

APPROVED

As to Form _____
CITY SOLICITOR

Bylaw 16733

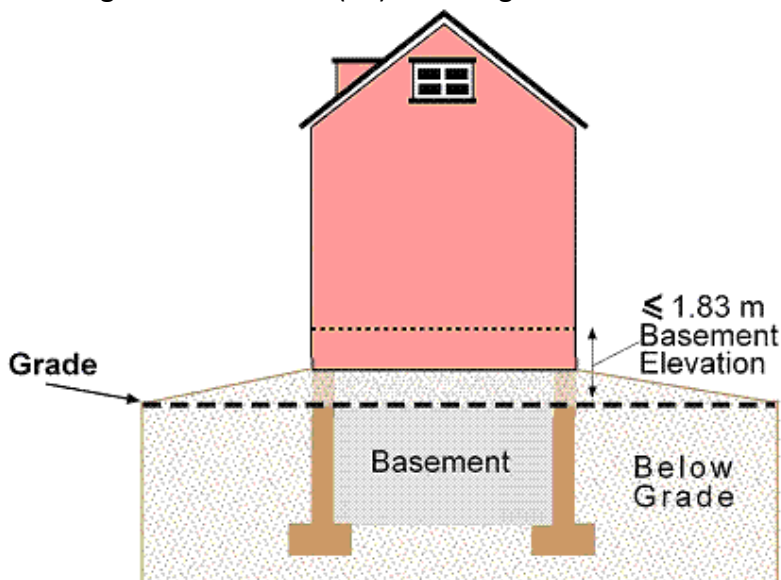
A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. xxxx

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

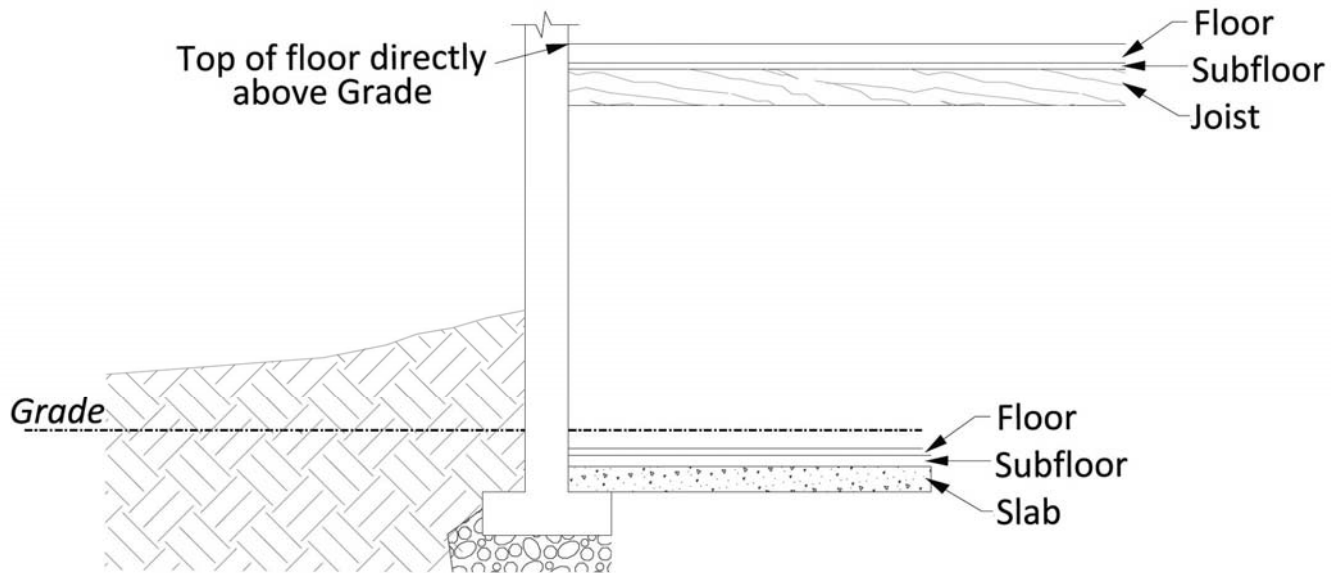
WHEREAS Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

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:

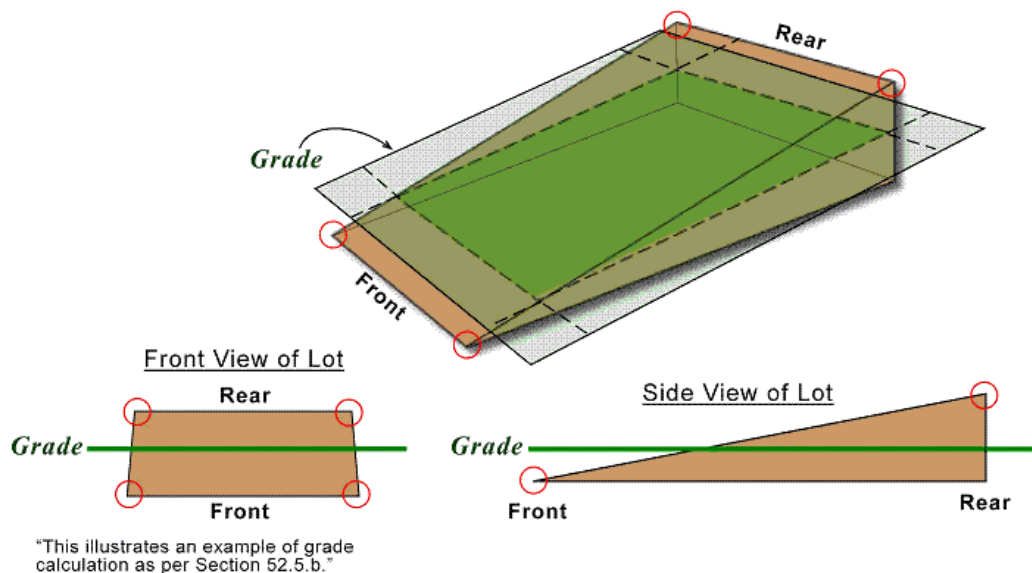
1. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:
 - a. Deleting from Section 6.1(10) "Basement means the portion of a building or structure which is wholly or partially below grade, having above grade no more than 1.83 m of its clear Height which lies below the finished level of the floor directly above;" and replacing it with "Basement means the portion of a building between the top of the floor on the level that is directly above Grade and the top of any floor below the floor that is directly above Grade;"
 - b. Deleting from Section 6.1(10) this image:



and replacing it with this image:



