

Charter Bylaw 19013

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw Amendment  
No. 2887

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 :
  - a) Delete from Sections 230.1, 230.5(1)(d), 230.5(1)(e), 230.5(1)(g), the word “frontage” and replace it with “Frontage”.
  - b) Delete from Section 230.1 the word “uses” and replace it with “Uses”.
  - c) Delete from Section 230.2 “Group Homes” and replace it with “Group Home”.
  - d) Delete from Section 230.2 “Limited Group Homes” and replace it with “Limited Group Home”.
  - e) Delete from Section 230.2 “Live-work Units” and replace it with “Live-work Unit”.
  - f) Delete Section 230.4 Table 1, and replace it with:

Table 1				
Site Area	Maximum building intensity			
	Height	Floor Area Ratio	Density	Floor Plate size
a. Less than 1800 m <sup>2</sup>	(i) 15.0 m for flat, mansard, and gambrel roofs; 17.5 m for a roof type with a pitch of 4/12 (18.4 degrees) or	(ii) 2.3	(iii) 250 Dwellings per hectare	(iv) No maximum

	greater.			
b. 1800m <sup>2</sup> to 7500 m <sup>2</sup>	(i) Building form: (A) Tower 60.0 m (B) Podium 15.0 m (C) all other building forms 15.0 m for flat, mansard, and gambrel roofs; 17.5 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater.	(ii) 5.2	(iii) 650 Dwellings per hectare	(iv) The Floor Plate shall not exceed 850 m <sup>2</sup> for all Storeys above the greater of either: (A) the Height of the podium; or (B) the Height equal to 15.0 m.
c. Greater than 7500 m <sup>2</sup>	(i) Building form: (A) Tower 60.0 m (B) Podium 15.0 m (C) all other building forms 15.0 m for flat, mansard, and gambrel roofs; 17.5 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater.	(ii) 4.3	(iii) 550 Dwellings per hectare	
d.	i. Notwithstanding 230.4(1)(b)(iv), and 230.4(1)(c)(iv) where development of Apartment Housing, Lodging Houses or Group Homes meet all the criteria listed in subsection 94(1)(a), the Supportive Community Criteria, the Floor Plate may exceed 850 m <sup>2</sup> to a maximum of 1650 m <sup>2</sup> above the greater of either: (A) the Height of the podium; or (B) the Height equal to 15.0 m.			
e.	i. Notwithstanding 230.4(1)(b)(i)(A), and 230.4(1)(c)(i)(A), for Sites with a Site Area greater than 1800m <sup>2</sup> (A) rooftop indoor Common Amenity Area does not count towards maximum Height. (B) maximum Height shall be increased by 9.0 m when the Storey Height in at least 75 percent of individual Dwelling units is greater than 3.4 m.			

- g) Delete Section 230.4(2)(a) and renumber alphabetically accordingly.
- h) Delete from new Section 230.4(2)(a) “Notwithstanding 230.4.1, the maximum Floor Area Ratio shall be increased by 0.9, and the maximum Density shall be increased by 150 Dwellings per hectare where: ” and replace it with “Notwithstanding Table 1 in Subsection 230.4.1, the maximum Floor Area Ratio shall be increased by 0.9, and the maximum Density shall be increased by 200 Dwellings per hectare where: ”.
- i) Delete new Section 230.4(2)(b) and replace it with “the maximum Density shall be increased by an additional 35 Dwellings per hectare where Common Amenity Area of at least 2.5 m<sup>2</sup> per

Dwelling is provided in addition to Amenity Area required by the general regulations of Zoning Bylaw 12800.”.

j) Delete Section 230.4 Table 2, and replace it with:

Table 2			
Height	Minimum Required Setback		
	Front/ Flanking	Interior Side	Rear
a. Above 15.0 m	i. 6.0 m	ii. 7.5 m	iii. 7.5 m, except 3.0 m if Abutting a Lane.
b. 15.0 m or below with commercial ground floor	i. 1.0 m	ii. 3.0 m except 0.0 m if Abutting property is built to the property line.	iii. 7.5 m, except 1.0 m if Abutting a Lane. The corners on the first Storey of the building shall be chamfered at intersections and driveway entrances to provide adequate sight lines.
c. 15.0 m or below with residential ground floor	i. 3.0 m	ii. 4.5 m except: A. 0.0 m if Abutting property is built to the property line; or B) 2.4 m if the Height is less than 10.0 m.	iii. 7.5 m, except 3.0 m if Abutting a Lane.

k) Delete from Sections 230.5(1)(b), 230.5(1)(d), 230.5(1)(g), 230.6(3)(c), “abutting” and replace it with “Abutting”.

l) Delete from Section 230.5(1)(d) “lane” and replace it with “Lane”.

m) Delete from Section 230.5(1)(f) “to the satisfaction of the Development Officer”.

n) Delete Section 230.5(5) and replace it with “The building shall add distinction to the skyline through a combination of: sculpting, a Stepback, reduced floorplate size, or other means that improve the visual interest of the uppermost floors of the building.”.

o) Delete Section 230.5(6).

p) Delete Section 230.6(1)(b) and replace it with “Upgrades to the public pedestrian Walkway system shall be incorporated into the Landscape Plan where the public pedestrian Walkway system includes a sidewalk and a landscaped boulevard. The Landscape Plan submitted with each Development Permit stage must show proposed off-site landscaping on public property adjacent to the Site. The streetscape improvements may include, but are not limited to, new

sidewalks, streetlights, boulevard landscaping, boulevard trees, street furniture, and the relocation of underground utilities.”.

- q) Delete Section 230.6(1)(c) and replace it with “Soil depth for landscaping in Outdoor Amenity Areas shall be of a sufficient depth to contribute to healthy root development for the tree or shrub species specified in the landscape plan.”.
- r) Delete Section 230.6(2), and replace it with “a. As part of the Development Permit application, a detailed exterior lighting plan shall be provided, which shows the location, orientation, and style of decorative and security lighting. b. Light pathways may be oriented in a direction other than downwards if the purpose is to highlight architectural features or building elements, and does not illuminate beyond the Site boundary.”
- s) Delete Section 230.6(3)(b) and replace it with “to avoid a monolithic slab from Parking Garages that are not wholly underground, massing shall be modulated using a variety of design techniques including elevation changes, terraces, stepbacks, and architectural features and a variety of plantings or other landscape features.”.
- t) Delete Section 230.6(3)(d).
- u) Delete Section 230.7(3)(c) and replace it with “ incorporate one or more of the following design techniques as required, in the opinion of the Development Officer, to mitigate the effects of Nuisance:
  - i. Proximity and containment of trash collection areas relative to residential Dwellings and Amenity Area;
  - ii. Noise mitigation and soundproofing between non-residential and residential Uses.
  - iii. Orientation of lighting and illuminated Signs relative to residential Uses.
  - iv. Proximity and containment of location of ventilation and exhaust relative to residential Dwellings, Amenity Area, and the areas where vehicles may idle.”.
- v) Delete from Section 230.7(6) “General Retail Stores” and replace it with “Individual General Retail Stores”.

- w) Delete from Section 230.7(7) "Section 94".
- x) Delete Section 230.7(8)(b).
- y) Delete from Section 230.7(11) "Restaurants" and replace it with "Individual Restaurants".

READ a first time this 23rd day of September , A. D. 2019;

READ a second time this 23rd day of September , A. D. 2019;

READ a third time this 23rd day of September , A. D. 2019;

SIGNED and PASSED this 23rd day of September , A. D. 2019.

THE CITY OF EDMONTON



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MAYOR



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CITY CLERK