

Charter Bylaw 18721

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2741

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 the text of Section 574.2(1) and replacing with the following:  
“Apartment Hotels, for less than 100 units”
  - b) deleting the text of Section 574.2.1(2) and replacing with the following:  
“Bars and Neighbourhood Pubs, for less than 140 m<sup>2</sup> of Public Space”
  - c) deleting the text of Section 574.2.1(21) and replacing with the following:  
“Restaurants, for less than 240 m<sup>2</sup> of Public Space”
  - d) deleting the text of Section 574.2.1(32) and replacing with the following:  
“Freestanding On-Premises Signs”
  - e) deleting the text of Section 574.2.1(33) and replacing with the following:  
“Temporary On-Premises Signs”
  - f) adding new Section 574.4(3) as follows:  
“3. Apartment Hotels shall be limited to no more than one establishment.”

- g) adding new Section 574.4(4) as follows:  
“4. Bars and Neighbourhood Pubs shall be limited to no more than one establishment.”
- h) adding new Section 574.4(5) as follows:  
“5. Freestanding On-Premises Signs shall be limited to institutional purposes.”
- i) adding new Section 574.4(6) as follows:  
“6. Temporary On-Premises Signs shall not include portable signs.”
- j) deleting Section 574.4(10).
- k) renumbering section 574.4 accordingly.
- l) adding new Appendix IV as follows:  
*“Appendix IV  
Northern Alberta Institute of Technology - Main Campus*

#### 1. Area of Application

The lands legally described as:

- Lot 5, Block 3C, Plan 162 1813
  - Lot 3, Block 3C, Plan 122 1513
  - Lot C, Plan 002 0707
  - Lot 3 and 3A, Block 7, Plan 5518NY
  - Lot 15A, Block 5C, Plan 812 2142
  - Lot 15B, Block C, Plan 812 2142
  - Lot 14, Block 5C, Plan 5426KS
- as illustrated on Map 5.

#### 2. Discretionary Uses:

1. Apartment Housing
2. Bars and Neighbourhood Pubs greater than 140 m<sup>2</sup> of Public Space
3. General Retail Stores for 500 m<sup>2</sup> of Public Space or more
4. Lodging Houses
5. Commercial Schools
6. Community Recreation Services
7. Minor Impact Utility Services
8. Media Studios
9. Non-Accessory Parking
10. Religious Assembly

11. Restaurants for 240 m<sup>2</sup> of Public Space or more
12. Urban Indoor Farms
13. Major Digital On-premise Signs
14. Temporary On-Premise Signs

### 3. Site Specific Development Regulations for Permitted and Discretionary Uses

1. All uses shall be designed as integral component of the NAIT Campus and, as such, shall be primarily oriented to serve the educational or residential needs of NAIT students.
2. Notwithstanding subsection 574.4(4) a minimum Setback of 3.0 m shall be required where the Site abuts 106 Street, Princess Elizabeth Avenue, 118 Avenue, 106 Street and 109 Street.
3. Bicycle Parking shall be provided in accordance with Section 54.3 of the Zoning Bylaw, except that Bicycle Parking spaces shall be provided to a minimum of 40% of the number of vehicular parking spaces provided on site and may be provided within common bicycle parking facilities located within 400 metres of the proposed development.
4. Vehicle parking shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:
  - a. off-street vehicular parking spaces shall be provided at a rate of 1 stall per 200 m<sup>2</sup> of floor area;
  - b. A minimum of 3000 and maximum of 6300 off-street vehicular parking spaces shall be provided for the area shown on Map 5;
  - c. Required off-street parking may be provided within common parking facilities located on-site or off-Site within the area shown Map 5; and
  - d. A variance of the parking rate, minimum, or the maximum number of parking spaces may be granted by the Development Officer in consultation with Subdivision and Development Coordination with the submission, review and approval of a parking study.
5. Off-street Loading Facilities shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:
  - a. A centralized loading facility serving development within the areas of Map 5 may be used to satisfy the required off-street loading spaces.
  - b. For new building construction, or the expansion of existing structures, vehicular loading requirements may be varied upon the submission of vehicular loading demand study to the satisfaction of the Development Officer in Consultation with

## Subdivision and Development Coordination.

6. Notwithstanding subsection 574.4(4), two Bars and Neighbourhood Pubs shall be permitted within the areas shown on Map 5.
7. For Sub-Area 4, as depicted on Map 5, the following regulations shall apply:
  - a. The maximum Height shall not exceed 23.0.
  - b. The maximum Floor Area Ratio (FAR) shall be 2.5.
  - c. A minimum 3.0 m stepback shall be provided from the rear property line at a maximum height of 10.0 m. Projections or balconies shall not be permitted within the stepback area.
  - d. Design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and materials or colors and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways.
  - e. Vehicle access to the Site shall be from the abutting Lanes.
  - f. Parking shall be located underground or at the rear of the building and shall be accessed from the abutting lane.
  - g. All mechanical equipment shall be screened in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

## 4. Environmental Site Assessment and Risk Management Regulations

1. For Sub-Areas 2 and 3 as depicted on Map 5, the following shall apply:
  - a. Prior to the issuance of a Development Permit, excluding a development permit for demolition, excavation or signs, a Phase II Environmental Site Assessment and any subsequent work may be required, at the discretion of the Development Officer in consultation with the Environmental Planner, to be submitted, reviewed and approved to the satisfaction of the Development Officer for any development that creates a new building footprint or expands an existing building footprint by more than 250 m<sup>2</sup>.

# Northern Alberta Institute of Technology - Main Campus

## Map 5 - Appendix IV - Section 574



### Legend:

-  Northern Alberta Institute of Technology - Main Campus
-  (UI) Urban Institutional Zone
-  Sub Area 1
-  Sub Area 2
-  Sub Area 3
-  Sub Area 4



Map 5:

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

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MAYOR

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CITY CLERK