

Bylaw 20039

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

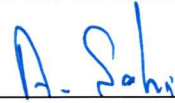
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 6221, as amended, is hereby further amended by:
 - a. deleting “Schedule C – General Land Uses” and replacing it with “Schedule C – General Land Uses”, attached hereto as Schedule “A” and forming part of this bylaw;
 - b. deleting “Schedule I – Detailed Land Use Sub Area 1” and replacing it with “Schedule I – Detailed Land Use Sub Area 1”, attached hereto as Schedule “B” and forming part of this bylaw;
 - c. deleting “Schedule Q - Proposed Zoning” and replacing it with “Schedule Q - Proposed Zoning”, attached hereto as Schedule “C” and forming part of this bylaw;
 - d. deleting the untitled map associated with Policy G.3 and replacing it with the map attached hereto as Schedule “D”; and forming part of this Bylaw;
 - e. adding “, and Lots 6 to 10, Block 157, Plan I19” to the list of sites excluded from Policy 1.5 in brackets at the end of the “It is the Policy of Council that:” paragraph;
 - f. adding “(This policy excludes Lots 6 to 10, Block 157, Plan I19)” at the end of the “It is the Policy of Council that:” paragraph of Policy

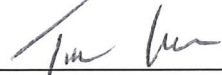
- 1.8; and
- g. adding a new subsection for the CB3 Zone to Section 5, attached hereto as Schedule "E" and forming part of this bylaw.

READ a first time this	5th day of April	, A. D. 2022;
READ a second time this	5th day of April	, A. D. 2022;
READ a third time this	5th day of April	, A. D. 2022;
SIGNED and PASSED this	5th day of April	, A. D. 2022.