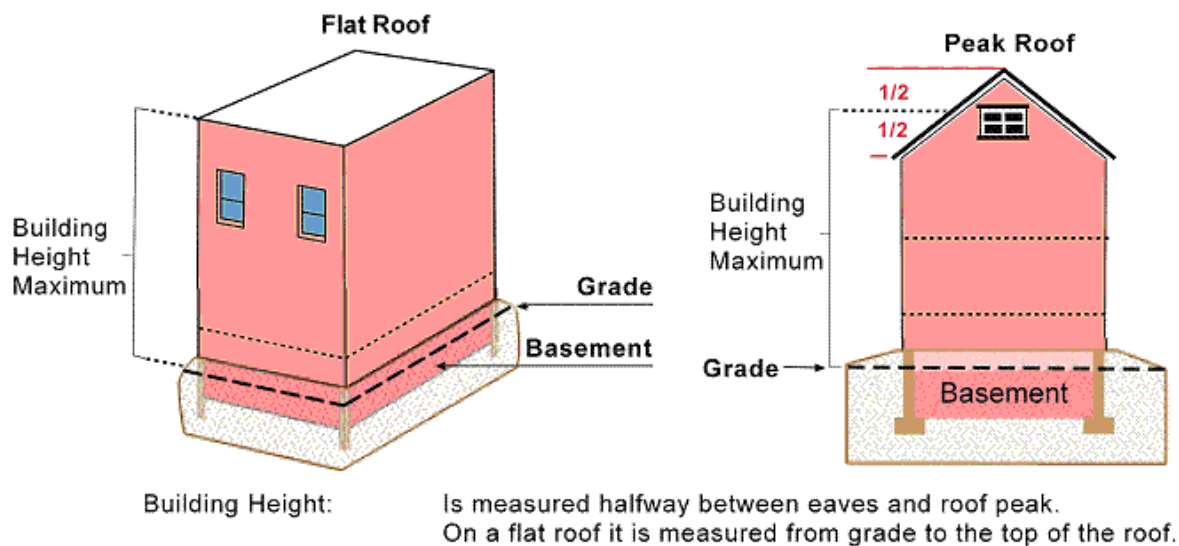
- c. Deleting from Section 6.1(42) Grade “means a geodetic elevation from which the Height of a structure is measured, calculated in accordance with Section 52.” and replacing it with “means the average of selected geodetic elevations on a Site”.
- d. Deleting from Section 6.1(42) Grade this image:



- e. Deleting from Sections 6.1(33), 6.1(35), 6.1(72), 6.1(79), 6.1(93), 6.1(110), 6.2(19), 7.2(7), 7.2(10), 7.4(39), 12.2, 13.4, 42, 46, 47, 48.3.4, 50, 54.1, 54.2, 54.7, 55, 80, 86, 160, 170, 250, 310, 320, 330, 340, 360, 570, 571, 572, 573, 574, 815, 816, 819, 821, 823.3, 910, 910.5, 910.6, 910.7, 910.8, 910.9, 910.10, 910.11, 910.12, 920.10, 940.5, 940.6, 940.8, 940.9, 950.7, 960.4,

960.5, 980, 995, Schedule 59B, Schedule 59C, Schedule 59F, Schedule 59I, and Glossary, all instances of “grade” and replacing it with “Grade”.

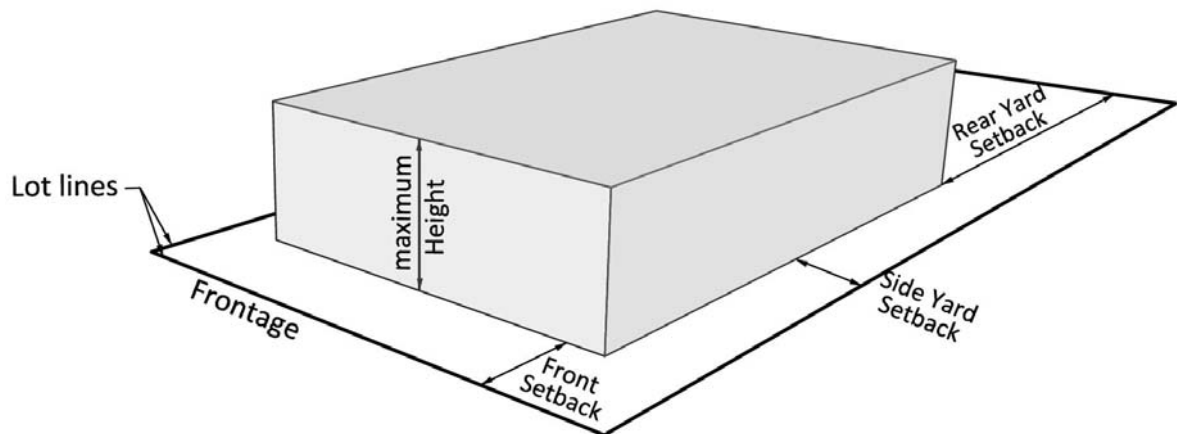
- f. Deleting from Section 6.1(47) Half Storey in its entirety, and renumbering accordingly.
- g. Deleting from Section 6.1(49) “Height means, when used with reference to a building or structure, the vertical distance between the horizontal plane through grade and a horizontal plane through: the highest point of the roof in the case of a building with a flat roof or a roof having a slope of less than 20 degrees; and The average level between eaves and ridges in the case of a pitched, gambrel, mansard or hipped roof, or a roof having a slope of more than 20 degrees; provided that in such cases the ridge line of the roof shall not extend more than 1.5 m above the maximum permitted building Height of the Zone or in the case of a Garage Suite the maximum permitted building Height in accordance with Section 87 of this Bylaw.” and replacing it with “Height means a vertical distance between two points”.
- h. Deleting from Section 6.1(49) this image:



