

Bylaw 18617

A Bylaw to amend Bylaw 16242, as amended,
109 Street Corridor Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on August 26, 2013, passed Bylaw 16242, being a bylaw to adopt the 109 Street Corridor Area Redevelopment Plan; and

WHEREAS from time to time Council finds it desirable to amend the 109 Street Corridor Area Redevelopment Plan; and

WHEREAS City Council now deems it in the public interest to further amend the 109 Street Corridor Area Redevelopment Plan;

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 16242, 109 Street Corridor Area Redevelopment Plan, as amended, is hereby further amended by:
 - a) Deleting section 3.3.3.5 in its entirety and replacing with:

“With the exception of Lots 25-26, Block 25, Plan 5718AE (6808-109 Street NW) and Lots 16-17, Block 22, Plan 2457S (10853 - 63 Avenue NW), commercial and mixed-use structures will reserve the ground floor level exclusively for retail activity such as small-scale, local convenience shopping and services. Other uses (e.g., professional offices and residential) will be accommodated on the upper floors. Direct Control Applications allowing for such mixed-use development will be considered within the Evolving Mixed-Use Node indicated on Map 6. Such development will

 - :i) Be limited to a property depth of approximately 40 metres; and
 - ii) Feature high-quality architecture and urban design.”; and

- b) Deleting “MAP 7: MEDIUM SCALE RESIDENTIAL DISTRICT” and replacing with “MAP 7: MEDIUM SCALE RESIDENTIAL DISTRICT” attached hereto as Schedule “A” and forming part of this bylaw,

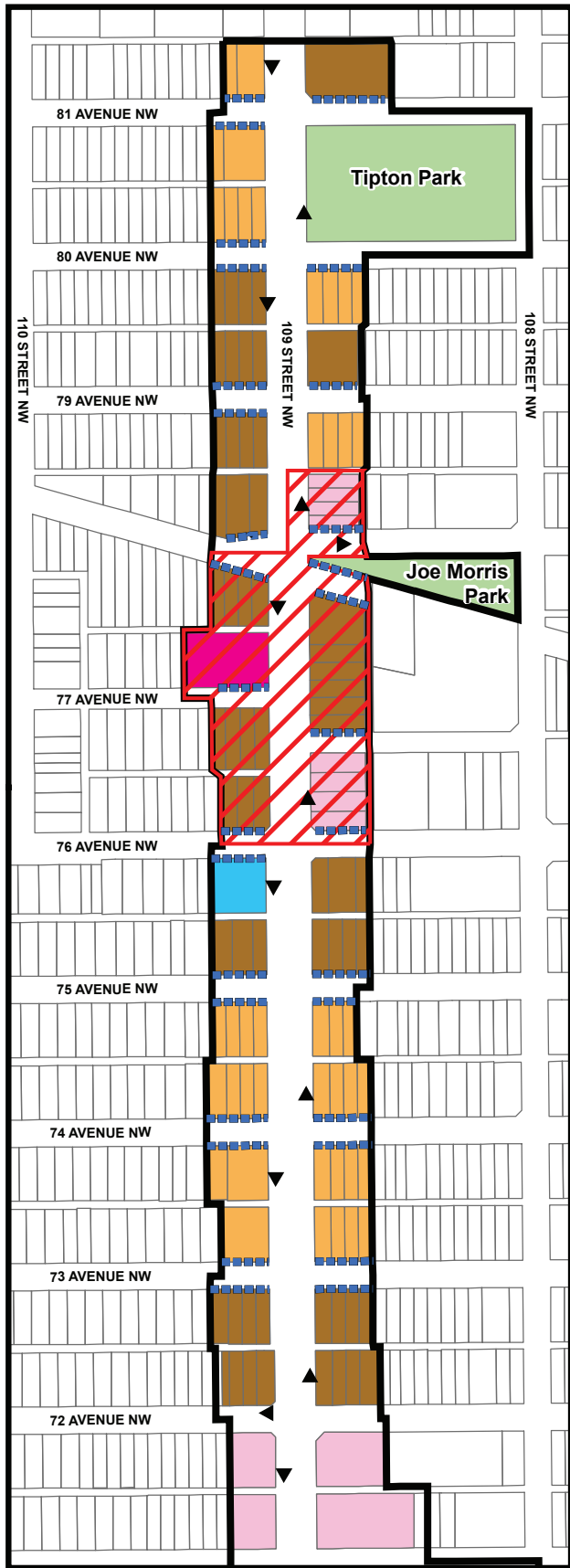
READ a first time this	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Proposed MAP 7: MEDIUM SCALE RESIDENTIAL DISTRICT



Amendment Area

- Low Density Residential
- Row Housing
- Apartment Housing
- Stacked Row Housing
- Commercial
- Institutional
- Parks/Public Open Space
- Transportation/Utility
- Mixed Use Residential with Limited Commercial

- Evolving Mixed-Use Node
- Bus Stops - Residential District (General Location)
- Existing On-Street Parking
- Medium Scale Residential District Boundary
- Proposed Amendment Area

