

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;

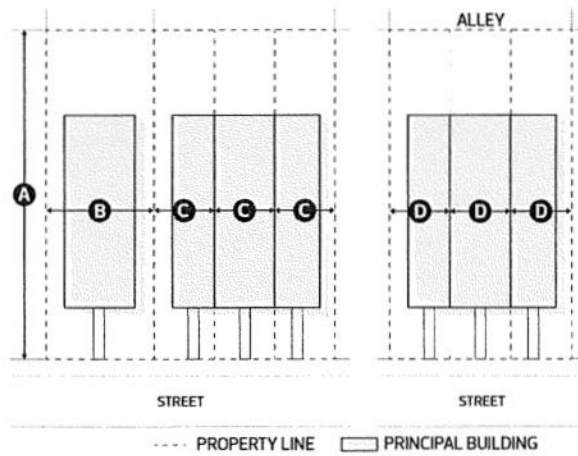
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Charter Bylaw 20001, The Edmonton Zoning Bylaw, is hereby amended as follows:

Part 1

- 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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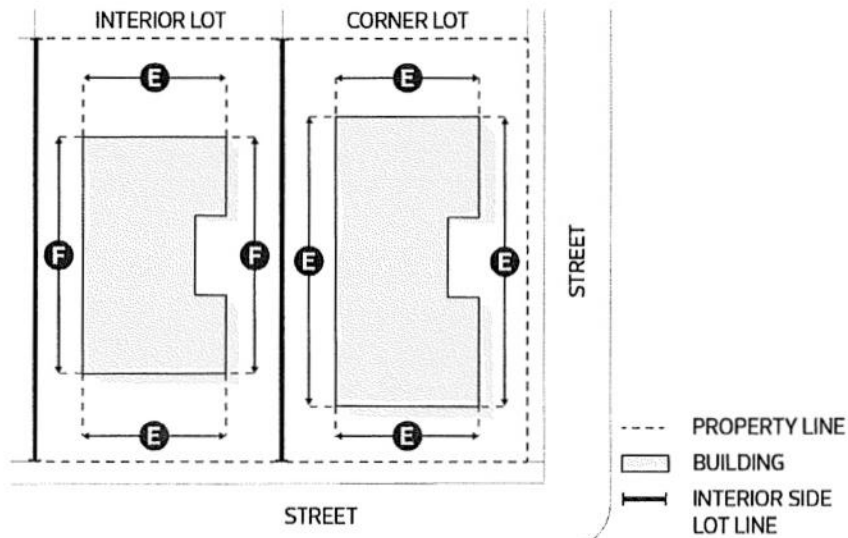
Building Length

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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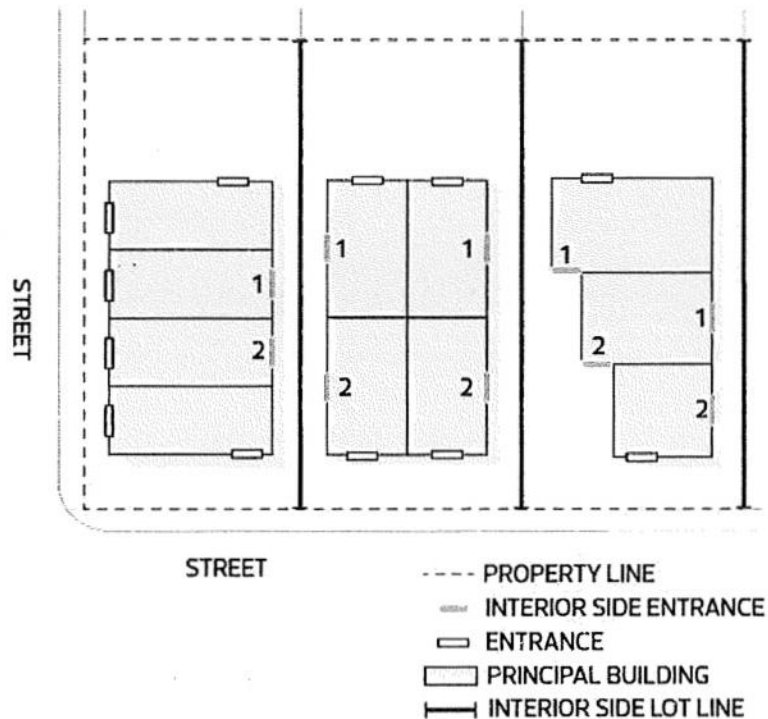
Diagram for Subsections 4.1.8 and 4.1.9