- i. Deleting from Section 6.1(98) Storey in its entirety, and renumbering accordingly.
- j. Deleting from Section 6.2(10) “Height Signs means the vertical distance measured from the finished ground surface directly under the Sign to the highest point of the Sign” and renumbering accordingly.
- k. Deleting from Section 12.2(16) “0.6 m ,” and replacing it with “0.6 m above Grade at the outermost corners of the proposed structure,”
- l. Adding to the end of Section 12.2 “notwithstanding that no development permit is required, any development pertaining to transmitting structures shall comply with, as applicable:
 - a. the requirements for Radiocommunication and Broadcasting Antenna Systems established by Industry Canada
 - b. the most current policy C471: Policy for Siting Telecommunications Facilities
 - c. any other relevant legislation.”

and renumbering accordingly

- m. Deleting from Section 14.2 “Where warranted, the Development Officer may require an applicant for a Development Permit to submit a preliminary Wind Impact Statement or a detailed Wind Impact Study, or both, for the proposed development.”, and replacing it with “Where warranted, a preliminary Wind Impact Statement or a detailed Wind Impact Study, or both, may be required to be submitted for proposed development having Height greater than 20 metres, to the satisfaction of the Development Officer.”
- n. Adding before Section 14.2(1) “The preliminary engineering study provides a screening-level estimation of potential wind conditions. If the preliminary Wind Impact Statement indicates that uncomfortable or unsafe wind conditions may result from the building design, the City may require the applicant to submit a detailed Wind Impact Study for proposed buildings in order to quantify these conditions or refine any conceptual mitigation measures using physical scale model tests.” and renumbering accordingly.
- o. Deleting from Section 14.2 “The Development Officer shall require a Sun Shadow Impact Study where such a study is required in a Statutory Plan, and may require such a study for other applications if the proposed development warrants it.”, and replacing it with “Where warranted, a Sun Shadow Impact Study may be required to be submitted for proposed development where such a study is required in a Statutory Plan, or for other applications, to the satisfaction of the Development Officer.”
- p. Adding after Section 14.3(2) “The shadow impact shall be evaluated based on the difference in shadow between the allowable three-dimensional building massing and the proposed three-dimensional building massing, during the March equinox. The Development Officer may require changes to the proposed development or may refuse to grant a variance based on that information.”

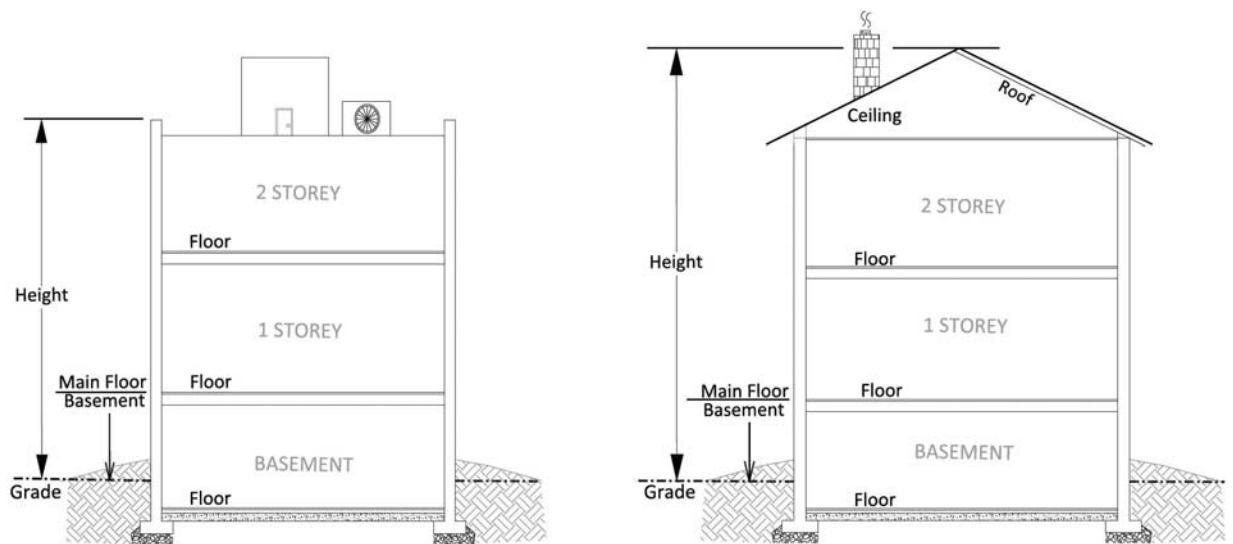


- q. Deleting from Sections 14.4(1), 87.14(a), 810.4(a) “Grade elevation” and replacing it with “geodetic elevation”
- r. Deleting from Section 14.4(1) “, the building and all openings, to be referenced to Geodetic Elevations. Geodetic elevation means the elevation of a point and its vertical distance determined by employing the principles of geodesy above or below an assumed level surface of datum.” and replacing it with “and the geodetic elevation of the lowest point of all openings to the proposed building(s).”

- s. Adding at the end of the list in Section 14 “
14.x Drainage Information
1. The Development Officer may require an applicant to submit any information relating to the proposed drainage from a Site, including but not limited to: lot grading plans, site mechanical plans, flood control plans, stormwater management plans and calculations, or similar plans, drawings or engineering reports that, in the opinion of the Development Officer, are required to determine if the Site is suitable for the full range of uses contemplated in the Development Permit application.
- t. Deleting from Sections 50.3(2), 50.4(2)(a) “nor one Storey”
- u. Adding at the end of the list in Section 50.6(1) “where applicable, be in accordance with the most current City Policy C471 - Policy for Siting Telecommunications Facilities”
- v. Deleting Section 52 (Height) in its entirety, and replacing it with the following:

