

Charter Bylaw 18718

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2738

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) adding subsection 86(8) as follows:

“8. Notwithstanding Section 54.2, where a Secondary Suite is developed in accordance with Section 93 of this Bylaw, the minimum number of Parking Spaces shall be 0.”;
 - b) deleting subsection 87(1) and renumbering accordingly;
 - c) deleting the newly renumbered subsection 87(3) and renumbering accordingly;
 - d) deleting the newly renumbered subsection 87(3) and replacing with the following:

“3. Floor Area shall be provided in accordance with the following:

 - a. for the purposes of this regulation, Floor Area shall exclude Basement areas within the Garden Suite, up to 6 m² of the area covered by elevators and any associated landing area on each storey, and up to 6 m² of the area covered by stairways;
 - b. the maximum total Floor Area for a Garden Suite shall be 130 m²;
 - c. in the RF1, RF2, RF3, RF4, RF5, RF6, RA7, RA8, and RA9 Zones, the maximum Second Storey Floor Area shall be 50 m², except where the

Garden Suite complies with the regulations of Section 93 the maximum Second Storey Floor Area shall be 60 m²; and

- d. in all other Zones, the maximum Second Storey Floor Area shall be 60 m².”;
- e) deleting the newly renumbered subsection 87(15) and replacing with the following:

“15. In order to reduce perceived building mass, Façades shall be articulated to the satisfaction of the Development Officer through two or more of the following:

 - a. projection or recession of portions of the façade;
 - b. projecting architectural features;
 - c. platform structures;
 - d. use of two or more exterior finishing materials;
 - e. variation in rooflines;
 - f. entrance features oriented toward the public roadway, including a Lane;
 - g. glazing or windows on the ground floor covering a minimum of 50% of the width of a facade that faces a public roadway, including a Lane;
 - h. dormers; or
 - i. window trim with a minimum width of 0.075 m.”;
- f) deleting the newly renumbered subsection 87(20) and replacing with the following:

“20. A maximum of one Household shall occupy a Garden Suite.”;
- g) deleting the newly renumbered subsection 87(24) and renumbering accordingly;
- h) deleting subsection 93(1) and replacing with the following:

“1. A Dwelling or Sleeping Unit shall be considered to meet Inclusive Design standards when it is constructed to meet or exceed the following minimum requirements:

 - a. one no-step entry to the Dwelling or Sleeping Unit, and to the building in which the Dwelling is located, as applicable;
 - b. flush or barrier-free paths within the Dwelling or Sleeping Unit, and between the Dwelling or Sleeping Unit and Amenity Areas;
 - c. all areas of the Dwelling or Sleeping Unit have a minimum turning diameter of 1.5 m, including the kitchen and bathroom;
 - d. all hallways have a minimum width of 1.1 m;
 - e. all doorways into and within the Dwelling or Sleeping Unit have a minimum clearance width of 0.9 m;

- f. the following are all included on the same floor of the Dwelling or Sleeping Unit:
 - i. a bathroom that includes:
 - 1. a sink, toilet, and accessible tub or shower, and
 - 2. reinforced walls for the purpose of installing grab bars at the toilet, and at the tub or shower;
 - ii. laundry facilities, if laundry facilities are contained within the Dwelling or Sleeping Unit; and
 - iii. a minimum of one bedroom, unless the Dwelling or Sleeping Unit is designed as a Studio;
- g. if the Dwelling or building contains more than one Storey and/or a Basement, a stair lift or elevator or the ability to accommodate the installation of a stair lift or elevator, such that:
 - i. barrier-free access can be provided from the building entry level to the entrance of the Dwelling;
 - ii. any stairway providing access between floors of the Dwelling is constructed in a straight line, with a minimum width of 1.0 m, and with 3.0 m clearance at the bottom landing; or
 - iii. closets on each floor contain a minimum area of 1.3 m x 1.5 m, are vertically aligned, and are constructed to be able to function as a residential elevator shaft.

READ a first time this	day of	, A. D. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.

THE CITY OF EDMONTON

MAYOR

CITY CLERK