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
<p>Diagram for Subsection 4.3.1</p> <p>Diagram for Subsection 4.3.1 illustrates the minimum front setback. A principal building (solid rectangle) is situated within a property line (dashed rectangle). The building is set back from the street (bottom line) by a distance labeled 'A'. An alley is shown behind the building. The legend indicates: dashed line for PROPERTY LINE, solid line for PRINCIPAL BUILDING.</p>			
Rear Setback			
4.3.2.	Minimum Rear Setback	10.0 m	B
<p>Diagram for Subsection 4.3.2</p> <p>Diagram for Subsection 4.3.2 illustrates the minimum rear setback. A principal building (solid rectangle) and an accessory building (shaded rectangle) are situated within a property line (dashed rectangle). The accessory building is set back from the principal building by a distance labeled 'B'. The street is at the bottom. The legend indicates: dashed line for PROPERTY LINE, solid line for PRINCIPAL BUILDING, shaded rectangle for ACCESSORY BUILDING, and a line with a dot for GARAGE DOOR.</p>			

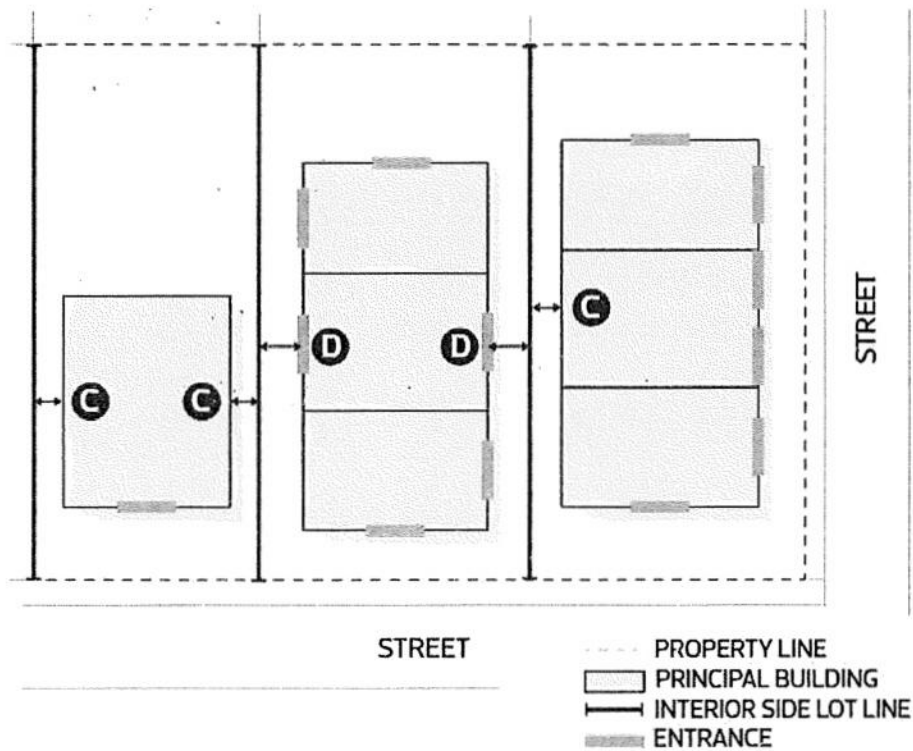
Side Setbacks

4.3.3.	Minimum Interior Side Setback	1.2 m	C
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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
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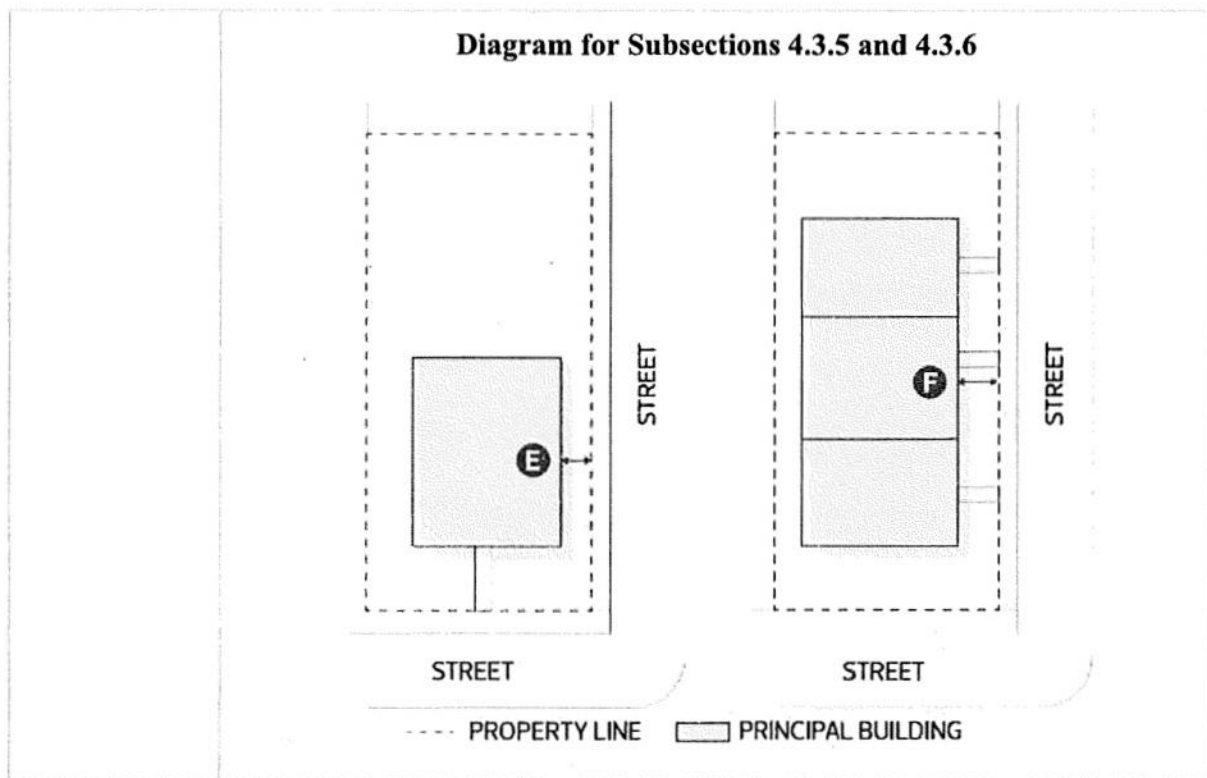
Diagram for Subsections 4.3.3 and 4.3.4



4.3.5.	Minimum Flanking Side Setback	1.2 m	E
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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
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- 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. Adding a new Subsection 2.10.4.6.: “Despite Section 5.90.2 to Section 5.90.5, Unenclosed steps may project into a required Setback as long as the unenclosed steps:
 - 4.6.1. maintain a minimum distance of 0.6 m between the Lot line and the unenclosed steps;
 - 4.6.2. do not project into a required Pathway, unless they form part of the Pathway;
 - 4.6.3. do not project into a required drainage path; and
 - 4.6.4. do not project into a required Setback used for vehicle access.”
- k. Adding a new Subsection 2.10.4.7.: “In addition to Subsection 4.6, unenclosed steps may only project into a required Interior Side Setback where they have a maximum Height of 1.0 m.”
- l. Adding a new Subsection 2.10.4.8.: “Despite Subsection 4.6.1:
 - 4.8.1. 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.
 - 4.8.2. Where unenclosed steps are oriented away from the Interior Side Lot Line and have a landing less than or equal to 1.5 m², a minimum distance of 0.15 m must be maintained from the Interior Side Lot line and the unenclosed steps.”

- m. Under Section 2.10, add an updated diagram under new Subsection 4.8 to align with Subsection 4.8.1. and 4.8.2.

READ a first time this	8th	day of	July 2025;
READ a second time this	8th	day of	July 2025;
READ a third time this	8th	day of	July 2025;
SIGNED and PASSED this	8th	day of	July 2025;

THE CITY OF EDMONTON

A. Schi
MAYOR

A/ CITY CLERK