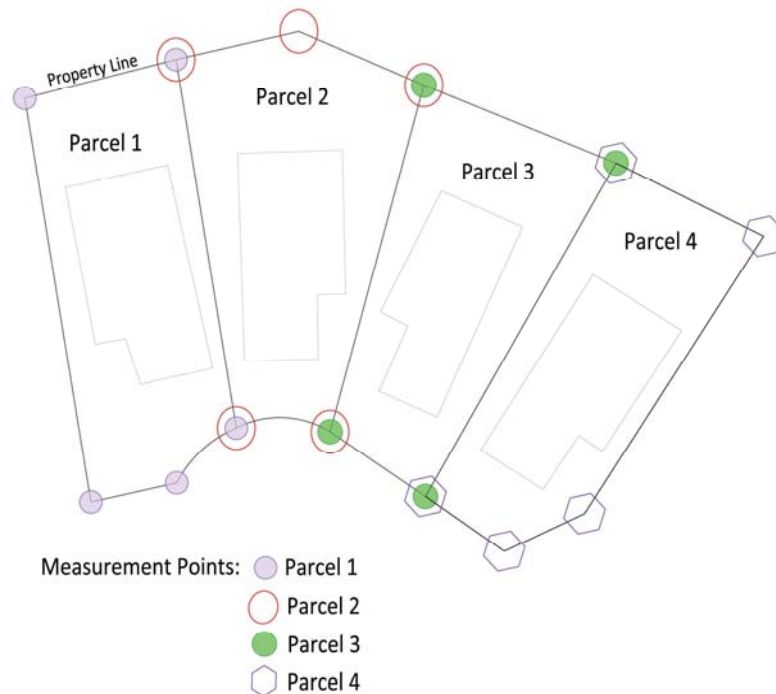
52. Grade and Height

- 1. If required by the Development Officer to determine whether a development conforms to the maximum Height permissible with a Zone, the applicant for a development permit shall submit the following information to the Development Officer’s satisfaction:
 - a. All information required by the Development Officer to calculate Grade and determine building Height, such as but not limited to:
 - i. A grading plan that shows the geodetic elevation of the Site at each corner of the lot(s), unless the development is a proposed residential development with floor area less than 47 square metres; and
 - ii. Scale elevation drawings, showing the proposed geodetic elevation of the finished level of the floor of the principal building that is directly above Grade, and the proposed dimensions of the principal building from that geodetic elevation to the proposed roof peak of the principal building
- 2. The Development Officer shall calculate building Height by measuring from the horizontal plane through Grade to the top of the parapet, top of the ridge, or top of the Sign structure, as applicable, except:
 - a. In all zones, chimney stacks, steeples, belfries, domes, or spires; masts, flag poles, clearance markers or other similar erections; monuments, skylights and/or fire walls shall not be included in the calculation of Height.

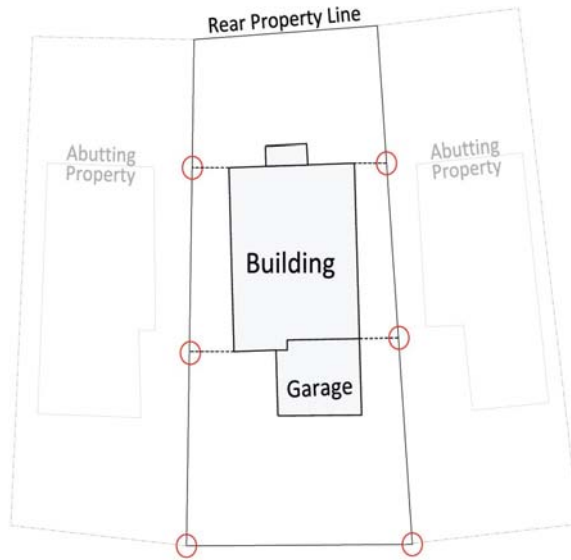


- b. In all zones, except the (RF5) Row Housing Zone, the (UCRH) Urban Character Row Housing Zone and Zones where Single Detached Dwelling is a Permitted Use: Elevator housings, roof stairways or rooftop access; water tanks and other tanks; heating ventilating and air conditioning (HVAC) equipment; and receiving or transmitting structures shall not be included in the calculation of Height.
 - c. In the (RF5) Row Housing Zone, the (UCRH) Urban Character Row Housing Zone and Zones where Single Detached Dwelling is a Permitted Use:
The maximum Height of receiving or transmitting structures, where these are Satellite Signal Receiving Antennas or Amateur Radio Antennas and Support Structures, shall be calculated in accordance with Sections 50.4 and 50.5, respectively, of this Bylaw. The maximum Height for all other receiving or transmitting structures, other than those which may normally be required for adequate local television reception, shall be the maximum Height in the Zone, and not the maximum Height for Accessory Buildings in Residential Zones specified in subsection 50.3(2);
 - d. In all zones, excluding 940 – Special Area Griesbach zones, where the development permit application proposes a development of a building or Accessory structure with a gable or hip roof, and has a roof pitch greater than 2/12, the Development Officer shall allow an increased Height in addition to the maximum Height in the zone (as modified by an overlay, if applicable) by 2.0m.
 - e. In all zones, excluding 940 – Special Area Griesbach zones, where the development permit application proposes a development of a building with a mansard, gambrel, shed roof, butterfly roof, saddle roof, or curved roof, the Development Officer shall allow an increased Height in addition to the maximum Height in the zone (as modified by an overlay, if applicable) by 1.0m.
3. The Development Officer shall determine Grade by selecting a method from the following options that best represents the Site:

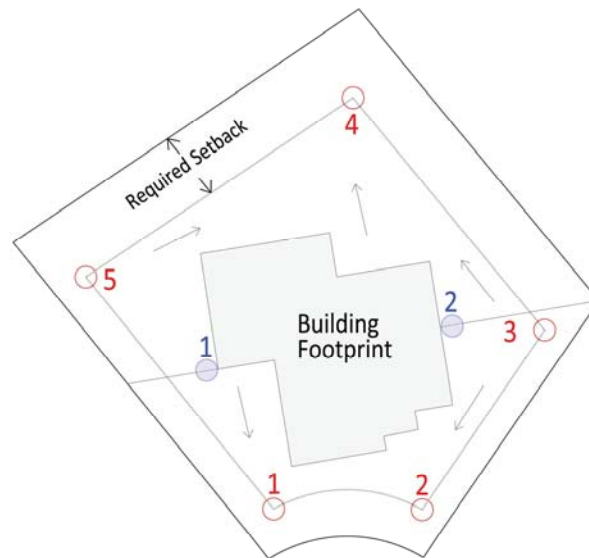
- a. For all Sites except those otherwise described in this subsection, the Development Officer shall determine Grade by determining the geodetic elevation at the corners of the Site prior to construction as shown on the grading plan, and calculating the average elevation.



