

Bylaw 21202

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 257

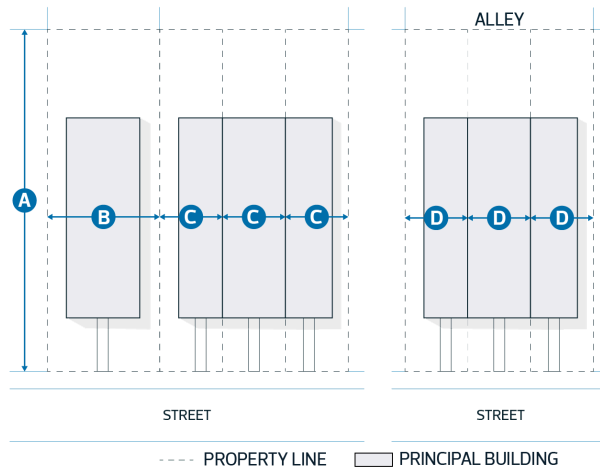
WHEREAS Edmonton City Council at its meeting of October 23, 2023, gave third reading to Charter Bylaw 20001 (the “Edmonton Zoning Bylaw”);

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. In accordance with this Bylaw, all applicable diagram, map, Section and Subsection references within the Zoning Bylaw shall be renumbered accordingly;
 - b. In Section 2.10, delete table 4.1 and replace it with:

Table 4.1. Site and Building Regulations			
Subsection	Regulation	Value	Symbol
Site Dimensions			
4.1.1.	Minimum Site area per Dwelling	75.0 m ²	-
4.1.2.	Minimum Site Depth	30.0 m	A
4.1.3.	Minimum Site Width	7.5 m	B
Lot Width for Attached Principal Dwellings			
4.1.4.	Minimum Lot Width where the Dwellings are developed on separate Lots not Abutting an Alley	5.0 m	C
4.1.5.	Minimum Lot Width where the Dwellings are developed on separate Lots Abutting an Alley	4.0 m	D

Diagram for Subsections 4.1.2, 4.1.3, 4.1.4, and 4.1.5**Height**

4.1.6.	Maximum Height	10.5 m	-
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Site Coverage

4.1.7.	Maximum Site Coverage	45%	-
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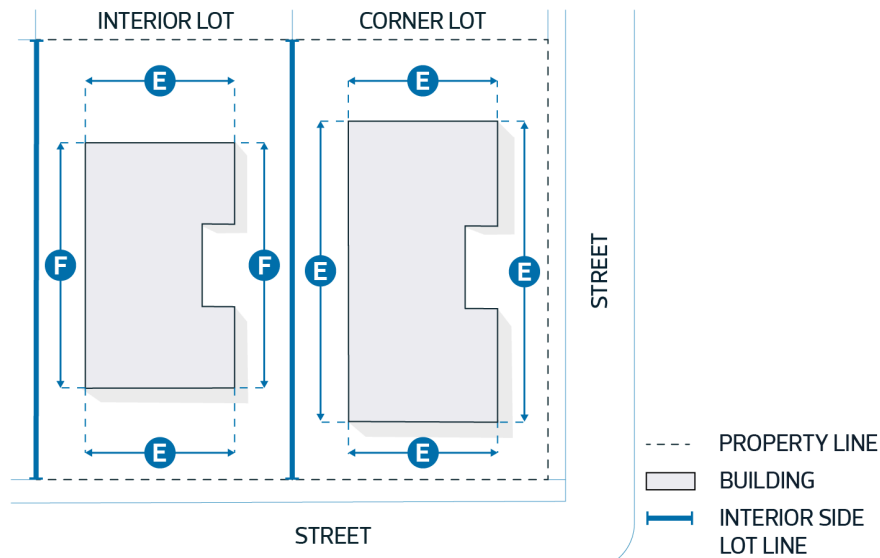
Building Length

4.1.8.	Maximum building length	30.0 m	E
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Unless the following applies:

4.1.9.	Maximum building length along an Interior Side Lot Line on an Interior Lot	50% of Site Depth or 25.0 m, whichever is less	F
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Diagram for Subsections 4.1.8 and 4.1.9