THE CITY OF EDMONTON



MAYOR

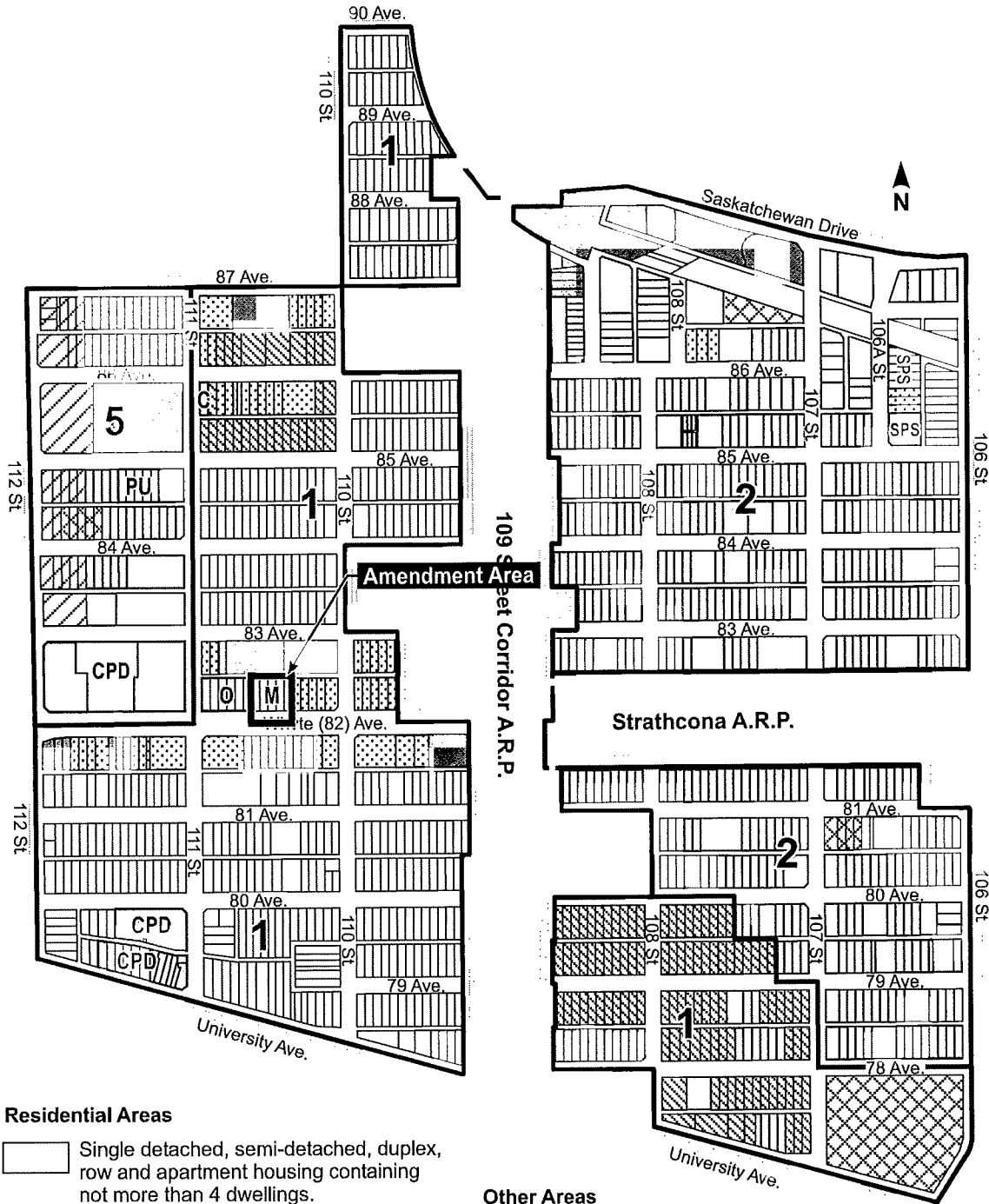


A/ _____
CITY CLERK







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

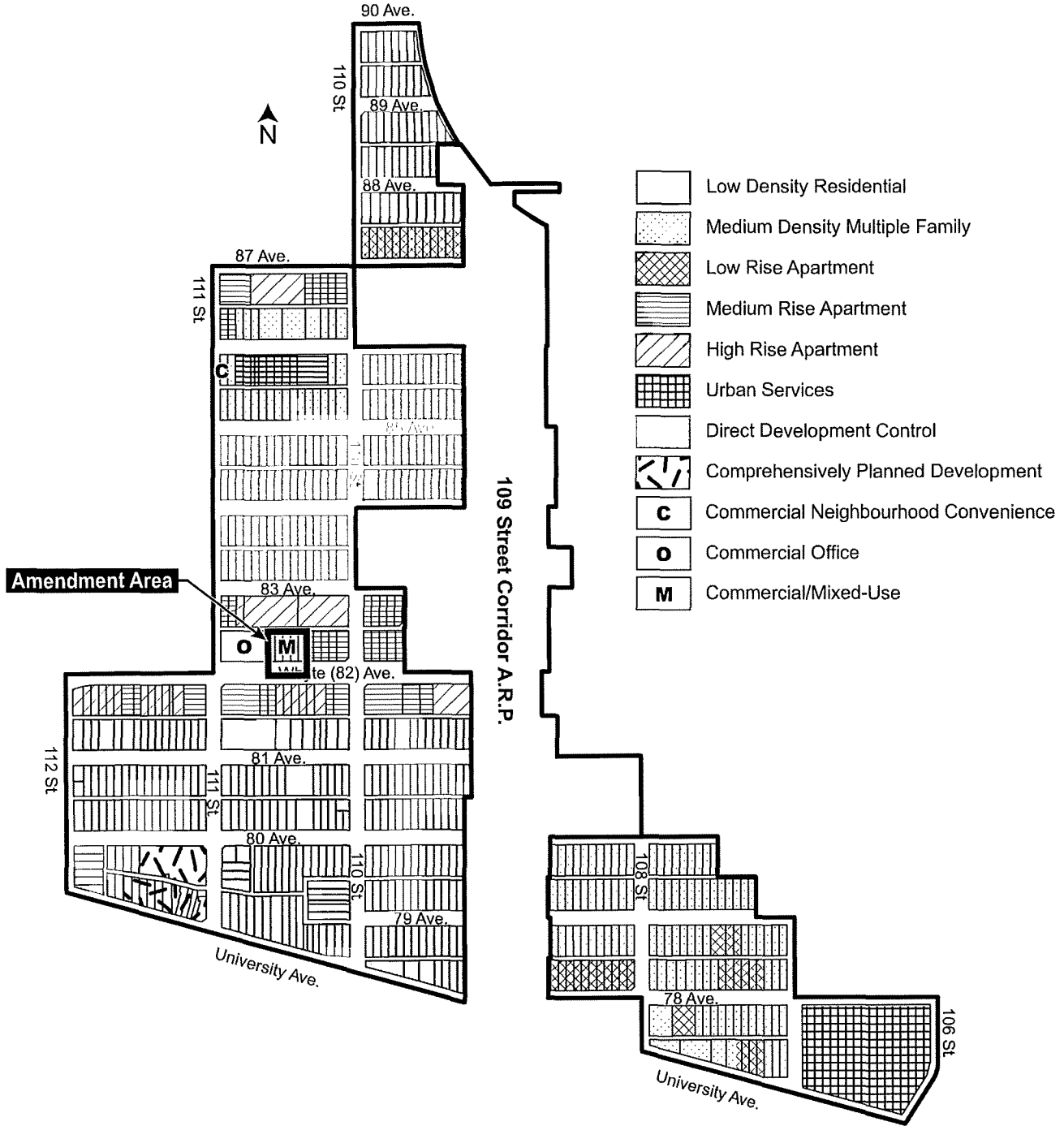
Commercial Areas

-  C Commercial Neighbourhood Convenience
-  O Commercial Office
-  M Commercial/Mixed-Use