- b. For sites where the development permit application proposes a development including a walkout Basement, drive-under garage, or similar feature, the Development Officer shall determine Grade by using one of the following two options:
- i. For Sites where the development permit application proposes a building on a Site that is rectangular in nature, the Development Officer shall determine the geodetic elevation at the two corners where each side property line intersects the front property line; the intersection of the side property line and a line drawn parallel to the front face of the principal building and behind any proposed front-attached garage, or similar feature; and the intersection of the side property line and a line drawn parallel to the rear face of the proposed principal building; and calculate the average elevation;



- ii. For Sites where the development permit application proposes a building on a Site that is pie-shaped, diamond-shaped or otherwise irregular in nature, the Development Officer shall calculate geodetic elevations at the corners of the perimeter established by all required Setbacks in the underlying Zone (A), and calculate the average of two highest geodetic elevations within the perimeter established by all required Setbacks on the Site (B). The sum of the two resulting averages A and B shall then be divided by two, to result in Grade.



Apex method
Average Grade Elevation of corners of the perimeter established by required Setbacks.
 $1 + 2 + 3 + 4 + 5 = A$

The average Grade Elevation of the two highest Grade Elevations within the perimeter established by required Setbacks
 $1 + 2 = B$

The average of the two results
 $A + B$

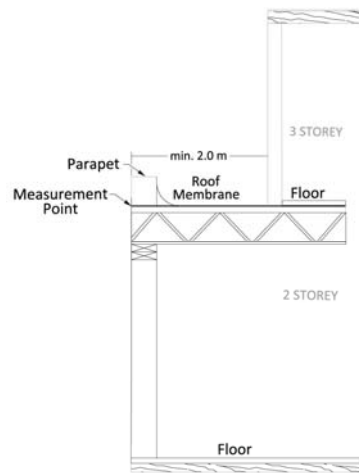
- c. On Sites with a size greater than 0.5 ha or on a Site where there are multiple buildings, the Development Officer may determine Grade for each building on the Site separately using one of the following options:
- The Grade for each building shall be determined by drawing an offset of four metres scaled outwards from the building footprint. At each outermost point from the building footprint and along the scaled offset line derive the geodetic

- elevation at that point. Where there is more than one point, use the point that is closest to the property line to determine the geodetic elevation. Then calculate Grade using those points.
- ii. Where Grade of the outermost points on the building footprint is no greater than 1.5 metres above Grade of the corners of the Site, the Development Officer shall use geodetic elevations of the outermost points on the building footprint as the starting point to measure Height.
 - d. In all zones, The Development Officer shall calculate Grade for Signs, Accessory structures and Platform Structures by using the average geodetic elevations of the outermost points on the structure footprint as the starting point to measure Height.
 - e. The Development Officer may choose an alternative method to those described in subsection 52.3 for calculating Grade. The Development Officer may modify an established method or establish an alternate method. The Development Officer shall choose an alternative method only in cases where there is hardship associated with circumstances related to the Site.
- w. Deleting from Section 55.3.h “existing and final Site grading, including the established lot boundaries, elevations, berming shown in half-metre contours, direction of Site drainage, proposed catch basin rim elevations, top and bottom of retaining wall elevations and existing elevations of plant material to be retained;” and replacing it with “existing grading and final Site grading, including the direction of Site drainage, and berming shown on a grading plan in 0.5 metre contours; and the geodetic elevations of proposed catch basin rim, the corners of the Lot(s), the top and bottom of retaining walls, and of the plant material to be retained;”
 - x. Deleting from Section 56.1 and 56.2 “Excavation” and replacing it with “excavation”.
 - y. Deleting from Section 56.2 “A person wishing to excavate, strip or grade land shall provide the following details in his application:” and replacing it with “A person wishing to undertake Site excavation, stripping or grading of land shall provide the following details in the application for a development permit:”.
 - z. Deleting from Sections 110.4(5), 115.4(4), 120.4(6), 130.4(2), 140.4(9), 150.4(4), 160.4(3), 310.4(8), 570.4.1(2), 571.4.1(2), 572.4.1(2), 573.4.1(2), 814.3(13), 950.5(3)(r), 950.6(3)(b), 950.7(3)(b), 950.8(3)(e), 980(5)(i), 995.4(h) “nor 2½ Storeys”
 - aa. Deleting from Sections 110.4(5), 115.4(4), 120.4(6), 130.4(2), 140.4(9), 150.4(4), 160.4(3), 240.4(4), 310.4(8), 570.4.1(2), 571.4.1(2), 572.4.1(2), 573.4.1(2), 950.5(3)(r), 950.6(3)(b), 950.7(3)(b), 950.8(3)(e) “10.0 m” and replacing it with “10.0 m, in accordance with Section 52.
 - bb. Deleting from Section 155.3(11) “The maximum building Height shall not exceed: a. 12.0 m nor 3 storeys for Row Housing, and b. 10.0 m nor 2 ½ storeys for all other uses.” and replacing it with “The maximum building Height shall not exceed: a. 12.0 m for Row Housing; and b. 10.0 m for all other uses; in accordance with Section 52.
 - cc. Deleting from Table 165.4(2)(iv) “3 Storeys”
 - dd. Deleting from Sections 170.4(2), 823.5(3)(a) “ nor four Storeys”

