

Bylaw 19752

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 “Map 2: Existing Land Use June 2013” and replacing with “Map 2: Existing Land Use June 2013” attached hereto as Schedule “A” and forming part of this bylaw;
 - b) Deleting “Map 3: Existing Zoning June 2013” and replacing with “Map 3: Existing Zoning June 2013” attached hereto as Schedule “B” and forming part of this bylaw;
 - c) Deleting “Map 4: Corridor Development Concept” and replacing with “Map 4: Corridor Development Concept” attached hereto as Schedule “C” and forming part of this bylaw;
 - d) Deleting “Map 5: Active Transportation Network” and replacing with “Map 5: Active Transportation Network” attached hereto as Schedule “D” and forming part of this bylaw;
 - e) Deleting “Map 7: Medium-Scale Residential District” and replacing with “Map 7: Medium-Scale Residential District” attached hereto as Schedule “E” and forming part of this bylaw; and

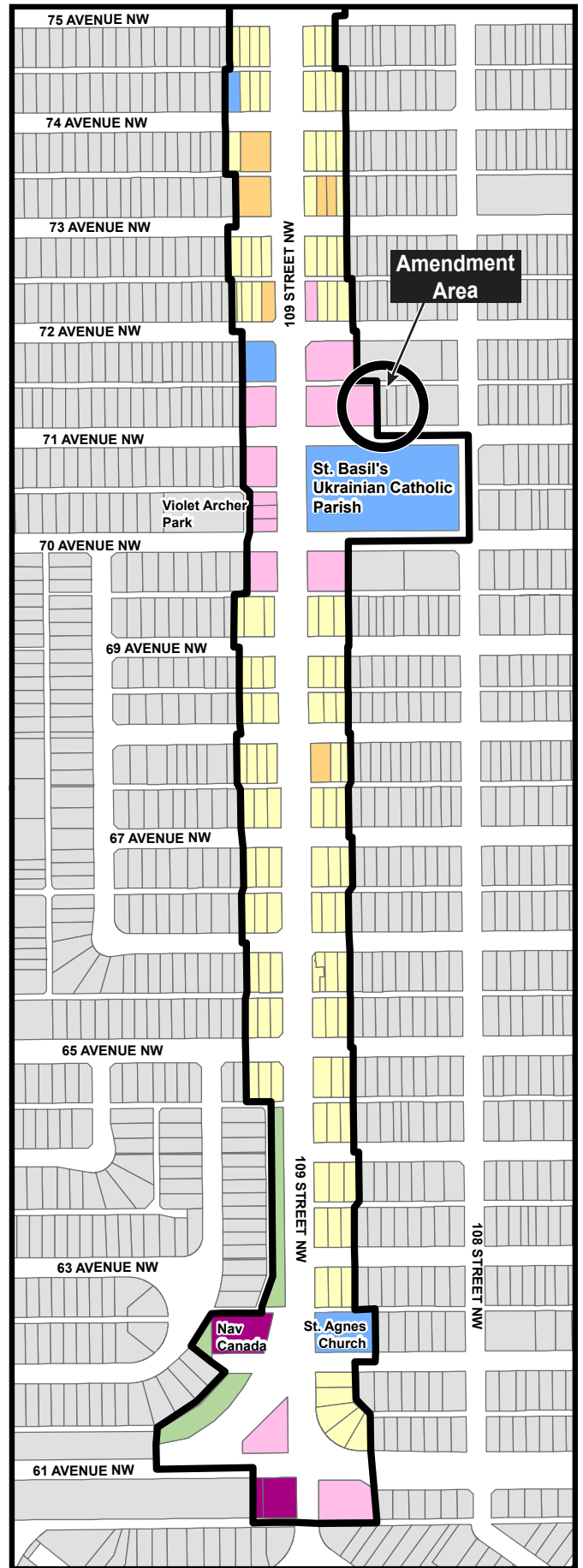
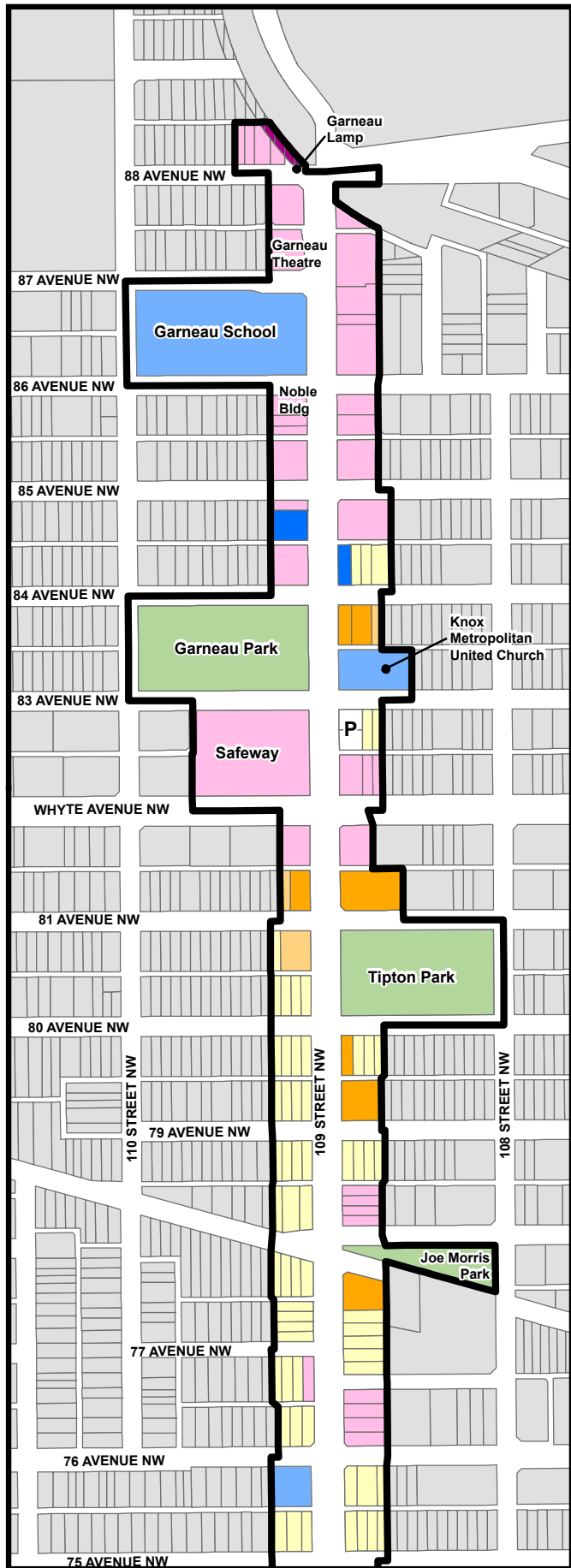
- f) Deleting “Map 8: Existing Overlays June 2013” and replacing with “Map 8: Existing Overlays June 2013” attached hereto as Schedule “F” and forming part of this bylaw.

