

Charter Bylaw 19549

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3152

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 from Section 860, “The Quarters Downtown Overlay” all instances of “setback” and replacing it with “Setback”.
 - b. deleting from Section 860, “The Quarters Downtown Overlay” all instances of “stepback” and replacing it with “Stepback”.
 - c. deleting Section 860, “The Quarters Downtown Overlay” all instances of “tower” and replacing it with “Tower”.
 - d. deleting from Section 860, “The Quarters Downtown Overlay” all instances of “storeys” and replacing it with “Storeys”.
 - e. deleting from Section 860, “The Quarters Downtown Overlay” all instances of “facades” and replacing it with “Façades”.
 - f. deleting from Section 860, “The Quarters Downtown Overlay” all instances of “façades” and replacing it with “Façades”.
 - g. deleting from Section 860, “The Quarters Downtown Overlay” all instances of “height” and replacing it with “Height”.

- h. deleting in Section 860.3 Variance and Interpretation, “Transportation Planning and Engineering” and replacing it with “Subdivision and Development Coordination (Transportation)”.
- i. deleting all instances in Section 860.4 Development Regulations of “Transportation Services” and replacing it with “Subdivision and Development Coordination (Transportation)”.
- j. in Section 860.4.4 deleting “amenity space” and replacing it with “Amenity Area”.
- k. in Section 860.5.6(j)(iii) deleting “floor plate” and replacing it with “Floor Plate”.
- l. in Section 860.5.6(j)(iv) deleting “separation space” and replacing it with “Separation Space”.
- m. in Section 860.5.6(j)(v) deleting “amenity space” and replacing it with “Amenity Area”.
- n. Deleting Appendix I of Section 860, “The Quarters Downtown Overlay” and replacing it with Appendix I of Section 860, “The Quarters Downtown Overlay” attached as Schedule “A” and forming part of this Charter Bylaw.
- o. in Appendix III of Section 860, “Floor Area Ratio (FAR) and Height Incentives” deleting “Table 1: FAR and Height Incentives by Area” and replacing it with “Table 1: FAR and Height Incentives by Area” attached as Schedule “B” and forming part of this Charter Bylaw.

