

Charter Bylaw 19730

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3240

WHEREAS Lot 52, Block 2, Plan NB; located at 9833 - 103 Street NW, Downtown, Edmonton, Alberta, is specified on the Zoning Map as (HDR) High Density Residential Zone; and

WHEREAS an application was made to rezone the above described property to (AP) Public Parks Zone;

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. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 52, Block 2, Plan NB; located at 9833 - 103 Street NW, Downtown, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (HDR) High Density Residential Zone to (AP) Public Parks Zone.
2. The Edmonton Zoning Bylaw is hereby further amended by deleting Section 910.2 and replacing it with:

"Notwithstanding Section 900.2.2, the designation, location and boundaries of each zone affected or created in Section 910 shall apply, as indicated in the Downtown Boundary Map, Appendix 1 to this Section and Part III of the Zoning Bylaw. The following Appendices also apply to this Section: Appendix 2 Downtown Maximum Floor Area Ratio Map and Appendix 3 Downtown Maximum Height Map."

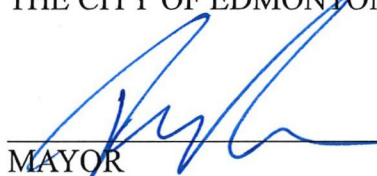
3. The Edmonton Zoning Bylaw is hereby further amended by deleting Appendix 1 to Section 910 Special Area, Downtown Zoning Map and renaming and replacing it with “Appendix 1 - Downtown Boundary Map” as Schedule “B”.

4. The Edmonton Zoning Bylaw is hereby further amended by deleting Appendix 2 to Section 910 Special Area, Downtown Maximum Floor Area Ratio Map and replacing it with “Appendix 2 - Downtown Maximum Floor Area Ratio Map ” as Schedule “C”.

5. The Edmonton Zoning Bylaw is hereby further amended by deleting Appendix 3 to Section 910 Special Area, Downtown Maximum Height Map and replacing it with “Appendix 3 - Downtown Maximum Height Map” as Schedule “D”.

READ a first time this	6th day of July	, A. D. 2021;
READ a second time this	6th day of July	, A. D. 2021;
READ a third time this	6th day of July	, A. D. 2021;
SIGNED and PASSED this	6th day of July	, A. D. 2021.

