

Charter Bylaw 18821

A Bylaw to amend Bylaw 11618, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2788

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 – Downtown Maximum Floor Area Ratio Map and replacing with “Appendix 2 – Downtown Maximum Floor Ratio Map”, attached hereto as Schedule “B” and forming part of this charter bylaw; and

- c. deleting Appendix 3 to Section 910 – the Downtown Maximum Height 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	29th	day of	April	, A. D. 2019;
READ a second time this	29th	day of	April	, A. D. 2019;
READ a third time this	29th	day of	April	, A. D. 2019;
SIGNED and PASSED this	29th	day of	April	, A. D. 2019.

THE CITY OF EDMONTON



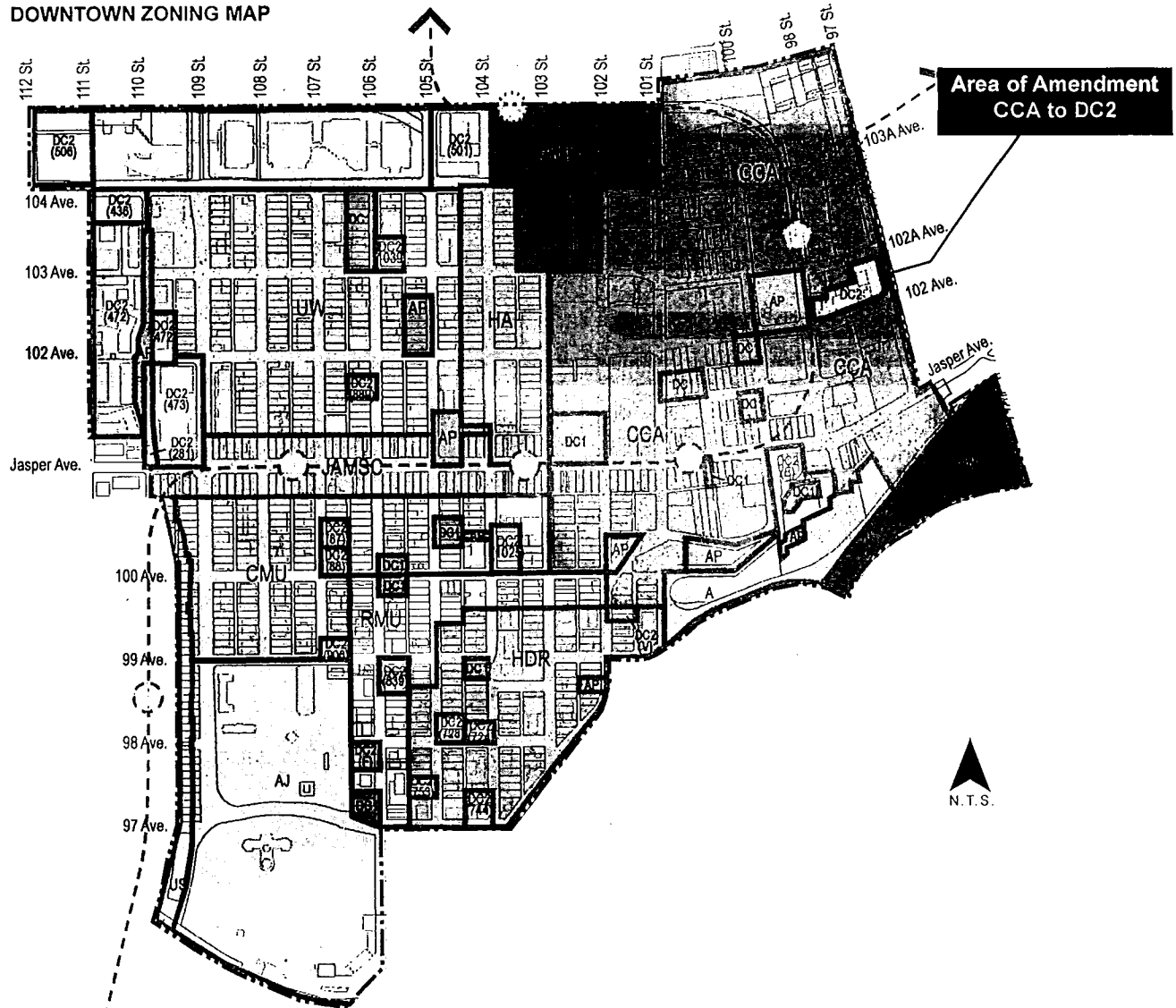
MAYOR



CITY CLERK

Special Area, Downtown

Appendix 1 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws.
(as amended)