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

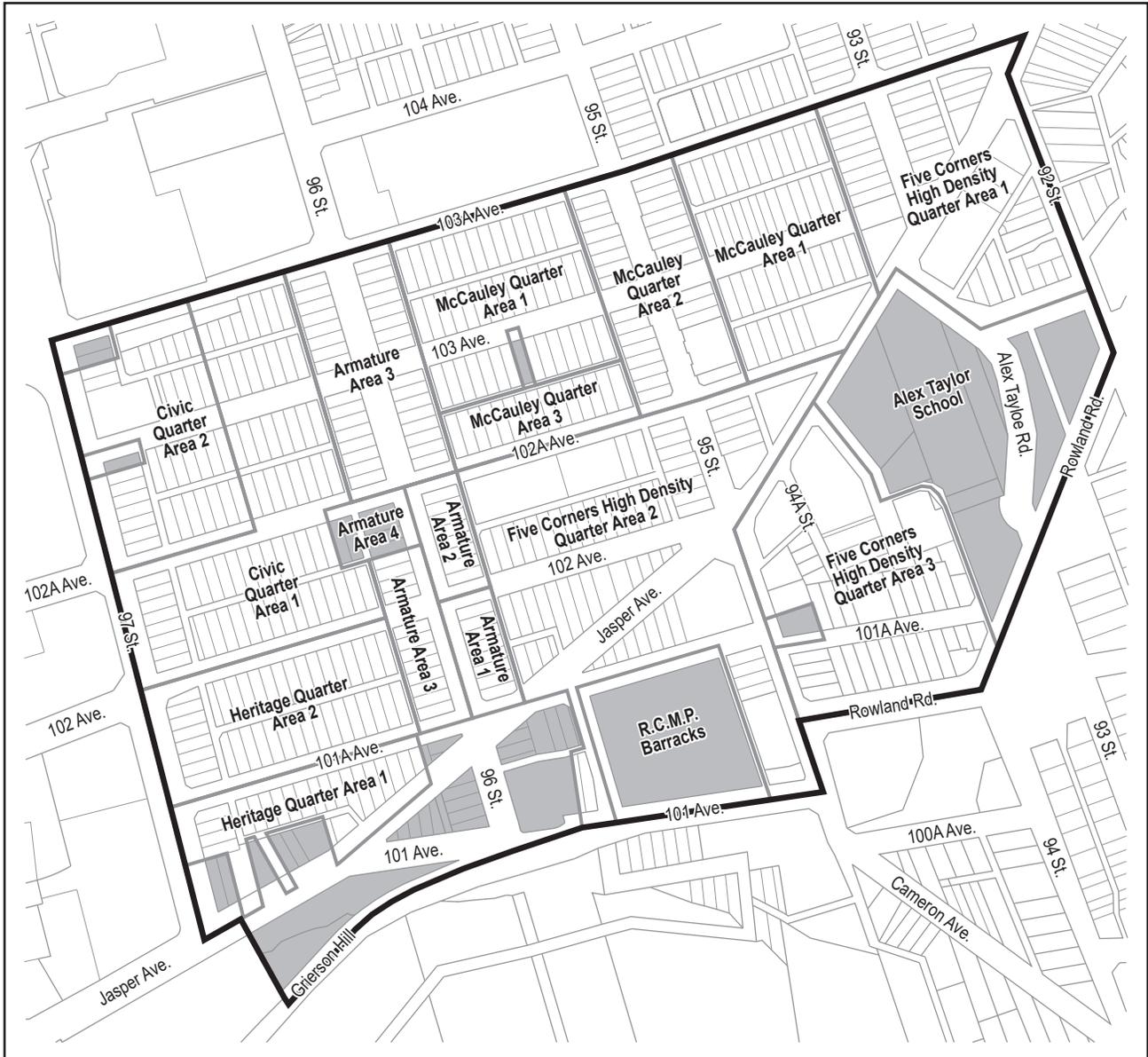
MAYOR

CITY CLERK

Appendix I



The Quarters Downtown Overlay



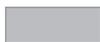
-  Sites not included in The Quarters Downtown Overlay
-  Area Boundary
-  The Quarters Downtown Overlay Boundary

Table 1: FAR and Height Incentives by Area

Area	Base Level FAR	Base Level Height (metres)	Incentive Level 1 FAR	Incentive Level 1 Height (metres)	Incentive Level 2 FAR	Incentive Level 2 Height (metres)	Incentive Level 3 FAR	Incentive Level 3 Height (metres)
Heritage Quarter Area 1	3.0	11m	4.5	23m	-	-	-	-
Heritage Quarter Area 2	3.0	11m	4.5	23m	6.0	50m	-	-
Civic Quarter Area 1	3.0	11m	7.0	47m	8.0	77m	-	-
Civic Quarter Area 2	3.0	11m	7.0	47m	8.0	77m	10.0	113m
The Armature Area 1	3.0	11m	4.5	23m	6.5	40m	8.75	52m
The Armature Area 2	3.0	11m	4.5	23m	6.5	40m	-	-
The Armature Area 3	3.0	11m	4.5	23m	-	-	-	-
McCaughey Quarter Area 1	1.5	7m	3.5	23m	-	-	-	-
McCaughey Quarter Area 2	2.0	7m	3.5	23m	-	-	-	-
McCaughey Quarter Area 3	1.5	7m	4.0	27m	-	-	-	-
Five Corners Area 1	3.0	11m	7.5	50m	8.0	85m	-	-
Five Corners Area 2	3.0	11m	7.5	50m	8.0	85m	-	-
Five Corners Area 3	3.0	11m	7.5	50m	8.0	85m	13.5	150m