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

THE CITY OF EDMONTON

MAYOR

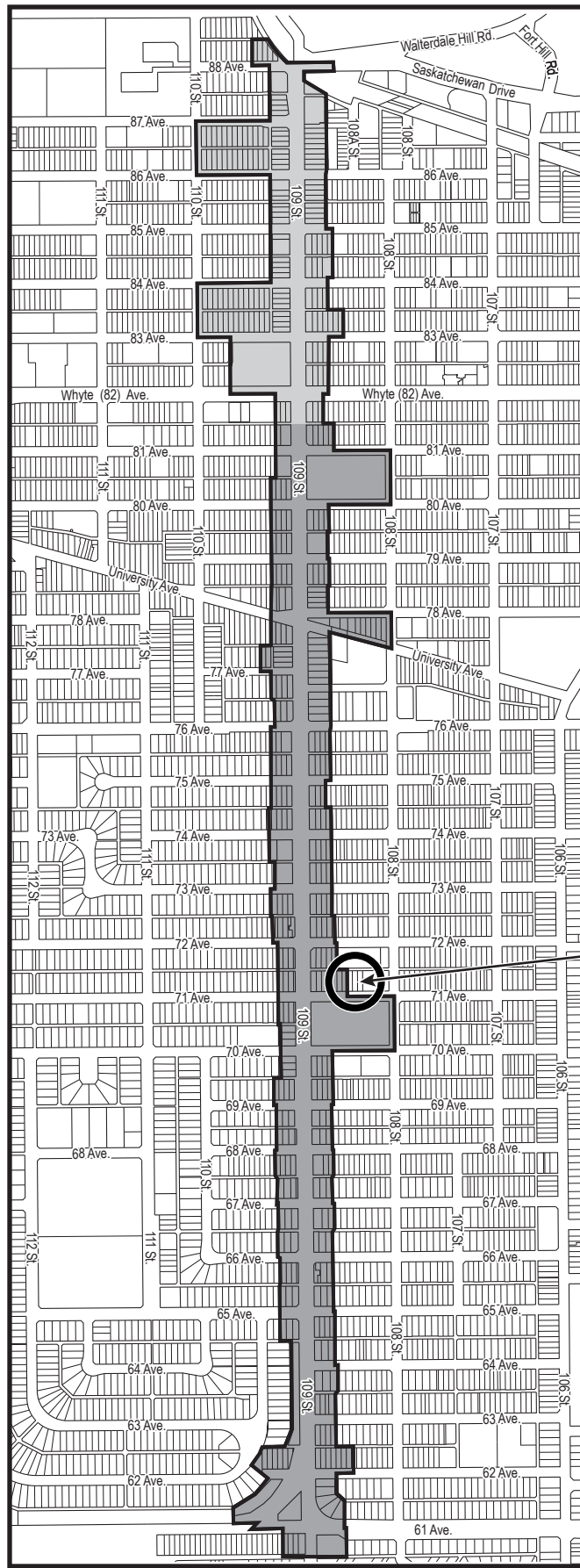
CITY CLERK



- | | | | |
|------------------------------|---------------|--------------------------|--------------|
| One/Two Unit Dwelling | Commercial | Recreation and OpenSpace | ARP Boundary |
| Multiple Unit Dwelling Units | Institutional | Parking | |
| Apartments | Mixed Use | Transportation/Utility | |





