

Charter Bylaw 19483

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3112

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) deleting Appendix 1 to Section 910 - the Downtown Zoning Map and replacing with “Appendix 1 - Downtown Zoning Map”, attached hereto as Schedule “A” and forming part of this Charter Bylaw;
 - b) deleting Appendix 2 to Section 910 - the Downtown Maximum Floor Area Ratio Map and replacing with “Appendix 2 - Downtown Maximum Floor Area Ratio Map”, attached hereto as Schedule “B” and forming part of this Charter Bylaw; and

- b) deleting Appendix 3 to Section 910 - the Downtown Maximum Height Map Map and replacing with “Appendix 3 - Downtown Maximum Height Map”, attached hereto as Schedule “C” and forming part of this Charter Bylaw.

READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

THE CITY OF EDMONTON

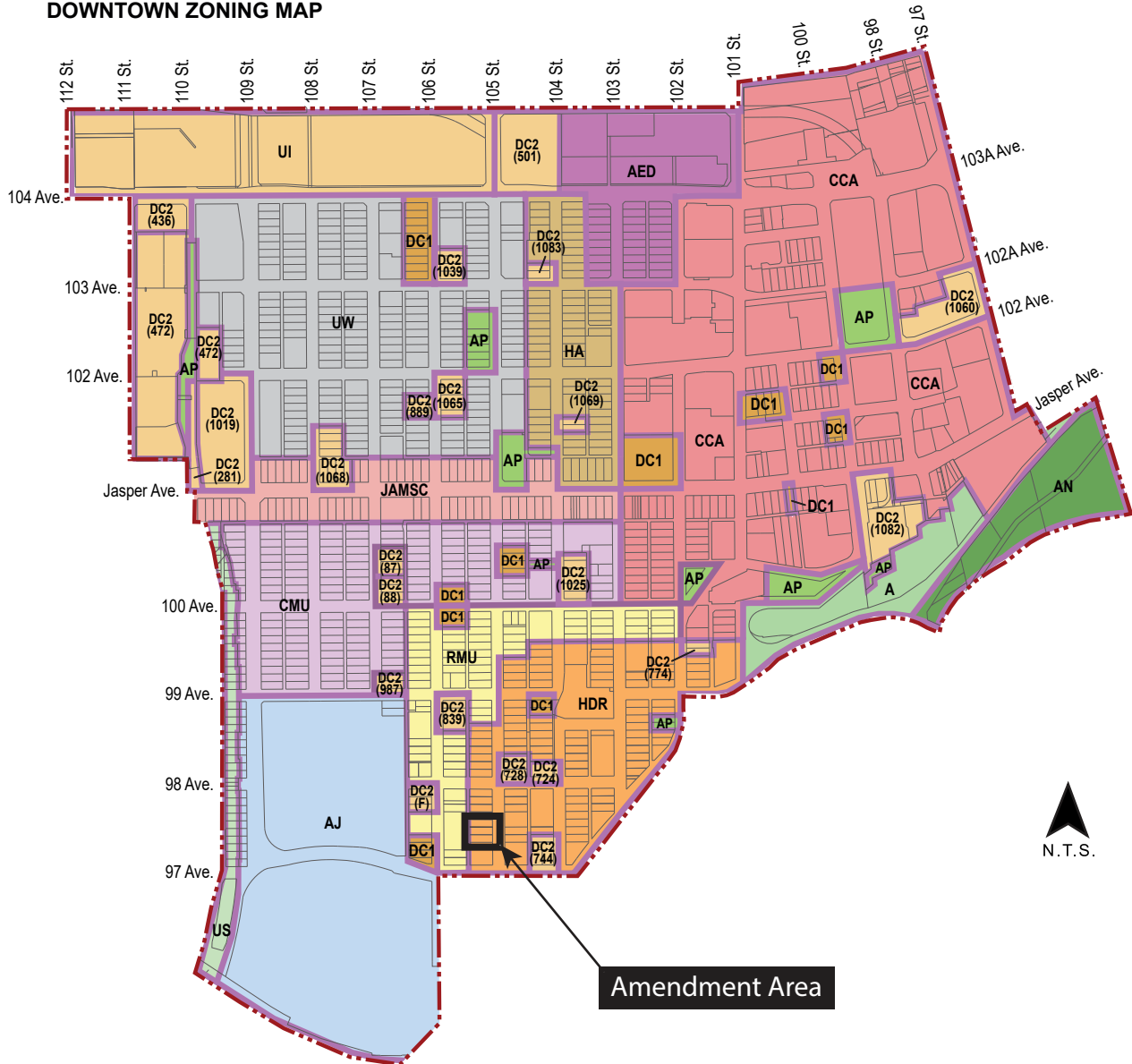
MAYOR

CITY CLERK

**Charter Bylaw 19483
Amendment to
Special Area, Downtown**

Appendix 1 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws.
(amended for Charter Bylaw 19483 on November 17, 2020)