Garneau

SCHEDULE I Detailed Land Use Sub Area 1

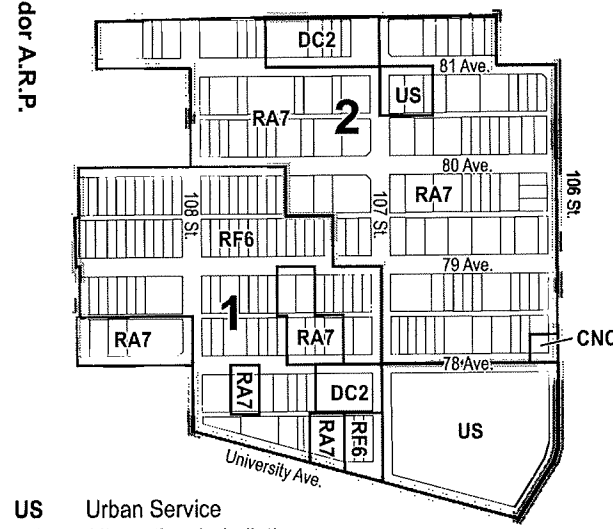
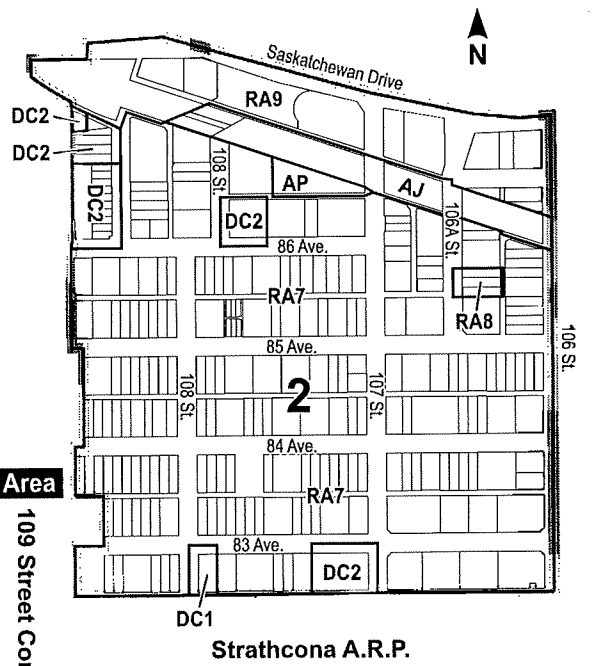
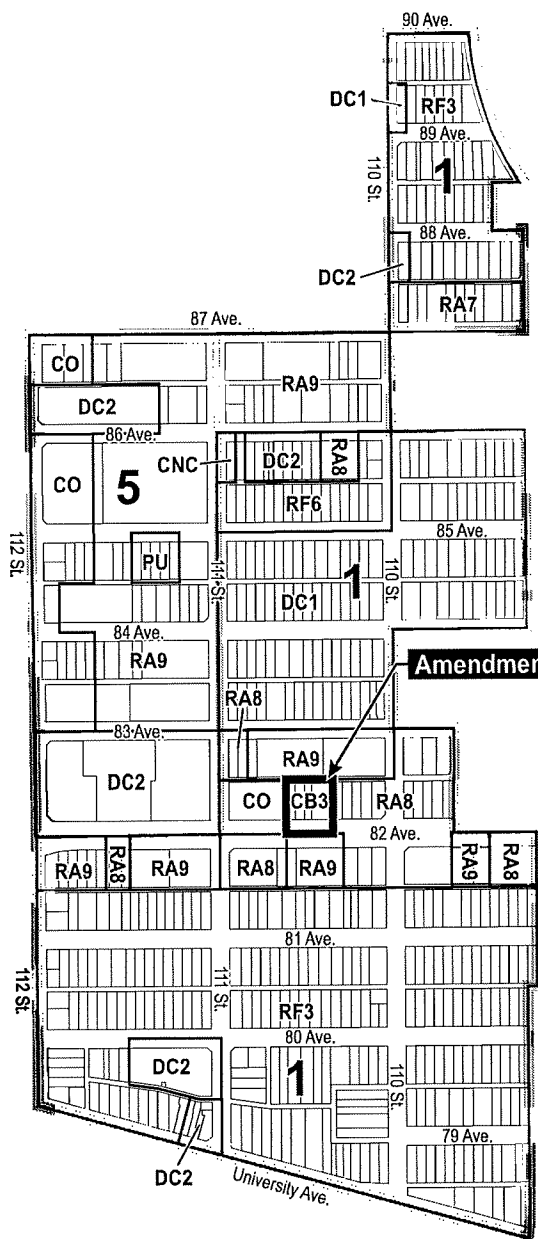
Area Redevelopment Plan