DOWNTOWN ZONING MAP**Legend****Special Area Zones**

- Arena Entertainment District
- Core Commercial Arts
- Commercial Mixed Use
- Heritage Area
- High Density Residential
- Jasper Avenue Main Street Commercial
- Residential Mixed Use
- Urban Warehouse

Standard Zones

- Urban Services
- Metropolitan Recreation
- Alternative Jurisdiction
- River Valley Active Node
- Public Parks

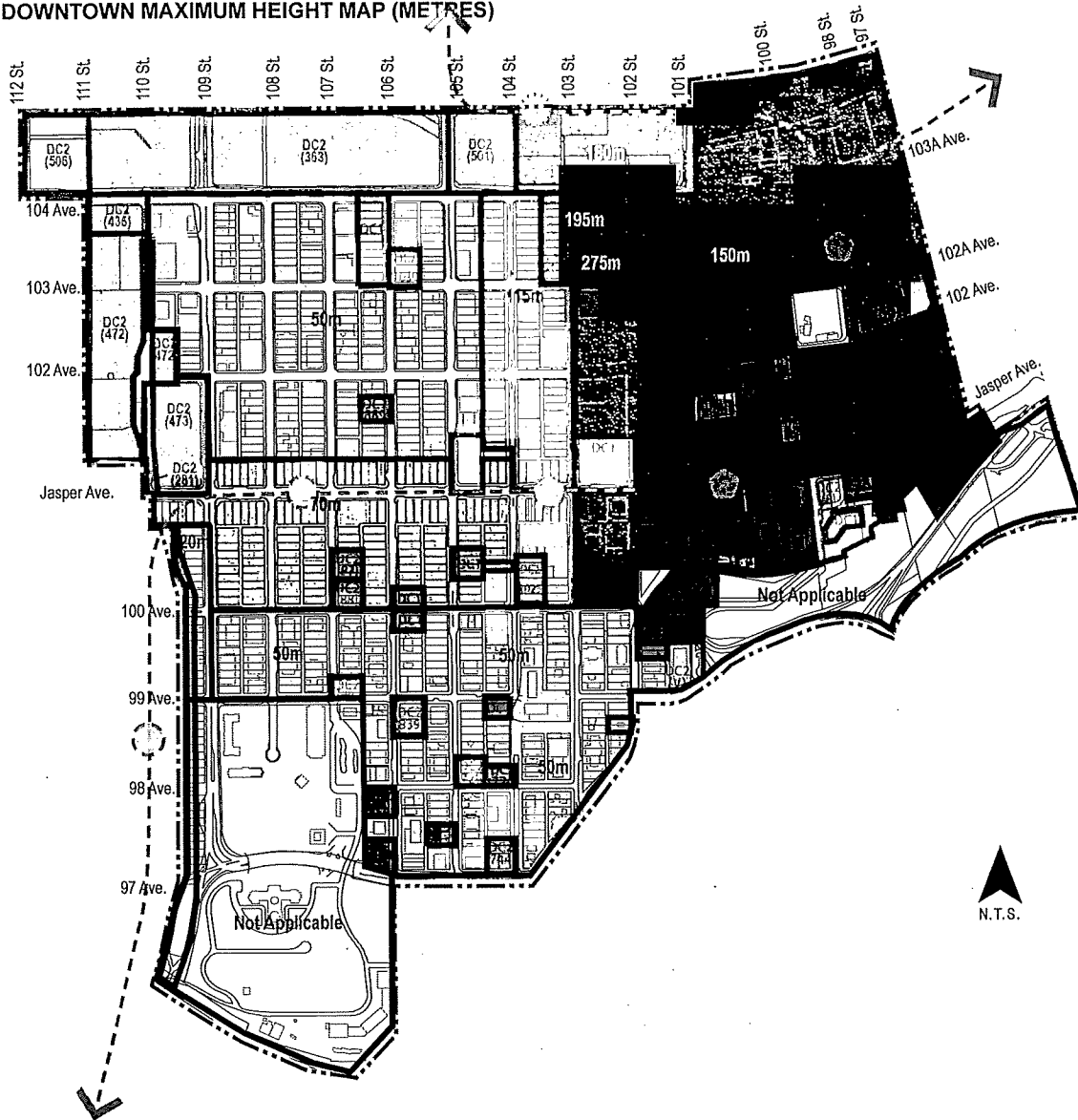
Direct Control Provisions



- Direct Development Control Provision
- Site Specific Development Control Provision

Total FAR \rightarrow 8.0
R (6.0) \leftarrow Residential FAR
C (2.0) \leftarrow Commercial FAR

Special Area, Downtown

Appendix 3 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws.
(as amended for Bylaw 18822)

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.