Building Entrances

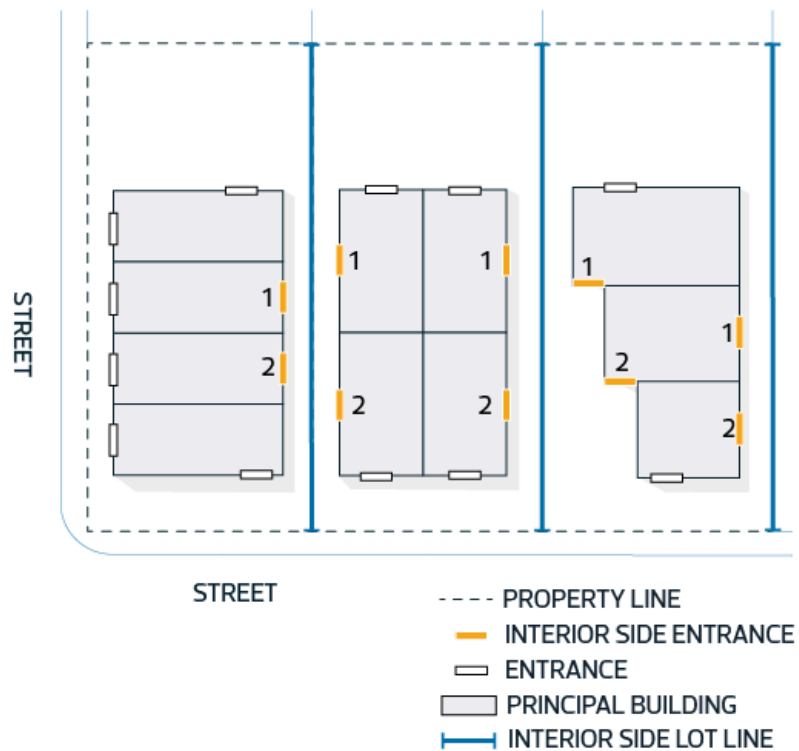
4.1.10.

Maximum number of entrances on the side of a building along the Interior Side Lot Line

2

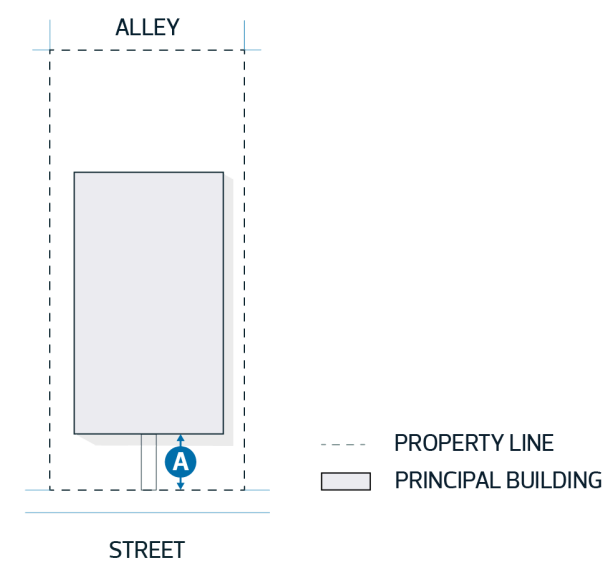
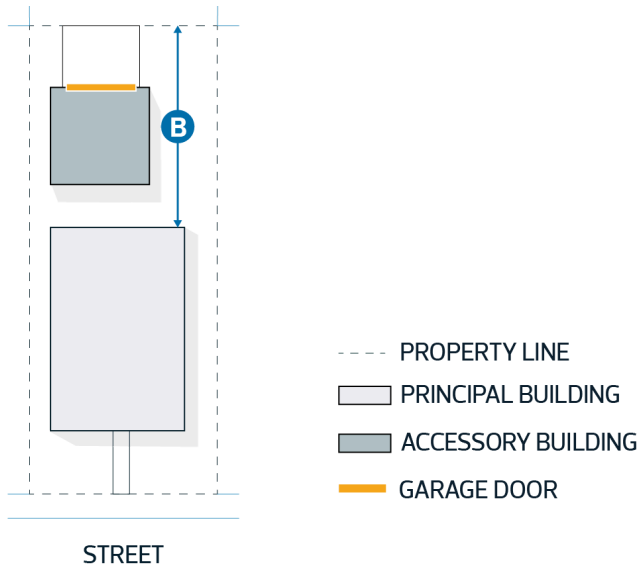
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Diagram for Subsection 4.1.10.