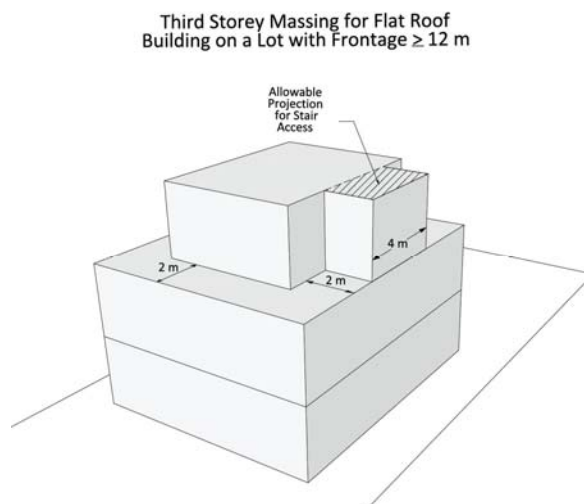
- ee. Deleting from Sections 170.4(2), 210.4(4), "14.0 m" and replacing it with "16.0m, in accordance with Section 52.
- ff. Deleting from Sections 170.4(11), 210.4(11), 210.4(11)(a)(i), 220.4(14), 220.4(14)(a)(i), 823.3(1)(e), 823.3(1)(e)(iv) "or 2½ Storeys".
- gg. Deleting from Section 210.4(4) "14.0 m nor 4 Storeys. Floor Area may be developed in attic areas as additional space to a Dwelling, and not counted as a Storey, provided the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height. In cases where dormers or other windows are proposed, the development shall be considered a Discretionary Development." and replacing it with "The maximum building Height shall not exceed 16.0 m, in accordance with Section 52.
- hh. Deleting from Section 220.4(6), 360.4(5) " nor six Storeys"
- ii. Deleting from Sections 240.4(4), 310.4(8), 320.4(6), 330.4(9), 350.4(6), 570.3(1)(4) "Building" and replacing it with "building"
- jj. Deleting from Section 250.4(3)(a) "The foundation or basement shall not exceed 1.0 m above grade" and replacing it with "The Height of the finished level of the floor that is directly above Grade of the Mobile Home Lot, and the Grade of the Mobile Home Lot within a Mobile Home Subdivision shall not exceed 1.0m".
- kk. Deleting from Section 320.4(6) "be" and replacing it with "not exceed"
- ll. Deleting from Sections 330.4(9), 980(5)(i), 995.4(h) "12.0m" and replacing it with "12.0 m, in accordance with Section 52.
- mm. Deleting from Sections 330.4(9), 400.4(5), 823.5(2)(a) "nor three Storeys"
- nn. Deleting from Section 340.4(6) "The maximum Building Height shall not exceed 14.0 m nor 4 Storeys except for Hotel Developments and Apartment Hotels" and replacing it with "Excluding Hotel Use and Apartment Hotels Use, the maximum building Height shall not exceed 16.0 m, in accordance with Section 52.
- oo. Deleting from Sections 340.5(2)(b), 360.4(3), 815.3(2), 823.3(3)(1)(f), 823.5(3)(a), 950.5(3)(b), 964.4(4)(d) "14.0 m" and replacing it with "16.0m,
- pp. Deleting from Section 360.4(5) "nor 10 Storeys"
- qq. Deleting from Section 370.4(10)(a) "or ten Storeys"
- rr. Deleting from Section 370.4(10)(b) "or fourteen Storeys"
- ss. Adding after Section 370.4(10)(b)(iii)
 - "iv. The proposed development creates a similar or improved wind condition relative to the existing condition at Grade
 - v. Adverse environmental impacts created by sun shadow shall be minimized in accordance with Section 14.3 of this Bylaw."
- tt. Deleting from Section 370.4(10) "Adverse environmental impacts such as sun shadow and wind shall be minimized in accordance with Section 14 of this Bylaw. Any development exceeding 36.0 m or ten Storeys in Height shall become a Class B Development."
- uu. Deleting from Section 570.3.1(4) "The maximum Building Height shall be 10.m" and replacing it with "The maximum building Height shall not exceed 10.0 m, in accordance with Section 52.

- vv. Deleting from Section 571.3(1)(4) "Height shall 10.0 m unless otherwise approved by the Development Officer where deemed appropriate for the Use and having regard to the Height allowed in adjacent Zones." and replacing it with "Height shall not exceed 10.0 m, in accordance with Section 52.2. The Development Officer may, notwithstanding subsection 11.4, grant a variance to permit a greater Height for a building where deemed appropriate for the proposed Use and having regard to the Height allowed in adjacent Zones."
- ww. Deleting from Sections 572.3.1(5), 573.3.1(5) "The maximum Building Height shall be 10.m, except in the case of buildings or structures Accessory to a Farm, other than a single detached Dwelling." and replacing it with "Building Height is not restricted for Buildings or structures for Agricultural and Natural Resource Development Uses. Excluding buildings or structures for Agricultural and Natural Resource Development Uses, the maximum building Height shall not exceed 10.0 m, in accordance with Section 52."
- xx. Deleting from Sections 610.4(5), 620.4(5), 630.4(5) "The maximum building Height shall be 10.0 m, except in the case of buildings or structures Accessory to a Farm, other than a single detached Dwelling." and replacing it with "Height is not restricted for Buildings or structures for Agricultural and Natural Resource Development Uses. Excluding buildings or structures for Agricultural and Natural Resource Development Uses, the maximum building Height shall not exceed 10.0 m, in accordance with Section 52."
- yy. Deleting from Section 810.4(a) ", to be referenced to geodetic elevations. Geodetic elevation is the elevation of a point and its vertical distance, determined by employing the principles of geodesy above or below an assumed level surface or datum;"
- zz. Deleting from Section 812.1 "through the regulation of building Heights and elevations, openings into buildings, Uses of portions of buildings, Grades and Landscaping in addition to the requirements of the underlying Zone in their vicinity." and replacing it with "The Overlay regulates building Height, the location and geodetic elevation of openings into buildings, the Use in portions of buildings, the design Grade of the Site, and Landscaping, to mitigate the potential negative effects of a flood event."
- aaa. Deleting from Section 814.3(13) "8.6 m" and replacing it with "8.6 m, in accordance with Section 52.
- bbb. Deleting from Section 814.3(14) "The Floor Area of the upper half Storey of a 2 1/2 Storey building shall not exceed 50% of the structure's second Storey Floor Area." and renumbering accordingly.
- ccc. Deleting from Section 814.3(16) "The Basement elevation of structures of two or more Storeys in Height shall be no more than 1.2 m above Grade. The Basement elevation shall be measured as the distance between Grade level and the floor of the first Storey." and renumbering accordingly.
- ddd. Adding to the end of Section 814.4 "The following regulations shall apply to all zones within the boundaries of the Mature Neighbourhood Overlay, and meet the specific Lot width and roof pitch criteria identified below:
 - a. Where an application proposes a principal building that has a roof slope of 2/12 or less (a flat roof) on a Site that has frontage greater than 12.0 metres, the maximum Height may increase by up to 2.5 metres provided that the portion above the maximum base Height in the underlying zone as it is modified by this

overlay, is Stepback from all exterior walls of the building a minimum of 2.0 metres as measured from the intersection of the top of the second floor roof truss at the exterior of the building to the exterior walls of the portion granted additional Height;