DOWNTOWN ZONING MAP



Legend

Special Area Zones

- AED** Arena Entertainment District
- CCA** Core Commercial Arts
- CMU** Commercial Mixed Use
- HA** Heritage Area
- HDR** High Density Residential
- JAMSC** Jasper Avenue Main Street Commercial
- RMU** Residential Mixed Use
- UW** Urban Warehouse

Standard Zones

- US** Urban Services
- A** Metropolitan Recreation
- AJ** Alternative Jurisdiction
- AN** River Valley Active Node
- AP** Public Parks

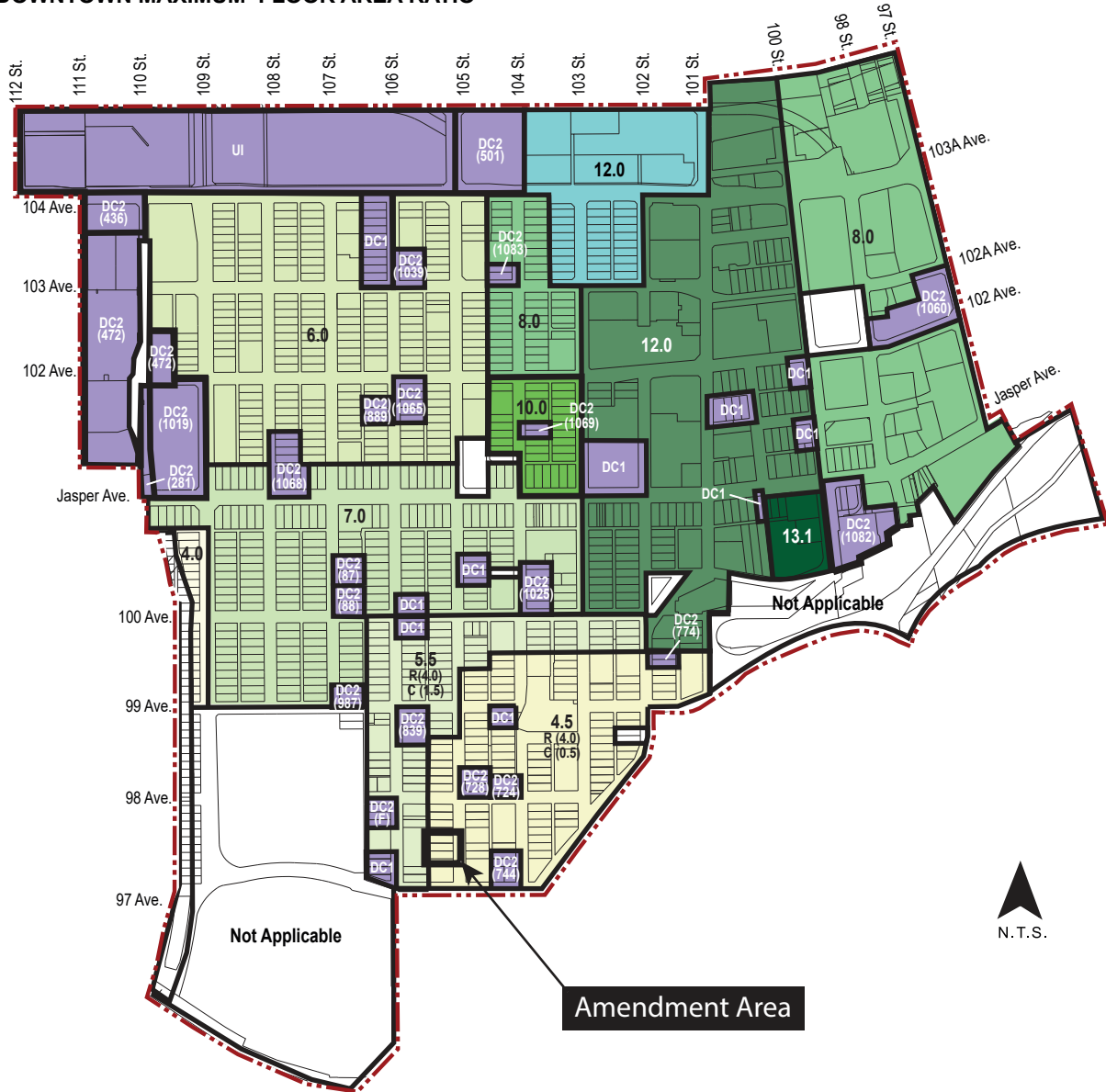
Direct Control Provisions

- DC1** Direct Development Control Provision
- DC2** Site Specific Development Control Provision

**Charter Bylaw 19483
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Special Area, Downtown**

Appendix 2 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws.
(amended for Charter Bylaw 19483 on November 17, 2020)