MAP 4: CORRIDOR DEVELOPMENT CONCEPT



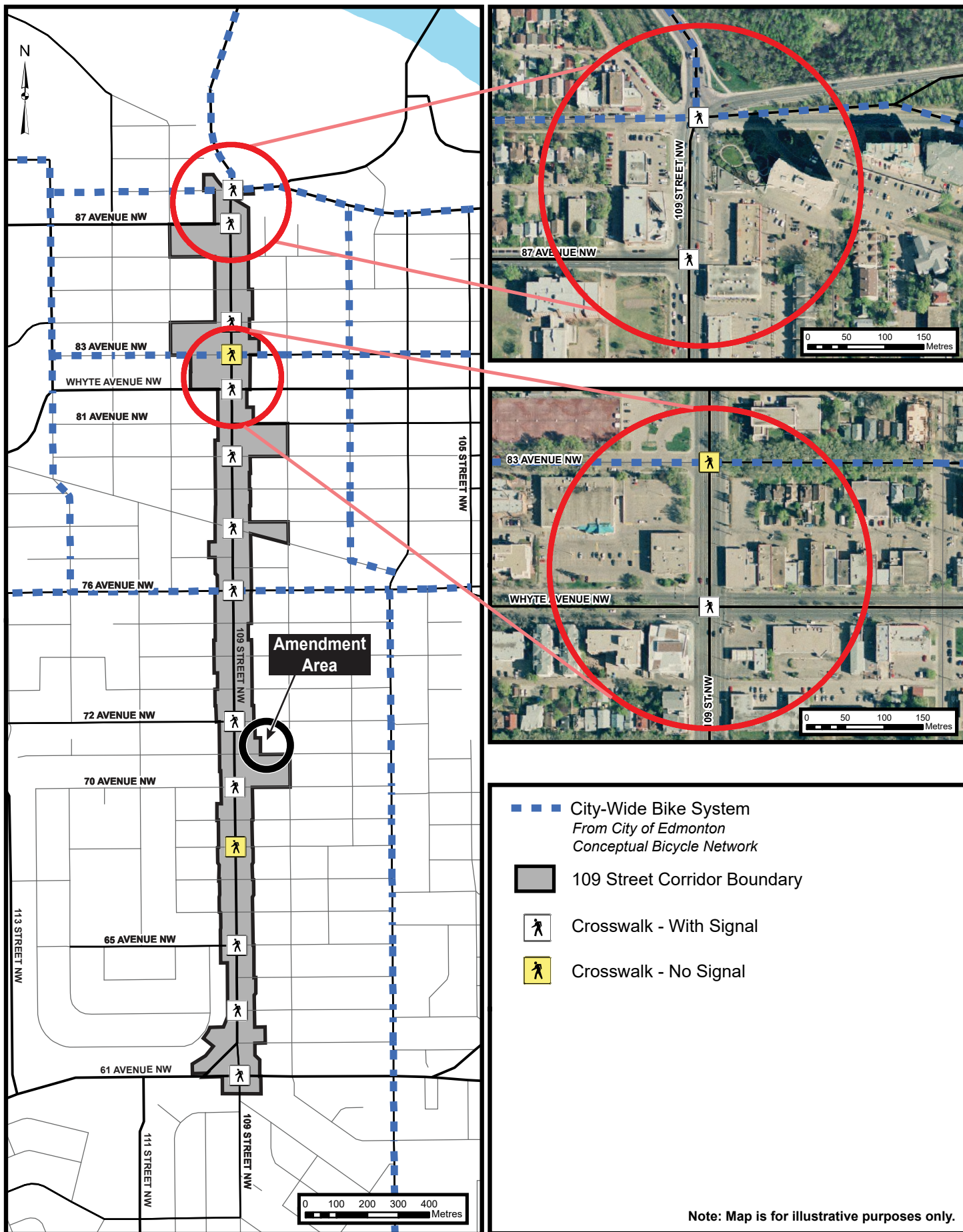
Amendment Area

Legend:

-  Mixed Use Commercial District
