - Building Height Sub-Areas”, attached hereto as Schedule “B”, and forming part of this bylaw.



READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

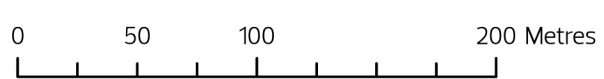
THE CITY OF EDMONTON

MAYOR

CITY CLERK

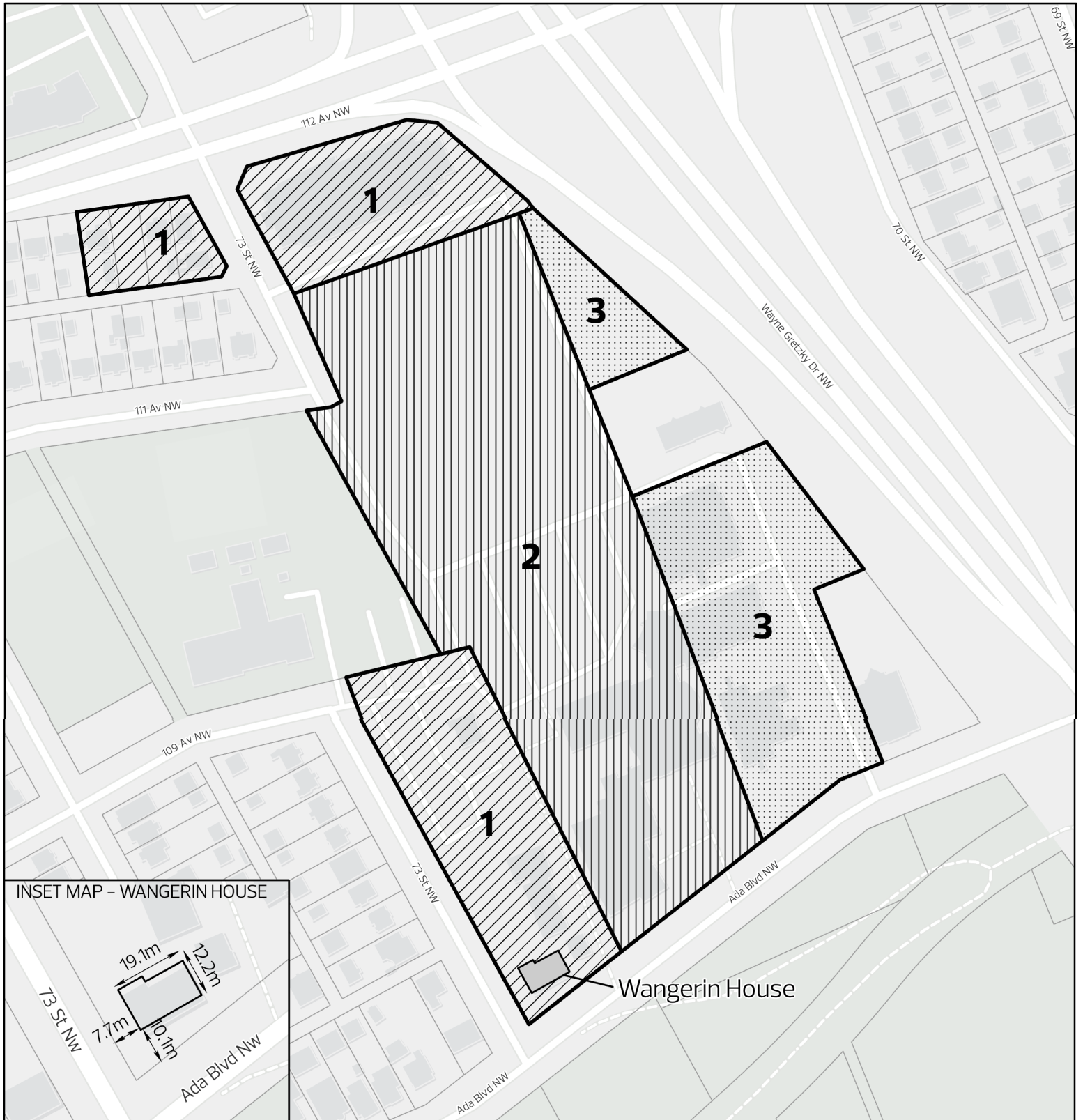


 Appendix II Boundary
 Title Lot





Concordia University of Edmonton – Building Height Sub-Areas



- Sub-Area 1
- Sub-Area 2
- Sub-Area 3
- Title Lot