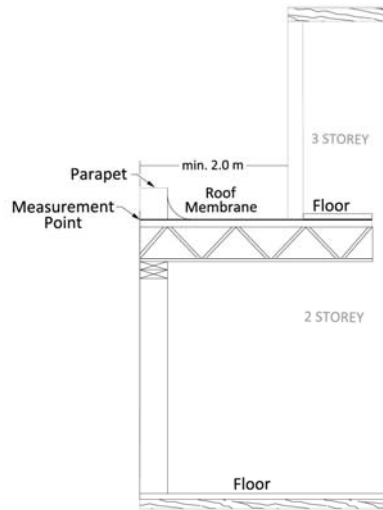


- i. Notwithstanding 814.4(2)(a), a projection into the required 2.0 metre Stepback from the portion granted additional height may extend to the exterior wall to accommodate stairway access shall be permitted. The width of any such projection shall not exceed 4.0 metres, and in the case of more than one projection, the aggregate total width shall not exceed two fifths of the length of the building's wall on which the projection is located.



- ii. Variances to the Stepback requirement and the restriction on Floor Area of the top Storey shall be processed as a Class B application;
- b. Where an application proposes a principal building that has a roof slope of 2/12 or less (a flat roof) on a Site that has frontage less than 12.0 metres, the maximum Height may increase by up to 2.5 metres provided that the portion

above the maximum Height in the underlying zone as it is modified by this overlay, is Stepback from the front and rear exterior walls of the building a minimum of 2.0 metres as measured from the intersection of the top of the second floor roof truss at the exterior of the building;

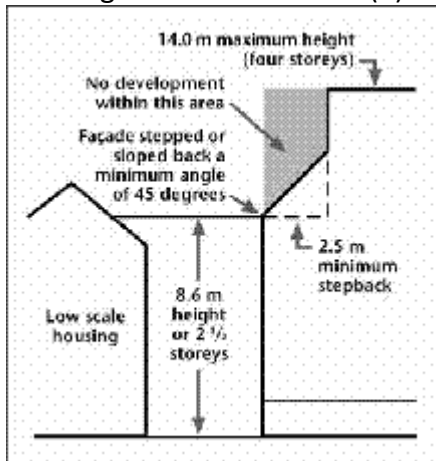


i. Variances to the Stepback requirement and the restriction on Floor Area of the top Storey shall be processed as a Class B application;”

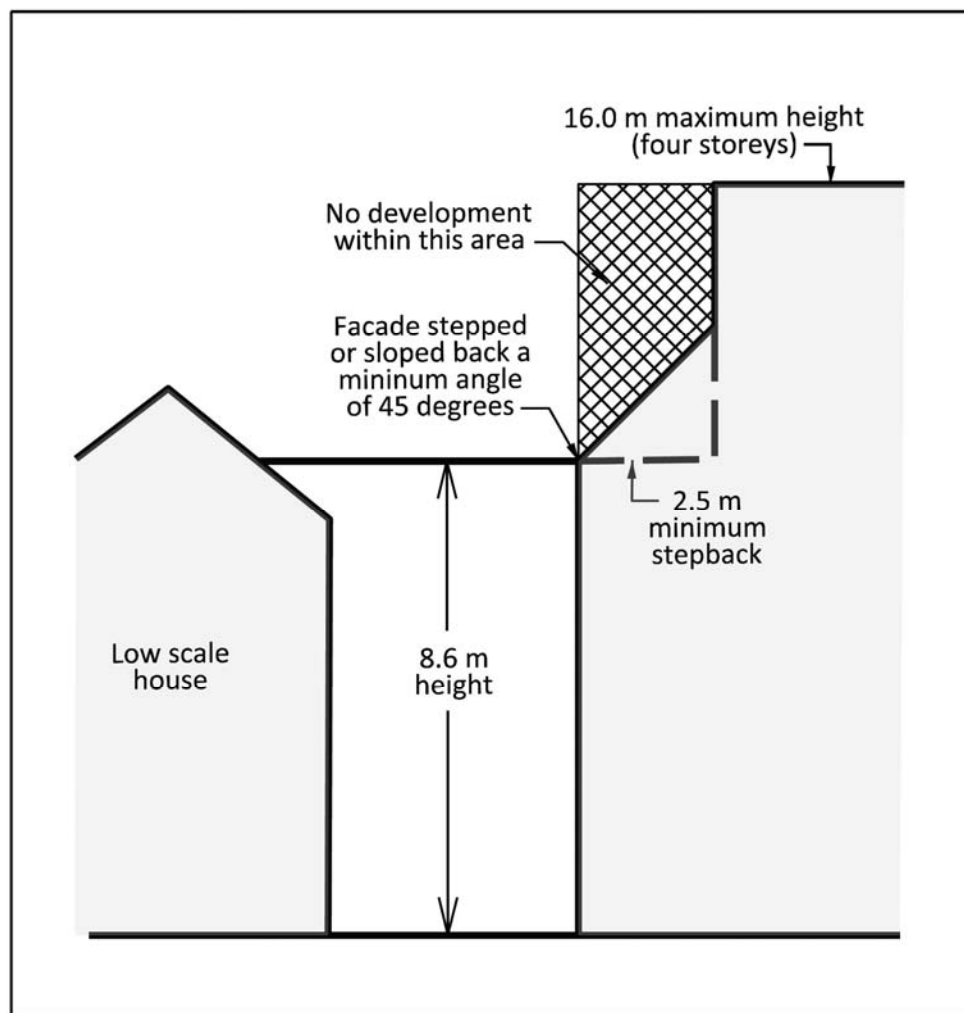
and numbering accordingly.