-  Medium Scale Residential District

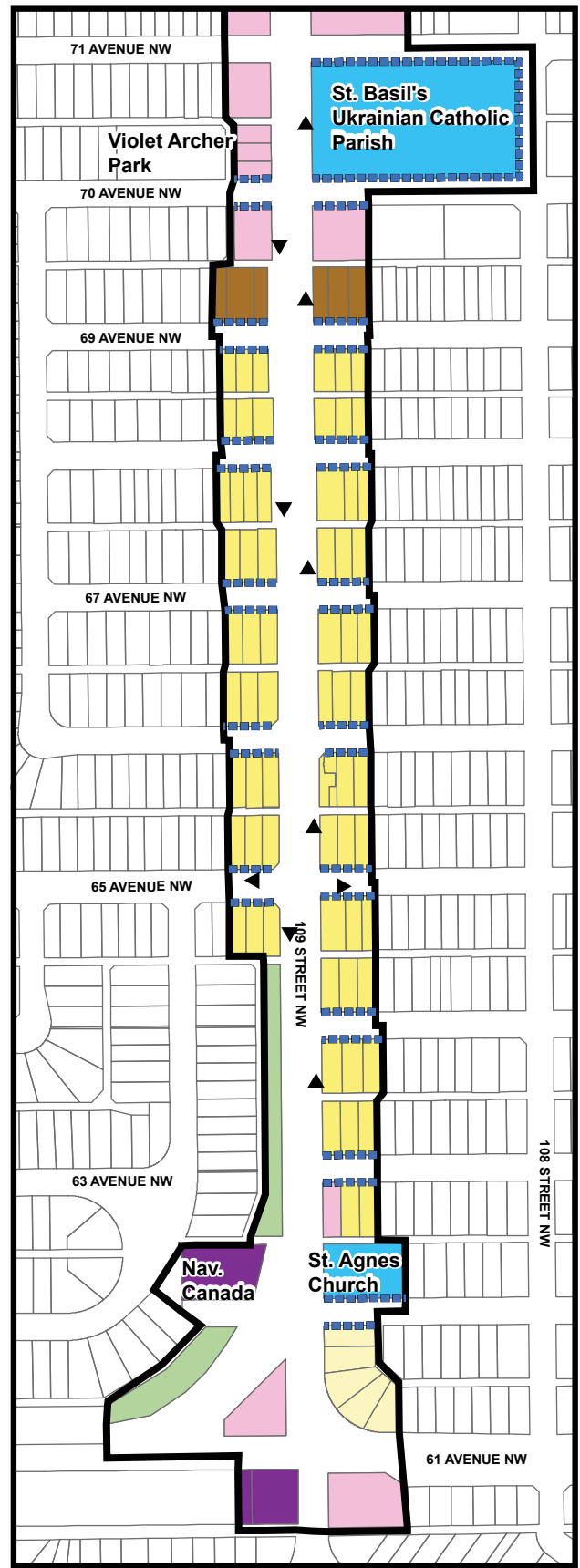
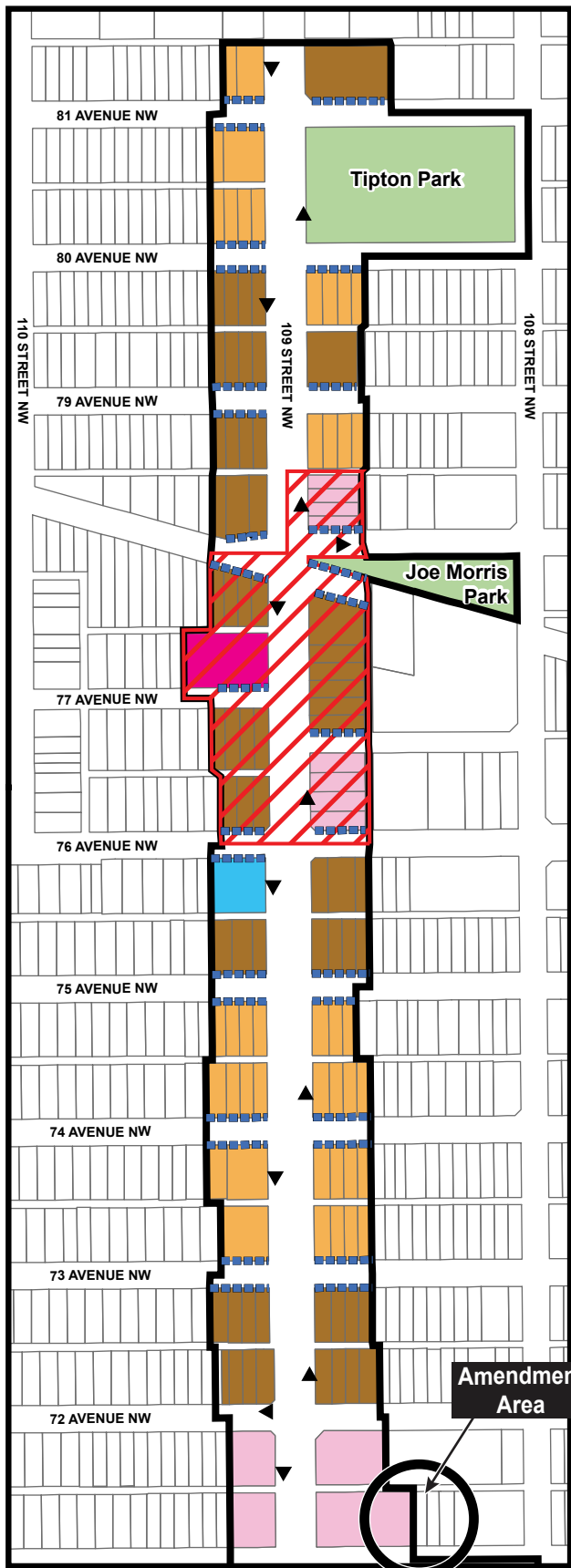
N