DOWNTOWN MAXIMUM FLOOR AREA RATIO



Legend

DC1 & DC2 (Direct Development Control Provisions)
FAR individually approved/established by City Council

Not Applicable

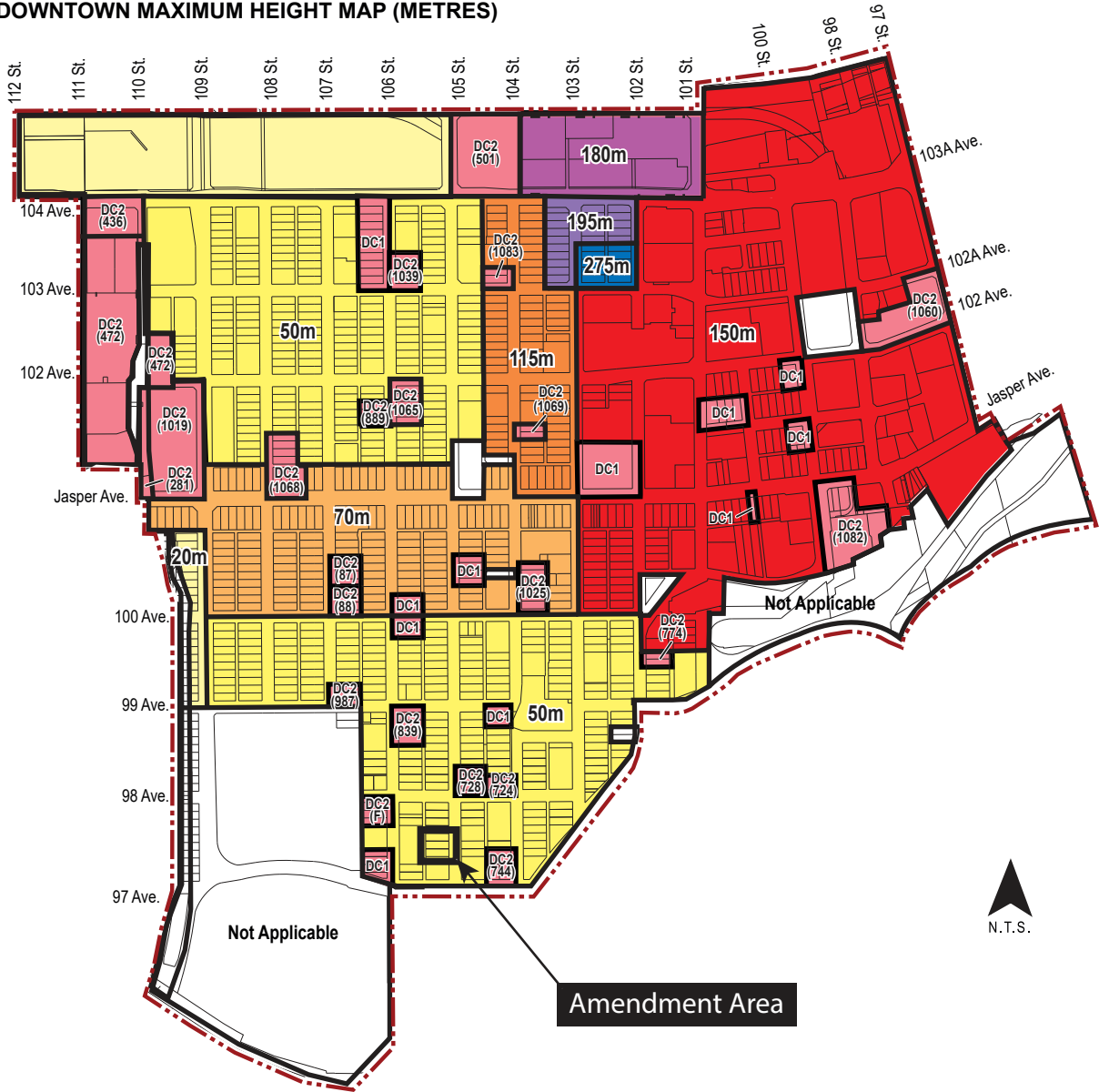
Total FAR → 8.0
 ← Residential FAR (R (6.0))
 ← Commercial FAR (C (2.0))

NB: Maximum F.A.R. shown does not include additional F.A.R. for specific uses or discretion, where granted by the Development Officer.

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Appendix 3 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws.
(amended for Charter Bylaw 19483 on November 17, 2020)

DOWNTOWN MAXIMUM HEIGHT MAP (METRES)



Legend

- DC1 & DC2 (Direct Development Control Provisions)
Heights individually approved/established by City Council and remain unaltered
- Not Applicable

NB: Maximum height shown does not include discretionary height, where granted by the Development Officer.