THE CITY OF EDMONTON

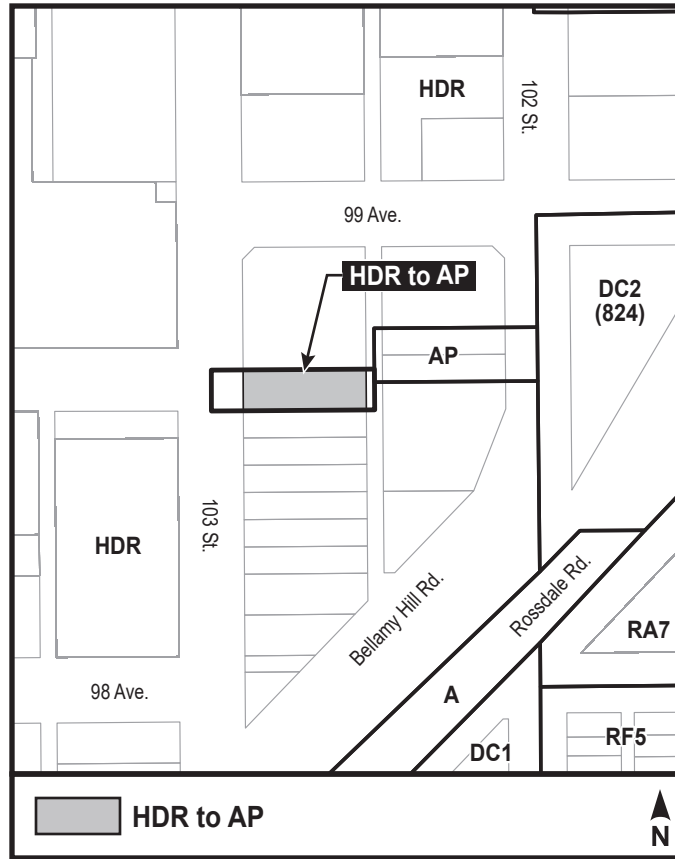


 MAYOR



 CITY CLERK

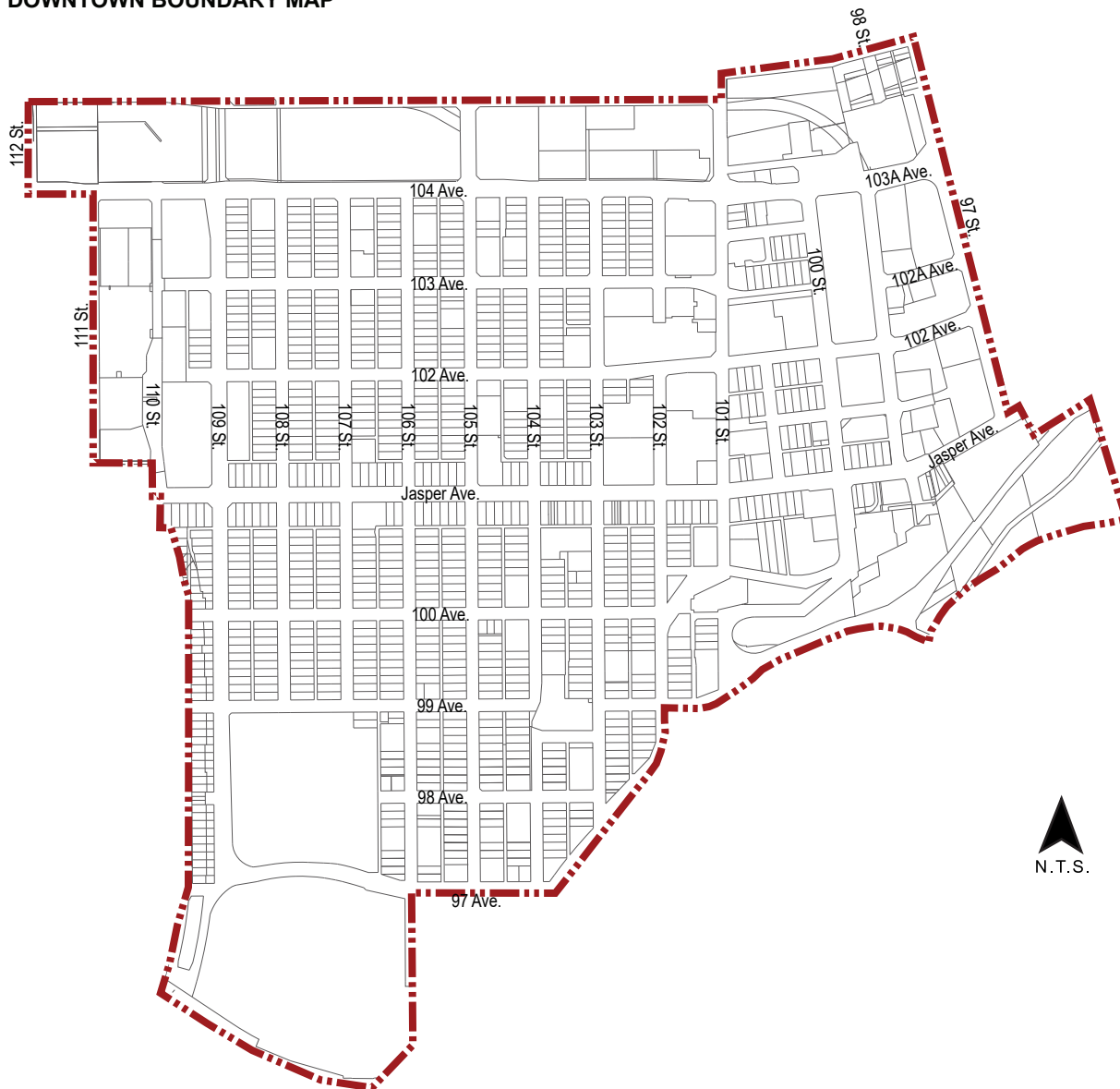
CHARTER BYLAW 19730



Special Area, Downtown

Appendix 1 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws.
(amended for Charter Bylaw 19730 on July 6, 2021)

