

Bylaw 17277

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No.2065

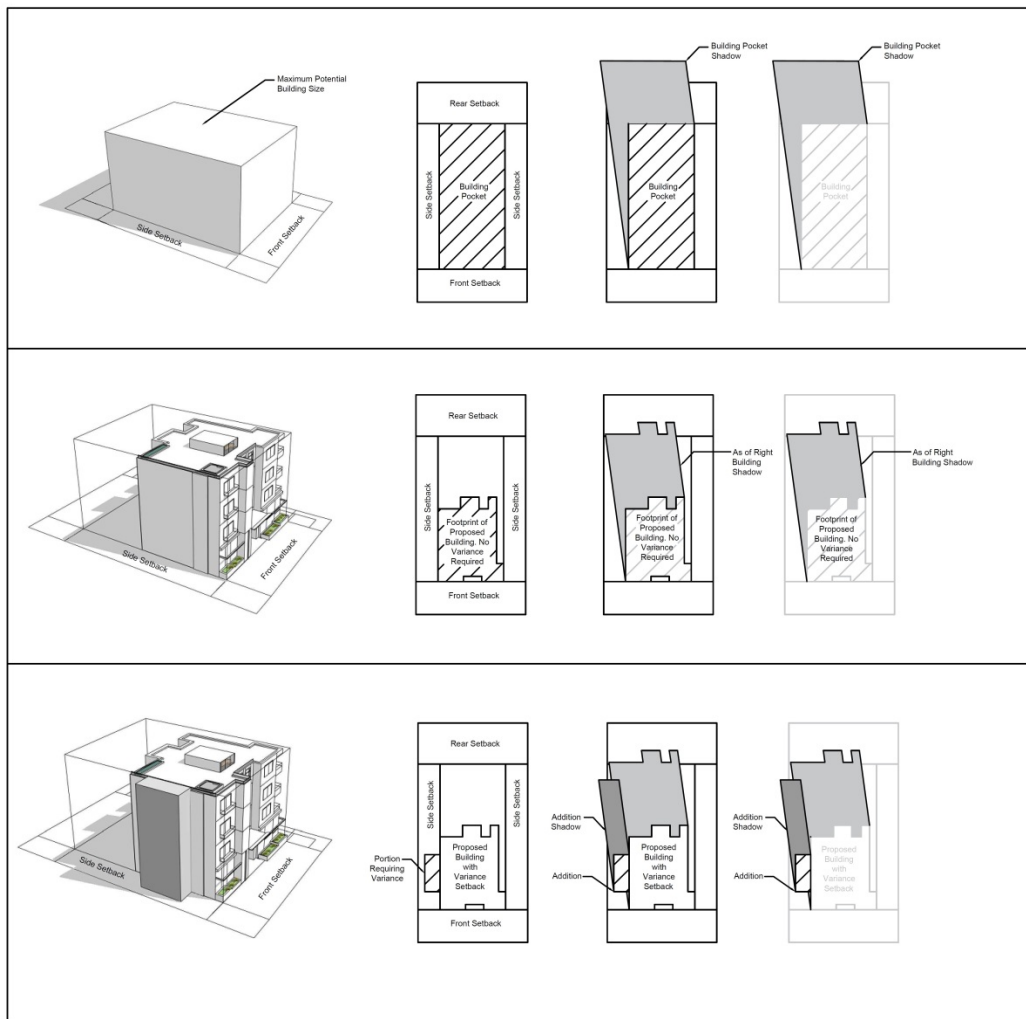
WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

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. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by :
2. deleting from Section 14.2 “Where warranted, the Development Officer may require an applicant for a Development Permit to submit a preliminary Wind Impact Statement or a detailed Wind Impact Study, or both, for the proposed development.
  1. A preliminary Wind Impact Statement shall be prepared by a qualified, registered Professional Engineer, to professional standards.
  2. A detailed Wind Impact Study shall be prepared by a qualified, registered Professional Engineer, and shall be based on a scale model simulation analysis, prepared to professional standards.” and replace with
    - “1. Where warranted, a preliminary Wind Impact Statement or a detailed Wind Impact Study, or both, may be required to be submitted for a proposed development having Height greater than 20 m, to the satisfaction of the Development Officer.
    2. The preliminary engineering study shall provide a screening-level estimation of potential wind conditions. If the preliminary Wind Impact Statement or Wind Impact Study indicates that uncomfortable or unsafe wind conditions may result from the building design, the Development Officer may require the applicant to submit a detailed Wind Impact Study for proposed buildings in order to quantify these conditions or refine any conceptual mitigation measures using physical scale model tests.
    3. A preliminary Wind Impact Statement shall be prepared by a qualified, registered Professional Engineer, to professional standards.

4. A detailed Wind Impact Study shall be prepared by a qualified, registered Professional Engineer, and shall be based on a scale model simulation analysis, prepared to professional standards.”;
3. deleting from Section 14.3(1) “The Development Officer shall require a Sun Shadow Impact Study where such a study is required in a Statutory Plan, and may require such a study for other applications if the proposed development warrants it.”, and replacing it with “Where warranted, a Sun Shadow Impact Study may be required to be submitted for proposed development where such a study is required in a Statutory Plan, or for other applications, to the satisfaction of the Development Officer.”;
4. adding Section 14.3(3) “The shadow impact shall be evaluated based on the difference in shadow between the allowable three-dimensional building massing and the proposed three-dimensional building massing, during the March equinox. The Development Officer may require changes to the proposed development or may refuse to grant a variance based on that information.”;



5. deleting from Section 87.14(a), “Grade elevation” and replacing it with “geodetic elevation”;

6. deleting from Section 14.4(1) “ the Grade elevation of the proposed building Site, the building and all openings, to be referenced to Geodetic Elevations. Geodetic elevation means the elevation of a point and its vertical distance determined by employing the principles of geodesy above or below an assumed level surface of datum.” and replacing it with “geodetic elevation of the proposed building Site and the geodetic elevation of the lowest point of all openings to the proposed building(s).”;
7. adding Section 14.10 “Drainage Information
  1. The Development Officer may require an applicant for a Development Permit to submit information relating to the proposed drainage from a Site, including but not limited to: (a) Lot grading plans; (b) Site mechanical plans; (c) Flood control plans; (d) Stormwater management plans and calculations; or (e) Similar plans, drawings or engineering reports that, in the opinion of the Development Officer, are required to determine if the Site is suitable for the full range of Uses contemplated.”;

READ a first time this	day of	, A. D. 2015;
READ a second time this	day of	, A. D. 2015;
READ a third time this	day of	, A. D. 2015;
SIGNED and PASSED this	day of	, A. D. 2015.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK