

Public Hearing

City of Edmonton | August 28/29, 2025

University of Alberta

114St

11310-72Ave
Bylaw 21230
Approved on
June 30, 2025

11302-72Ave

113St

72Ave

72Ave

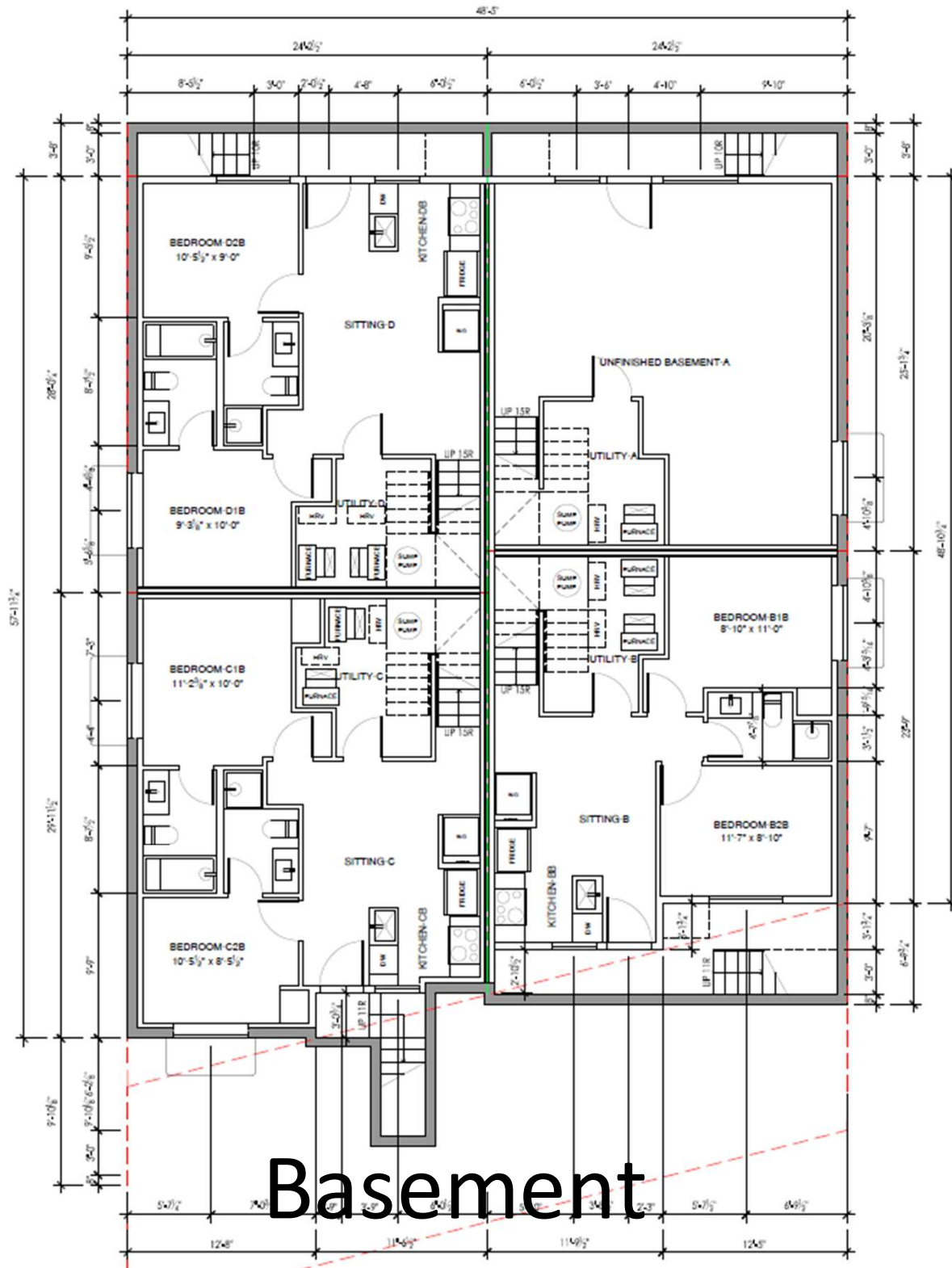
113St





Bylaw 21229 (section 3.14)





Basement



11310-72Ave
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Bylaw 21230

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 266

WHEREAS Plan 2938HW Blk 14 Lot 3; located at 11310 - 72 Avenue NW, McKernan, Edmonton, Alberta, is specified on the Zoning Map as Small Scale Residential Zone (RS); and

WHEREAS an application was made to rezone the above described property to Small-Medium Scale Transition Residential Zone (RSM h12.0);

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. The Zoning Map, being Part 1.20 to Charter Bylaw 20001 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Plan 2938HW Blk 14 Lot 3; located at 11310 - 72 Avenue NW, McKernan, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Small Scale Residential Zone (RS) to Small-Medium Scale Transition Residential Zone (RSM h12.0).

READ a first time this	30th day of June	, A. D. 2025;
READ a second time this	30th day of June	, A. D. 2025;
READ a third time this	30th day of June	, A. D. 2025;
SIGNED and PASSED this	30th day of June	, A. D. 2025.

THE CITY OF EDMONTON

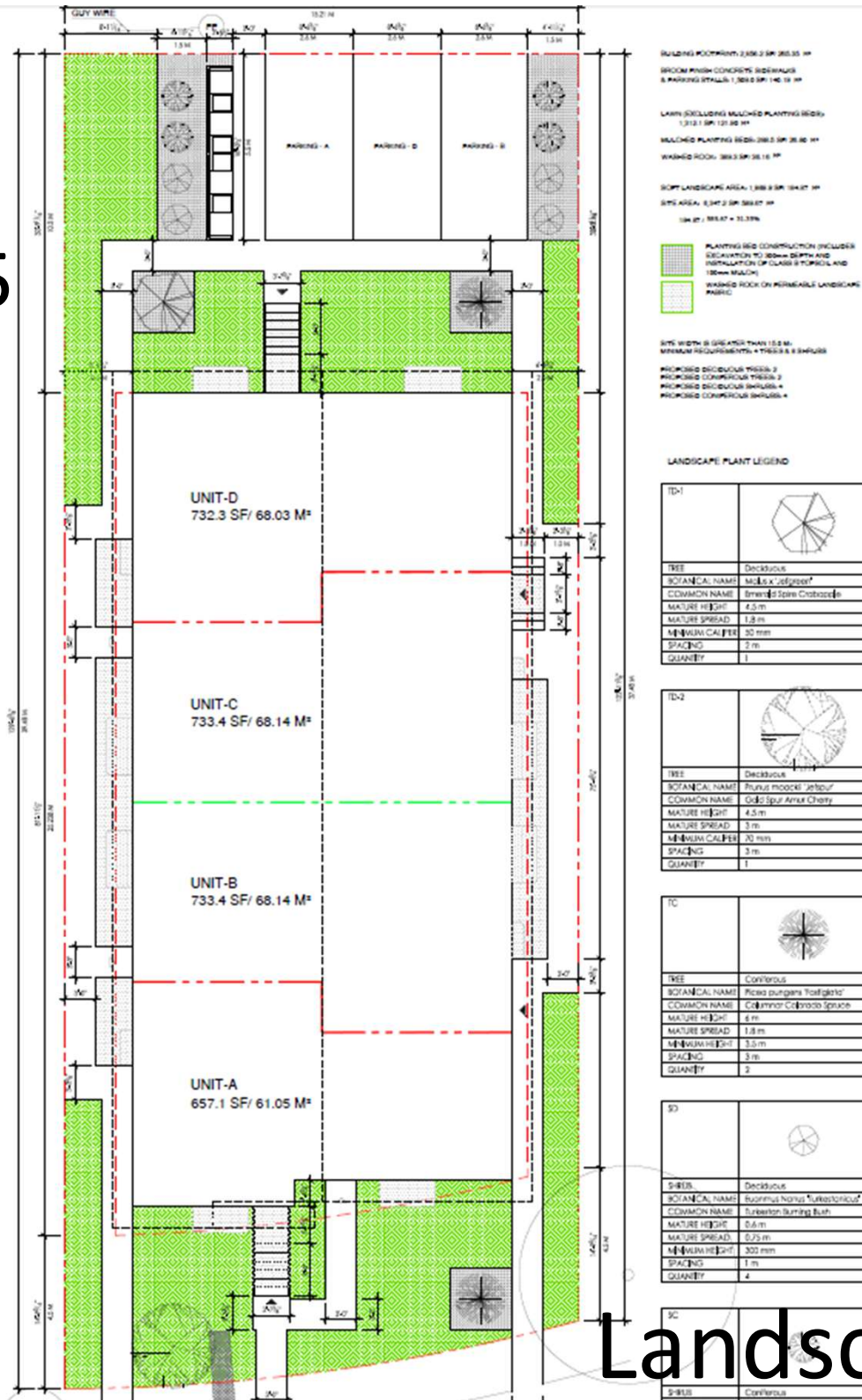


MAYOR



CITY CLERK

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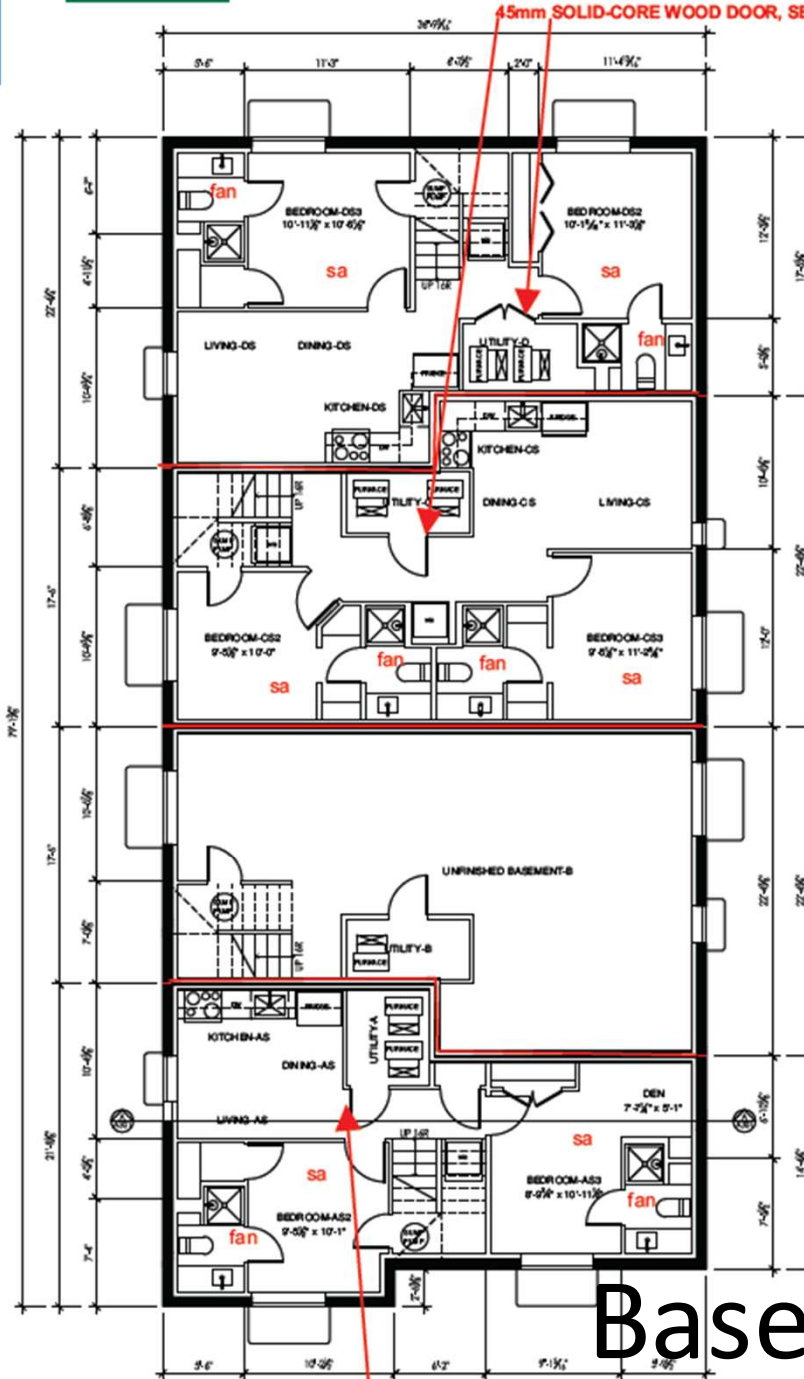
Landscaping Plan

-As per STC Declaration selected - Prescriptive method: sound absorbing material(batts) resilient channel installation to walls and floor-ceiling assemblies as required. Min 6" in ce
 do not block return air runs; fill wall cavities
 -Mech room required to be smoke tight, Door min 32x78



EGRESS WINDOW MINIMUM REQUIREMENTS:
 SEE NATIONAL DIV 8 9.9.10.1
 380 mm (15 inch) OF CLEAR HEIGHT AND WIDTH
 0.35 sq m (3.77 sq ft) OF UNOBSTRUCTED OPEN AREA
 760 mm (30 inch) WELL IN FRONT OF WINDOW WHERE REQUIRED

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Basement