

Bylaw 19766

A Bylaw to amend Bylaw 6221, as amended, being the
Garneau Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council, on May 25, 1982, passed Bylaw 6221, as amended, being the Garneau Area Redevelopment Plan; and

WHEREAS from time to time City Council may find it desirable to amend the Garneau Area Redevelopment Plan; and;

WHEREAS an application was made to amend the Garneau Area Redevelopment Plan; and

WHEREAS the Municipal Council of the City of Edmonton now deems it in the public interest to amend the Garneau Area Redevelopment Plan; and

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. That Bylaw 6221, as amended, is hereby further amended by:
 - a. deleting item i), and all sub-items, from Policy Number 2.1 in its entirety and replacing with the following:
 - i) WALK-UP APARTMENTS, LIMITED TO FOUR STOREYS, EXCEPT THAT:
 - a. THE HEIGHT MAY BE INCREASED TO FIVE STOREYS ON SITES ADJACENT TO AN EXISTING BUILDING OF FIVE OR MORE STOREYS, WHEN A DIRECT CONTROL DISTRICT IS USED TO MINIMIZE THE PERCEPTION OF HEIGHT AND MASS, AND PROMOTE INNOVATIVE DESIGN;
 - b. THE HEIGHT MAY BE INCREASED TO SIX STOREYS AT 10757 - 83 AVENUE NW (LEGALLY DESCRIBED AS LOTS 19 & 20, BLOCK 132, PLAN RN4) PROVIDED THE DEVELOPMENT USES A (DC1) DIRECT DEVELOPMENT CONTROL PROVISION AND IS ASSOCIATED WITH THE DESIGNATION OF THE EXISTING DOUGLAS MANOR AS A MUNICIPAL HISTORIC RESOURCE; AND

- c. THE HEIGHT MAY BE INCREASED TO SIX STOREYS AT 851, 8521 & 8523 - 106A STREET NW, AND 10742 - 86 AVENUE NW;
AND
- b. deleting “Schedule C - General Land Uses” and replacing it “Schedule C - General Land Uses” attached hereto as Schedule “A” and forming part of this Bylaw;
- c. deleting “Schedule J - Detailed Land Use Sub Area 2” and replacing it with “Schedule J - Detailed Land Use Sub Area 2” attached hereto as Schedule “B” and forming part of this Bylaw; and
- d. deleting a portion of “Schedule Q - Proposed Zoning” and replacing it with the corresponding portion of “Schedule Q - Proposed Zoning” shown in and attached hereto as Schedule “C” 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