MAP 5: ACTIVE TRANSPORTATION NETWORK



MAP 7: MEDIUM SCALE RESIDENTIAL DISTRICT

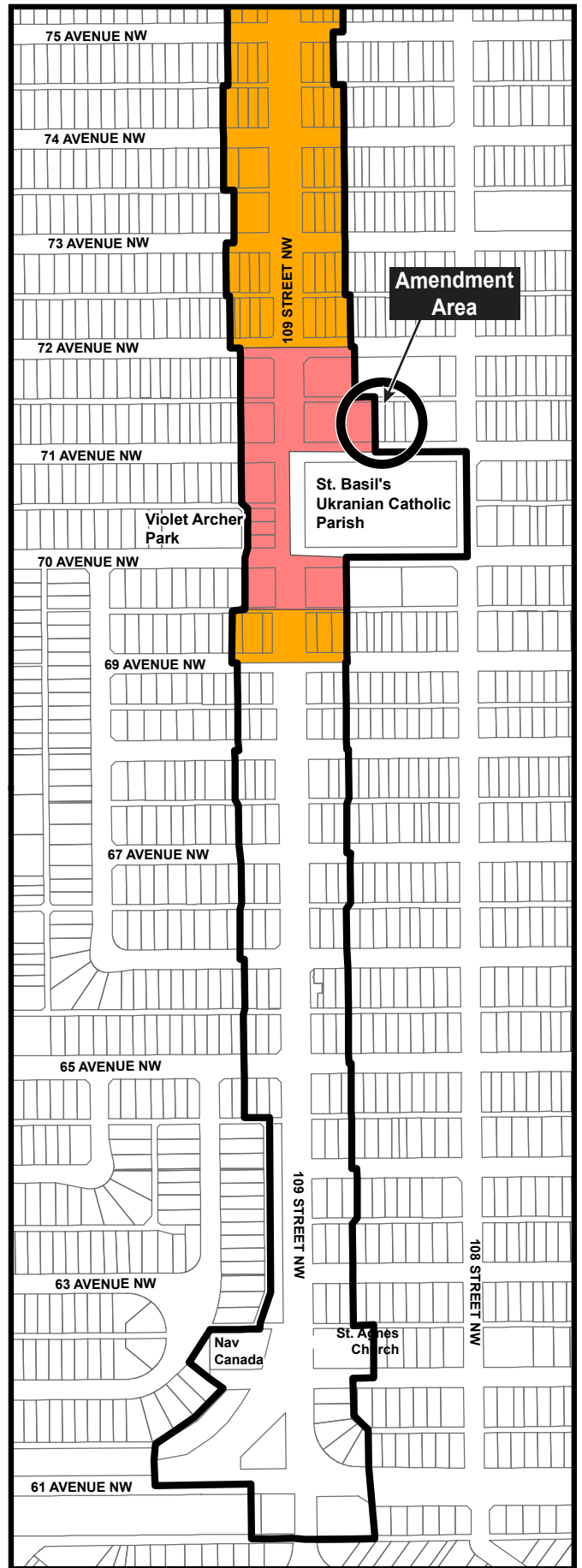
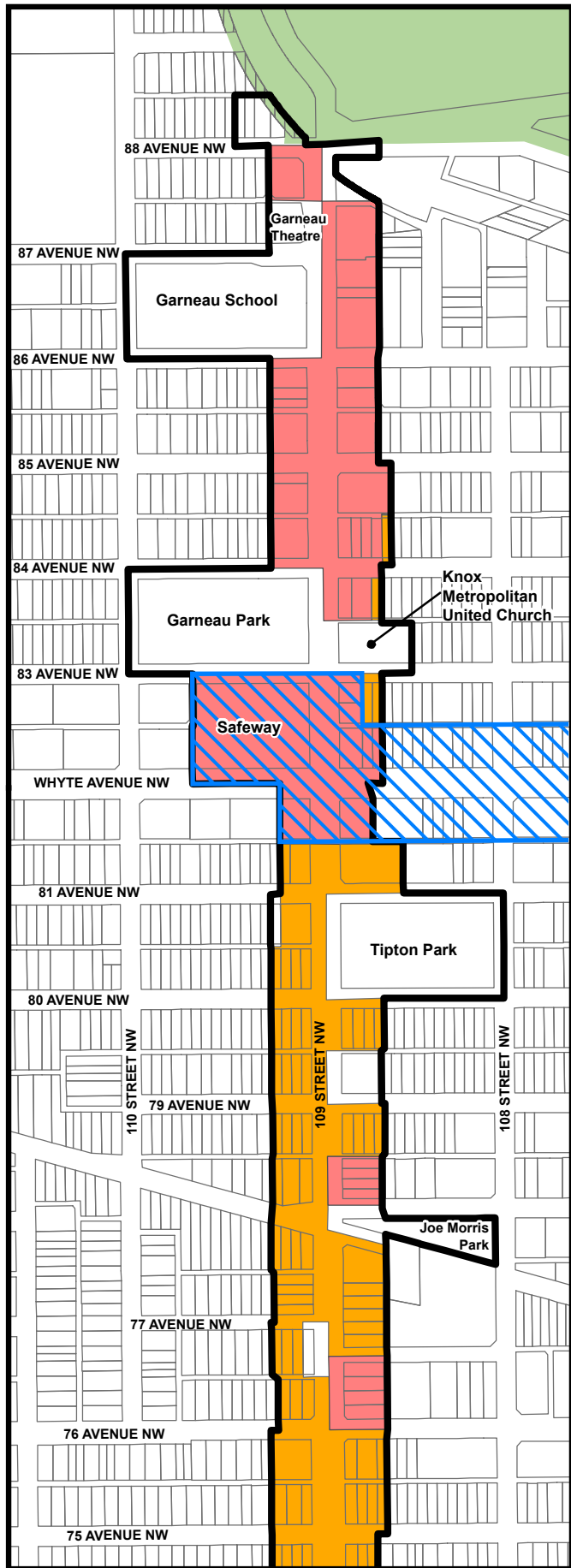
SCHEDULE "E"



- 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





- Medium Scale Residential Infill
- North Saskatchewan River & Ravine System Protection
- Pedestrian Commercial Shopping Street
- Study Area Boundary
- Whyte Ave. Commercial Overlay