Garneau

SCHEDULE Q Proposed Zoning

Area Redevelopment Plan

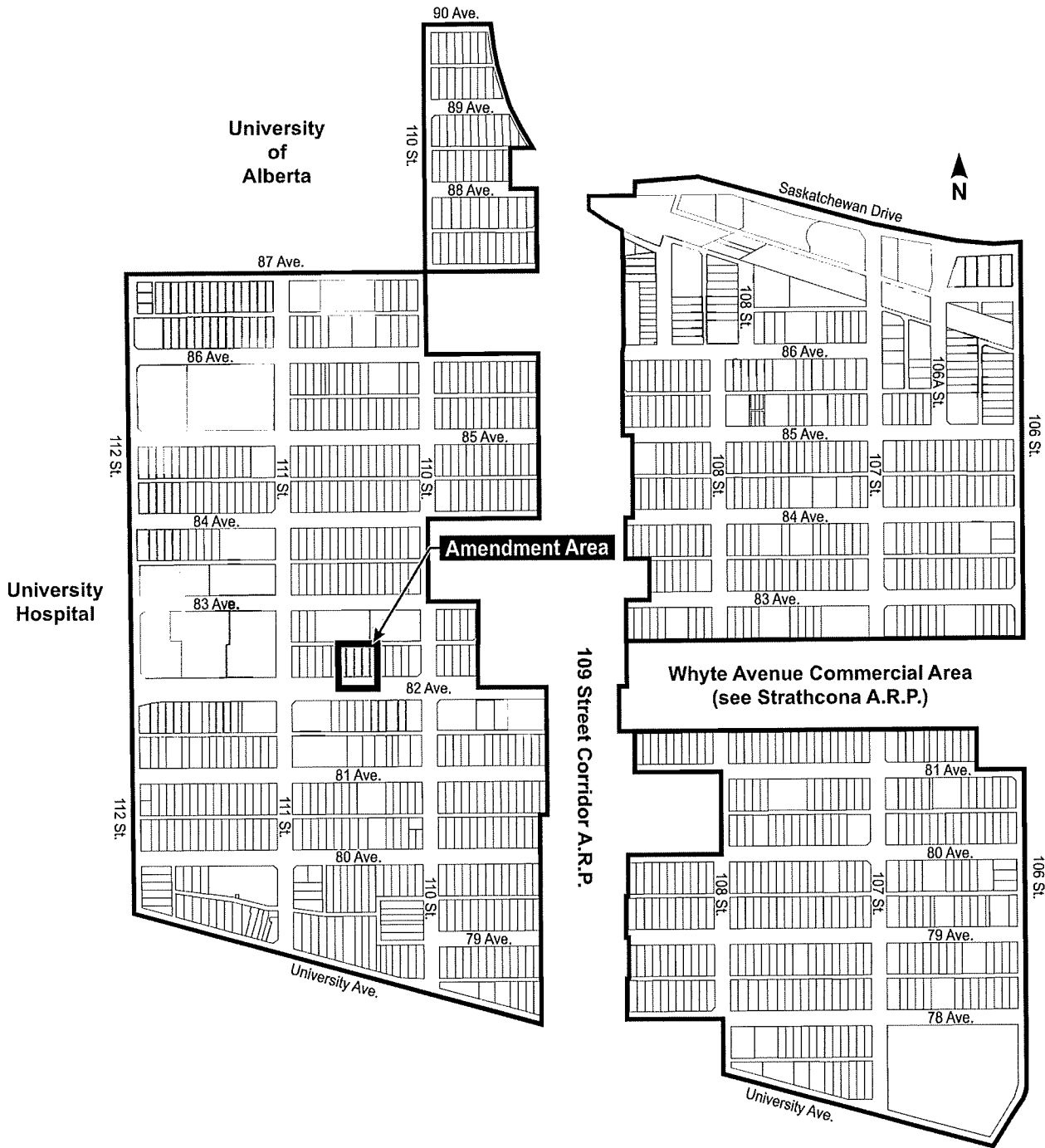


Zoning *as of September 2021

- 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



CB3

Commercial Mixed Business Zone (Section 370, Zoning Bylaw 12800)

Area of Application: A portion of Sub-area 1 located on the north side of 82 (Whyte) Avenue NW, between 110 Street NW and 111 Street NW, designated CB3 in Charter Bylaw 20040 amending the Zoning Bylaw.

Rationale: To provide a district to allow for a commercial/mixed-use development on Lots 6 to 10, Block 157, Plan I19.