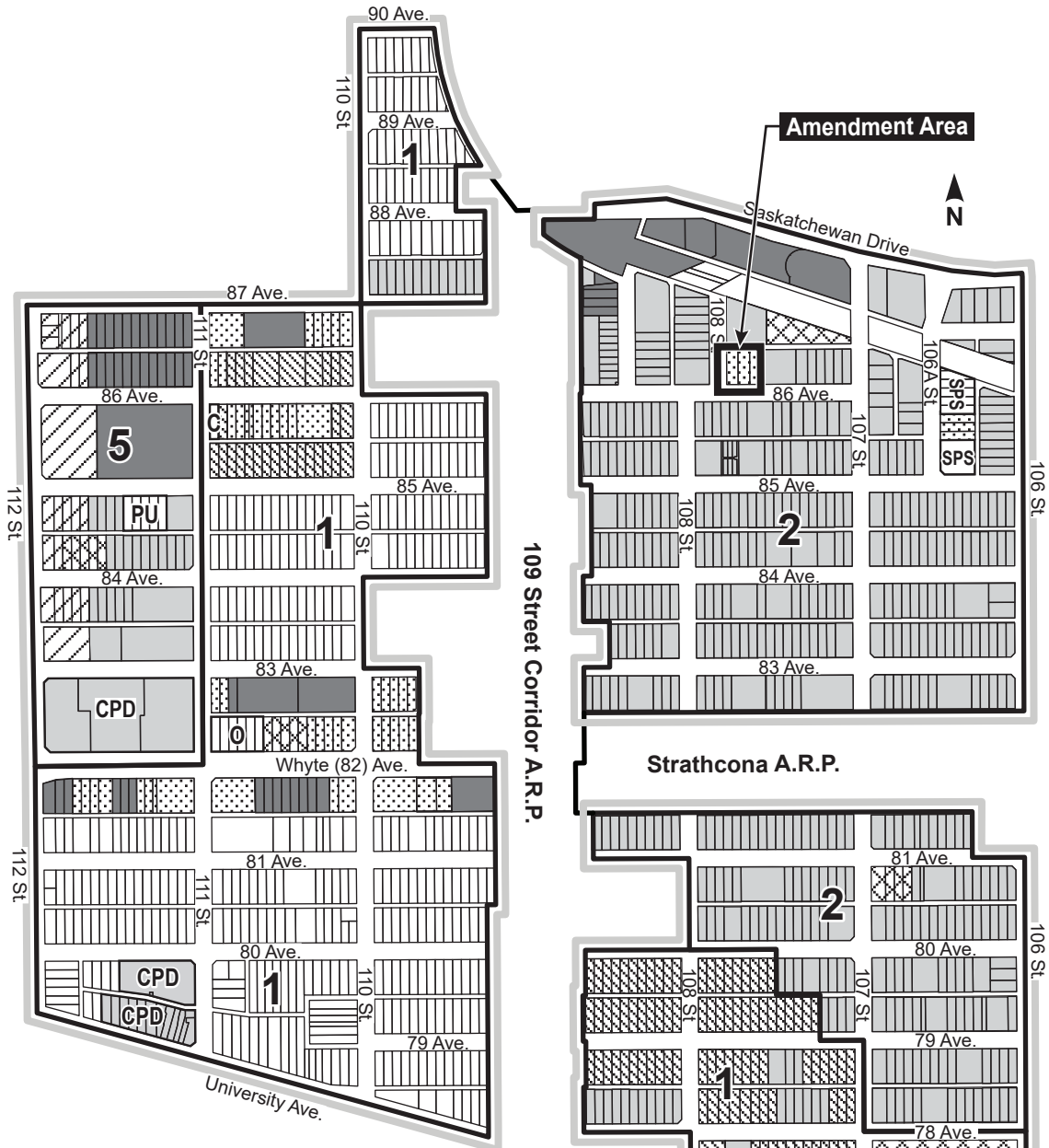
MAYOR

CITY CLERK

Garneau

SCHEDULE C General Land Uses

Area Redevelopment Plan



Residential Areas

- Single detached, semi-detached, duplex, row and apartment housing containing not more than 4 dwellings.
- Stacked row housing, row housing
- Walk up and stacked row housing
- Medium rise apartments
- High rise apartments
- CPD Comprehensively planned development

Other Areas

- Mixed use - mainly residential
- Parks/Schools and Institutional
- PU Public Utility
- SPS Special Public Service








Commercial Areas

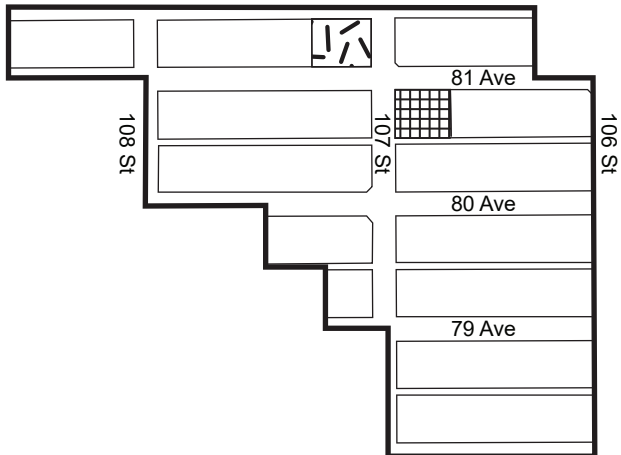
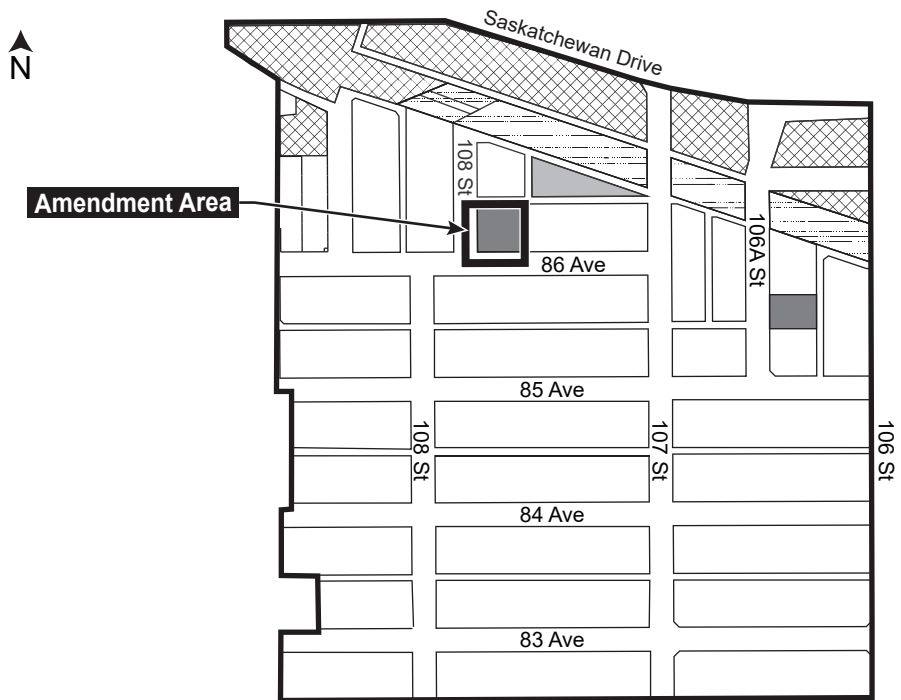
- C Commercial Neighbourhood Convenience
- O Commercial Office