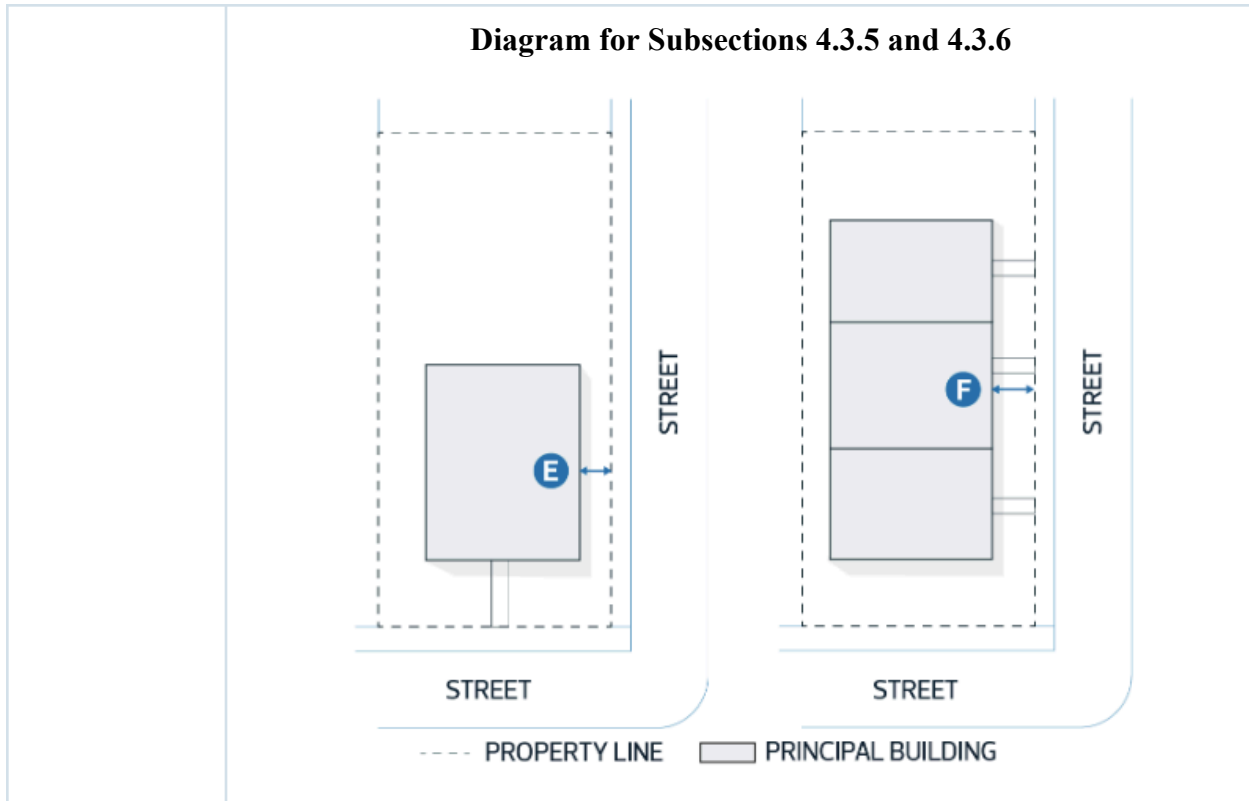


c. In Section 2.10, delete table 4.3 and replace it with:

Table 4.3. Setback Regulations

Subsection	Regulation	Value	Symbol
Front Setback			
4.3.1.	Minimum Front Setback	4.5 m	A
	<div>Diagram for Subsection 4.3.1</div>  <p>Diagram illustrating the Minimum Front Setback (4.3.1). The diagram shows a principal building (light gray rectangle) situated within a property line (dashed line). The building is set back from the street (blue line) by a distance labeled 'A' (4.5 m). The diagram also shows an alley (dashed line) above the property line. The legend indicates: dashed line for PROPERTY LINE, light gray rectangle for PRINCIPAL BUILDING.</p>		
Rear Setback			
4.3.2.	Minimum Rear Setback	10.0 m	B
	<div>Diagram for Subsection 4.3.2</div>  <p>Diagram illustrating the Minimum Rear Setback (4.3.2). The diagram shows a principal building (light gray rectangle) and an accessory building (gray rectangle) situated within a property line (dashed line). The accessory building is set back from the principal building by a distance labeled 'B' (10.0 m). The diagram also shows a garage door (orange line) on the accessory building. The legend indicates: dashed line for PROPERTY LINE, light gray rectangle for PRINCIPAL BUILDING, gray rectangle for ACCESSORY BUILDING, orange line for GARAGE DOOR.</p>		