- eee. Deleting from Section 815.3(2) “or four Storeys and when a fourth Storey is constructed, at least 50% of the upper Storey shall be set back a minimum of 2.0 m from the front wall of the building. In the case of a Corner Lot, this Setback shall apply to both street facing façades. Where the development abuts a property where Single Detached Housing is a Permitted Use, the entire fourth Storey shall be set back a minimum of 2.0 m adjacent to the property where Single Detached Housing is a Permitted Use” and replacing it with “Notwithstanding that an increase to maximum Height or Storeys is permitted under Section 52.4, a building’s Floor Area of the fourth Storey shall be Stepback a minimum of 2.0 m from the front wall of the building. In the case of a Corner Lot, this Stepback shall apply to both street facing façades. Where the development abuts a property where Single Detached Housing is a Permitted Use, the entire fourth Storey shall be Stepback a minimum of 2.0 m adjacent to the property where Single Detached Housing is a Permitted Use.”
- fff. Deleting from Section 823.3(1) “Building Envelope” and replacing it with “Building form”
- ggg. Deleting from Sections 823.3(3)(1)(f) “, nor four Storeys. Any loft or usable space developed in attic areas as additional space to a Dwelling shall be deemed a Storey.”
- hhh. Adding after Section 823.3(3)(1)(f) “The total number of Storeys shall not exceed 4, except that the Development Officer shall permit an increase to this maximum if the proposed development satisfies the conditions in Section 52.2. For the purpose of this subsection, any Basement or attic development which contains a Habitable Room shall be deemed a Storey.”

iii. Deleting from Section 823.3(1) this image:



And replacing it with this image:



jjj. Deleting from Section 823.5(3)(b) “Any Basement or attic development which contains a Habitable Room shall be deemed a Storey of development.”

kkk. Deleting from Sections 910.5(5)(a)(ii)(E), 910.6(5)(a)(ii)(D), 910.9(5)(a)(iii)(E), 910.11(5)(a)(ii)(C) “The ground floor elevation shall not exceed the elevation of the abutting public sidewalk by” and replacing it with “The geodetic elevation of the top of the floor on the

level that is directly above Grade shall not exceed the geodetic elevation of the abutting public sidewalk by”

lll. Deleting from Sections 910.5(5)(a)(ii)(E), 910.6(5)(a)(ii)(D), 910.8(5)(a)(ii)(C), 910.9(5)(a)(iii)(E), 910.10(5)(a)(ii)(C), 910.11(5)(a)(ii)(C) “, at the discretion of the Development Officer where the grade or other site conditions require greater grade separation.”

mmm. Deleting from Section 910.7(5)(d)(v) “At least 80% of the floor elevation of the ground (first) floor shall be no higher than 0.75 m above the mean Grade of the adjacent public sidewalk or public park, at the property line.” and replacing it with “The geodetic elevation of the floor that is directly above Grade shall not exceed the geodetic elevation of the abutting public sidewalk by more than 0.75 metres, for a minimum of 80% of the building Frontage.”

nnn. Deleting from Sections 910.8(5)(a)(ii)(C), 910.10(5)(a)(ii)(C) “Ensure that, for non-residential uses, the ground floor elevation does not exceed the elevation of the abutting public sidewalk by” and replacing it with “For non-residential uses, the geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the abutting public sidewalk by”

ooo. Deleting from Sections 910.8(5)(c)(ii), 910.10(5)(b)(iv), 910.11(5)(b)(iii) “They shall ensure adequate privacy through the provision of screening and at least a 0.75m grade separation above the adjacent City sidewalk.” and replacing it with “To ensure adequate privacy, the applicant shall provide screening to indicate separate individual access to each unit.”

ppp. Adding directly after Sections 910.8(5)(c)(ii), 910.10(5)(b)(iv), 910.11(5)(b)(iii) “The geodetic elevation of the floor that is directly above Grade shall be greater than the geodetic elevation of the abutting public sidewalk by at least 0.75 metres.” and renumbering accordingly.

qqq. Deleting from Section 910.12(4)(b)(i) “, nor 60 storeys”

rrr. Deleting from Sections 910.12(4)(b)(ii), 950.6, 950.7, 950.8, 980.5, 995.4 “height” and replacing it with “Height”.

sss. Deleting from Sections 940.5(5)(d), 940.7(3)(a), 940.9(5)(d) “The maximum Building Height shall not exceed 12.0 m nor 2½ storeys, provided that no eave line shall be higher than 9.0 m from Grade.” and replacing it with “The maximum building Height shall not exceed 12.0 m, except that the Development Officer shall permit an increase to this maximum if the proposed development satisfies the conditions in Section 52.4, and provided that no eave line shall have a Height greater than 9.0 m from Grade.”

ttt. Deleting from Section 940.6(5)(l), 940.8(3)(a) “The maximum Building Height shall not exceed 18.0 m nor 4 storeys, provided that no eave line shall be higher than 14.0 m from grade. Floor Area may be developed in attic areas as additional space to a Dwelling, and not counted as a Storey, provided the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height. In cases where dormers or other windows are proposed, the development shall be considered a Discretionary Development.” and replacing it with “The maximum building Height shall not exceed 18.0 m provided that no eave line shall have a Height greater than 14.0 m from Grade.”

uuu. Deleting from Section 950.4(3)(c) “12 storeys nor”

- vvv. Deleting from Section 950.5(3)(b) “nor 4 storeys plus a loft , which must be integrated with the top storey. Floor Area may be developed in attic areas as additional space up to 50% of the Dwellings, and not counted as a storey, unless the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height;”
- www. Deleting from Section 950.5(3)(r) “ or 2 1/2 Storeys” and replacing it with “, in accordance with Section 52.
- xxx. Deleting from Section 960.4(4)(d) “nor 4 habitable storeys plus a loft, which must be integrated with the top storey. Development of a habitable basement will count as a storey. Floor Area may be developed in attic areas as additional space up to 50% of the Dwellings, and not counted as a storey, unless the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height”

READ a first time this	day of	, A. D. 2011;
READ a second time this	day of	, A. D. 2011;
READ a third time this	day of	, A. D. 2011;
SIGNED and PASSED this	day of	, A. D. 2011.

THE CITY OF EDMONTON

MAYOR

CITY CLERK