Garneau

SCHEDULE J Detailed Land Use Sub Area 2

Area Redevelopment Plan

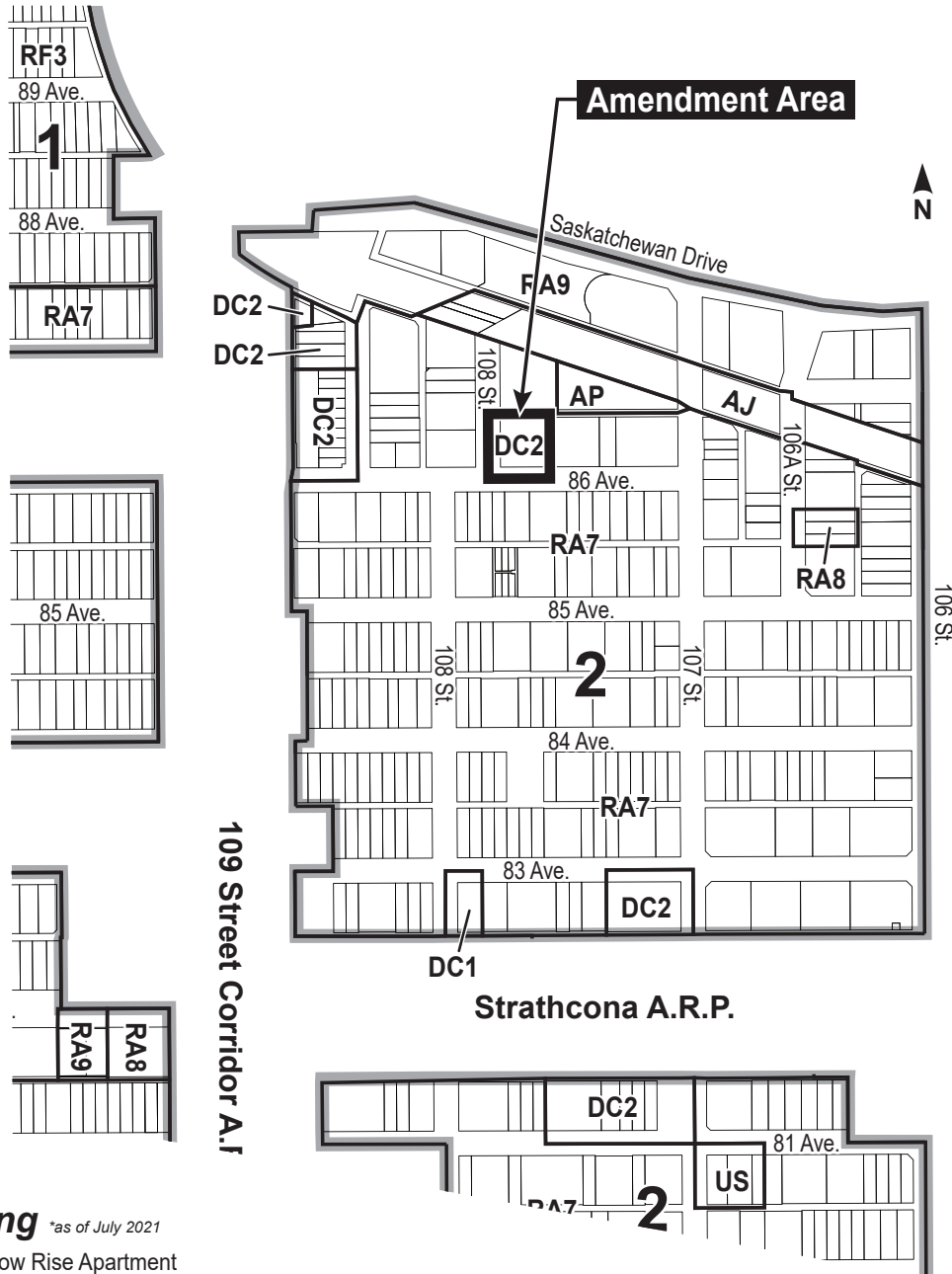
-  Low Rise Apartment
-  Medium Rise Apartment
-  High Rise Apartment
-  Urban Services
-  Public Parks
-  Mixed Use Development - Commercial and Residential
-  Special Public Service



Garneau

SCHEDULE Q Proposed Zoning

Area Redevelopment Plan



Zoning *as of July 2021

- RA7 Low Rise Apartment
- RA8 Medium Rise Apartment
- RA9 High Rise Apartment
- RF6 Medium Density Multiple Family
- CNC Neighbourhood Convenience Commercial
- CO Commercial Office
- DC1 Direct Development Control Provisions
- DC2 Site Specific Development Control Provisions

- US Urban Service
- AJ Alternative Jurisdiction
- AP Public Parks
- PU Public Utility

Note: Map does not reflect Overlays