Side Setbacks			
4.3.3.	Minimum Interior Side Setback	1.2 m	C
Unless the following applies:			
4.3.4.	Minimum Interior Side Setback for Row Housing and Multi-unit Housing where an entrance is located on the side of the building along an Interior Side Lot Line	1.9 m	D
<p align="center">Diagram for Subsections 4.3.3 and 4.3.4</p> <p align="center">STREET</p> <p align="center">STREET</p> <p> - - - - - PROPERTY LINE PRINCIPAL BUILDING INTERIOR SIDE LOT LINE ENTRANCE </p>			
4.3.5.	Minimum Flanking Side Setback	1.2 m	E
Unless the following applies:			
4.3.6.	Minimum Flanking Side Setback when a main entrance of a principal Dwelling faces a Flanking Side Lot Line	2.0 m	F



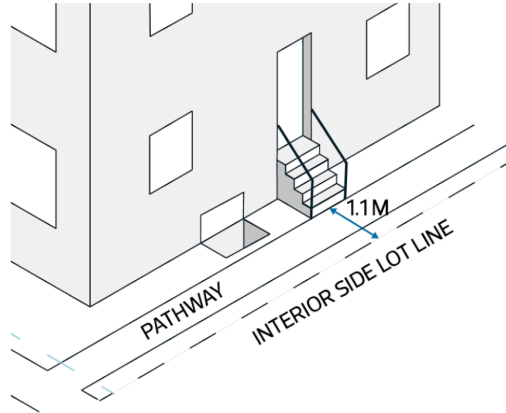
- d. Replace Subsection 2.10.5.1.2 with: “has a total length greater than 20 m facing the Interior Side Lot Line of a Site in a residential Zone,”
- e. Add a new Subsection 2.10.5.2: “Despite Subsection 5.1, where a building wall for Row Housing or Multi-unit Housing:
 - 5.2.1. faces a Street; or
 - 5.2.2. faces the Interior Side Lot Line of a Site in a residential Zone,
 the Facade must be articulated using 2 or more design techniques to minimize the perception of massing, eliminate large blank walls, provide visual interest, and accentuate main entrances facing the Street. Design techniques may include those described in Subsection 5.1, other than windows, balconies, and porches.”
- f. Under Section 2.10.5. replace the heading “Entrance Design Regulations” with “Entrance and Window Design Regulations”;
- g. Add a new Subsection 2.10.5.6: “All principal Row House Dwellings adjacent to a Front Lot Line on an Interior Site must be oriented towards the Street. The Street-facing Facade of each Row House Dwelling adjacent to the Front Lot Line must:
 - 5.6.1. include a main entrance door facing the Street that incorporates a covered entrance feature; and

5.6.2 have clear glass windows covering a minimum of 15% of the Facade area above the Basement.”

- h. Under Section 2.30, delete Subsection 3.2.3.1 and replace it with “constructed as of January 1, 2024; or”
- i. Under Section 2.40, delete Subsection 3.2.1.1 and replace it with “constructed as of January 1, 2024; or”
- j. Under Section 5.90, delete Subsections 2, 3, 4 and 5 under the Unenclosed Steps heading and replace them with:
 - “2. Unenclosed steps may project into a required Setback as long as the unenclosed steps:
 - 2.1. maintain a minimum distance of 0.6 m between the Lot line and the unenclosed steps;
 - 2.2. do not project into a required Pathway, unless they form part of the Pathway;
 - 2.3. do not project into a required drainage path; and
 - 2.4. do not project into a required Setback used for vehicle access.
 - 3. In addition to Subsection 2, unenclosed steps may only project into a required Interior Side Setback where they have a maximum Height of 1.0 m.
 - 4. Despite Subsection 2.1, where unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the unenclosed steps.”;

- k. Under Section 5.90, add the following under new Subsection 4:

Diagram for Subsection 4



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