DOWNTOWN BOUNDARY MAP



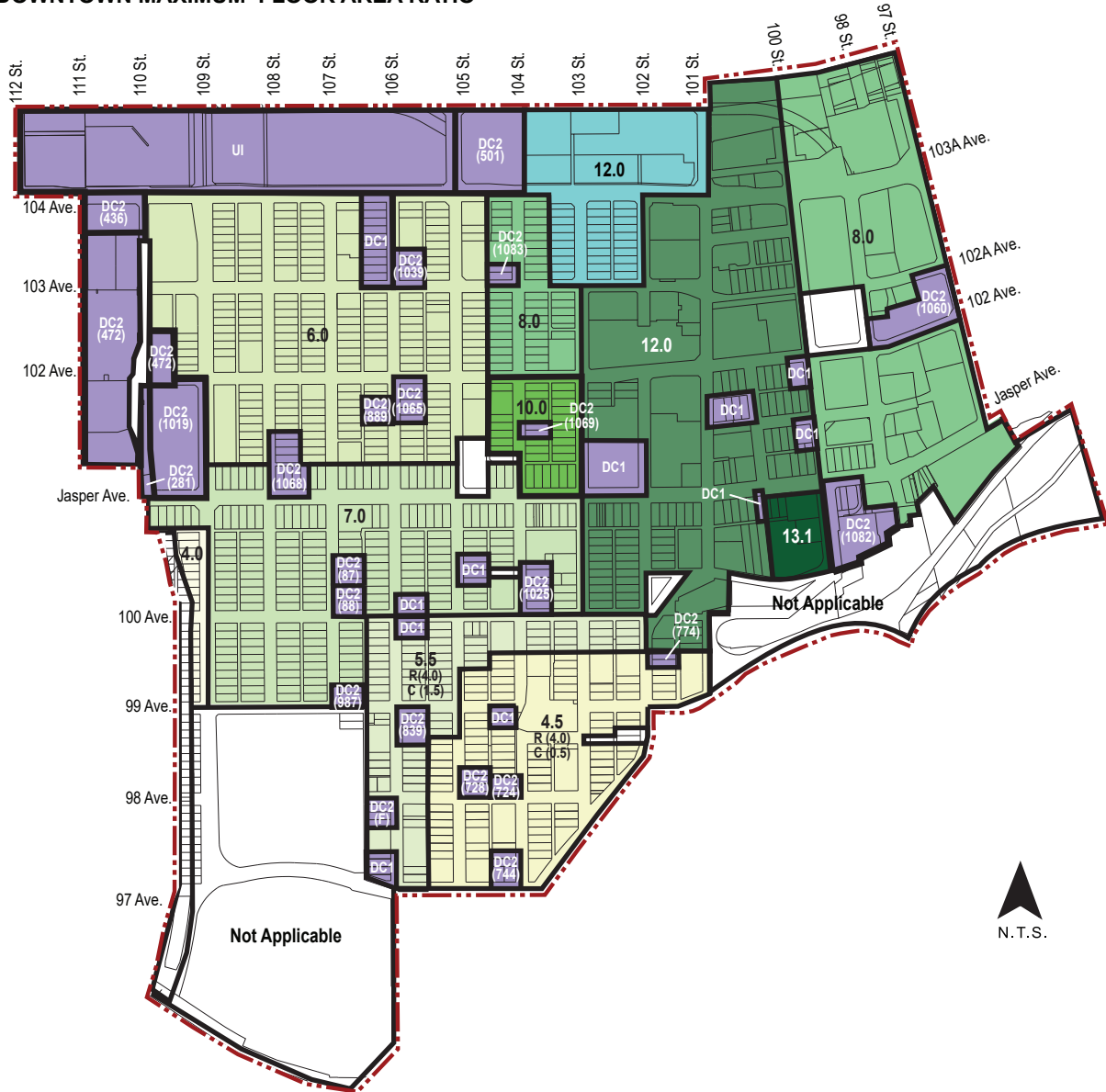
Legend

--- Special Area Downtown Boundary

Special Area, Downtown

Appendix 2 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws. (amended for Charter Bylaw 19730 on July 6, 2021)

DOWNTOWN MAXIMUM FLOOR AREA RATIO



Legend

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

Not Applicable

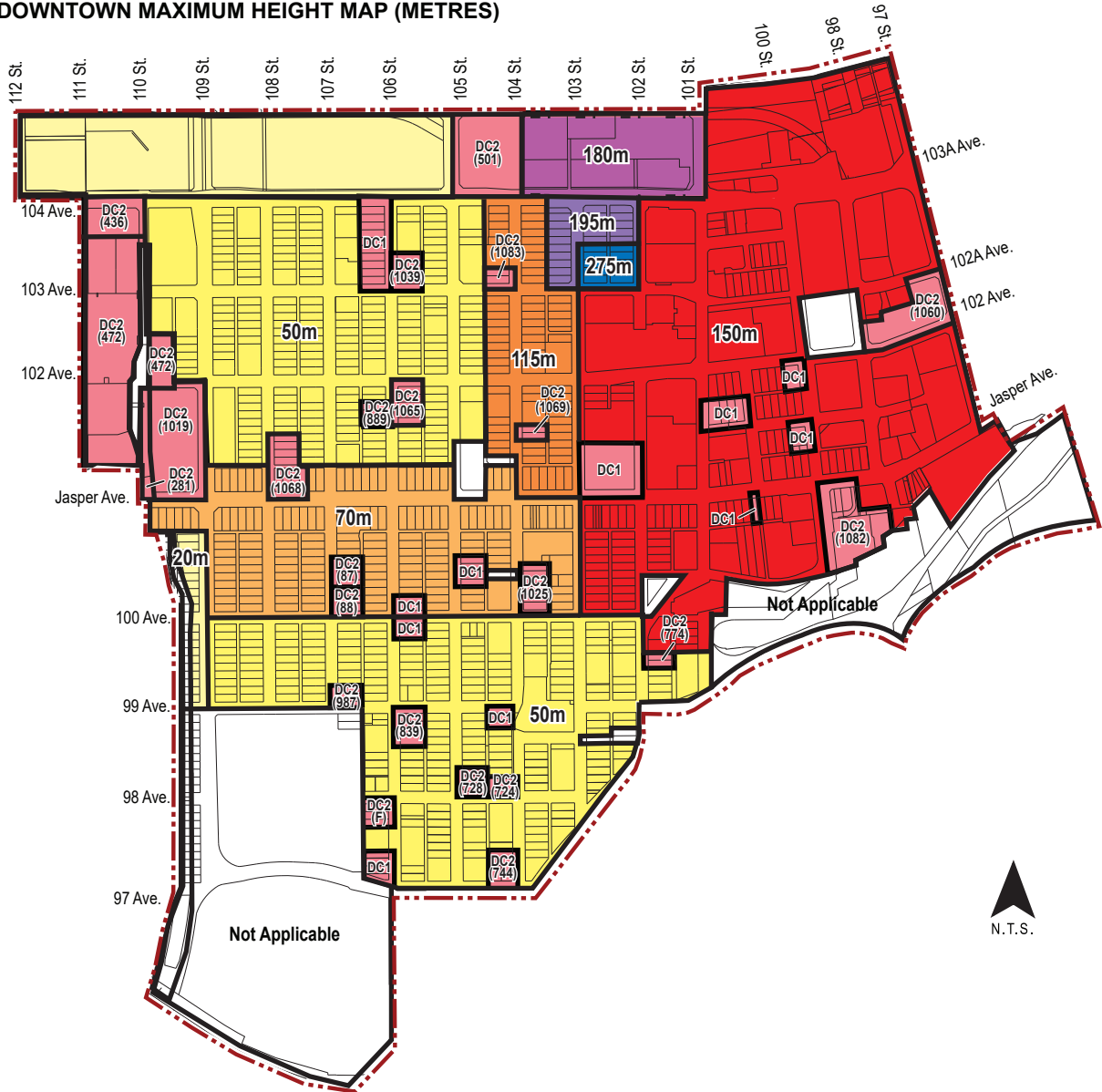
Total FAR → 8.0
 ← Residential FAR (R (6.0))
 ← Commercial FAR (C (2.0))

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

Special Area, Downtown

Appendix 3 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws. (amended for Charter Bylaw 19730 on July 6, 2021)

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.