

Bylaw 20659

A Bylaw to amend Bylaw 16408,
McKernan-Belgravia Station Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on July 2, 2013, passed Bylaw 16408, being a bylaw to adopt McKernan-Belgravia Station Area Redevelopment Plan; and

WHEREAS from time to time Council finds it desirable to amend McKernan-Belgravia Station Area Redevelopment Plan; and

WHEREAS City Council now deems it in the public interest to further amend McKernan Belgravia Station 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. The McKernan-Belgravia Station Area Redevelopment Plan is hereby amended by:
 - a. adding “(at plan adoption)” following the “Population Projections” header in Section 4.4;
 - b. deleting “.” at the end of Policy 3 of Section 4.4.1 and replacing it with “as well as on the southwest corner of University Avenue NW and 115A Street NW (legally described as Lots 22 - 25, Block 19, Plan 3824HW).”
 - c. deleting the figure entitled “Figure 15: Development Concept” and replacing it with the figure entitled “Figure 15: Development Concept”, attached as Schedule “A” and forming part of this Bylaw;
 - d. deleting the figure entitled “Figure 16: Land Use Precincts” and replacing it with the figure entitled “Figure 16: Land Use Precincts”, attached as Schedule “B” and forming part of this Bylaw;
 - e. deleting the figure entitled “Figure 23: Height Strategy” and replacing it with the figure entitled “Figure 23: Height Strategy”, attached as Schedule “C” and forming part of this Bylaw; and

- f. deleting the figure entitled "Figure 24: Buildings Subject to Redevelopment" and replacing it with the figure entitled "Figure 24: Buildings Subject to Redevelopment", attached as Schedule "D" and forming part of this Bylaw.










READ a first time this	20th day of November	, A. D. 2023;
READ a second time this	20th day of November	, A. D. 2023;
READ a third time this	20th day of November	, A. D. 2023;
SIGNED and PASSED this	20th day of November	, A. D. 2023.

THE CITY OF EDMONTON

b/ *Harvey R. ...*
MAYOR

A/ *Charlyne ...*
CITY CLERK

Figure 15: Development Concept

-  Mixed Use Residential (Commercial Required)
-  Mixed Use Residential (Commercial Allowed)
-  Residential (7 storey max) (Limited Commercial Allowed)
-  Residential (6 storey max)
-  Residential (4 storey max)
-  Small Scale Residential Infill
-  Parks and Open Space
-  Institutional / Public Utility Uses
-  Plan Boundary

A
N

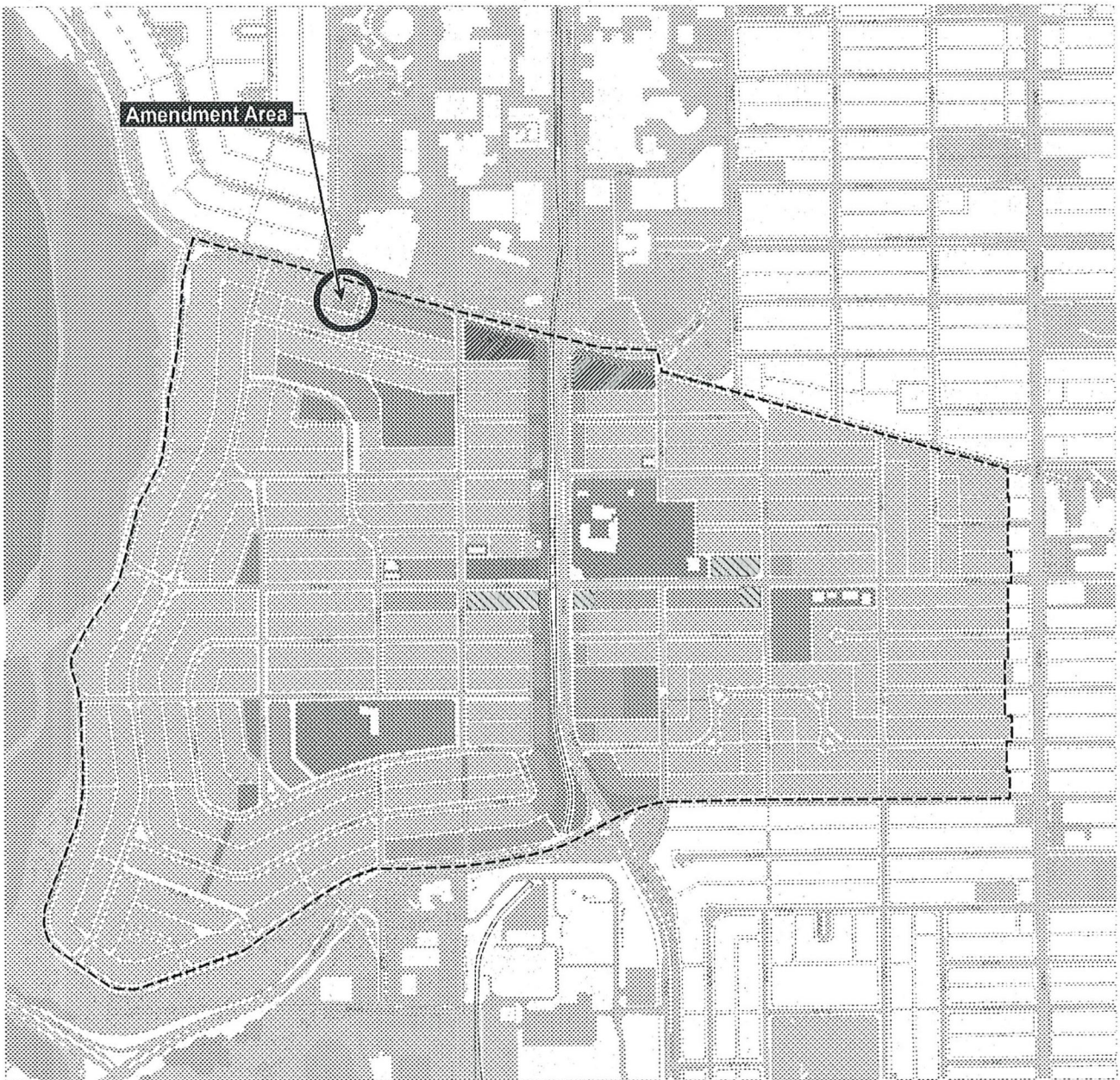


Figure 16: Land Use Precincts

- University Avenue Corridor
- 114 Street Corridor
- 76 Avenue Corridor
- St Peter Centre
- 71 Avenue Corridor
- Neighbourhood Infill

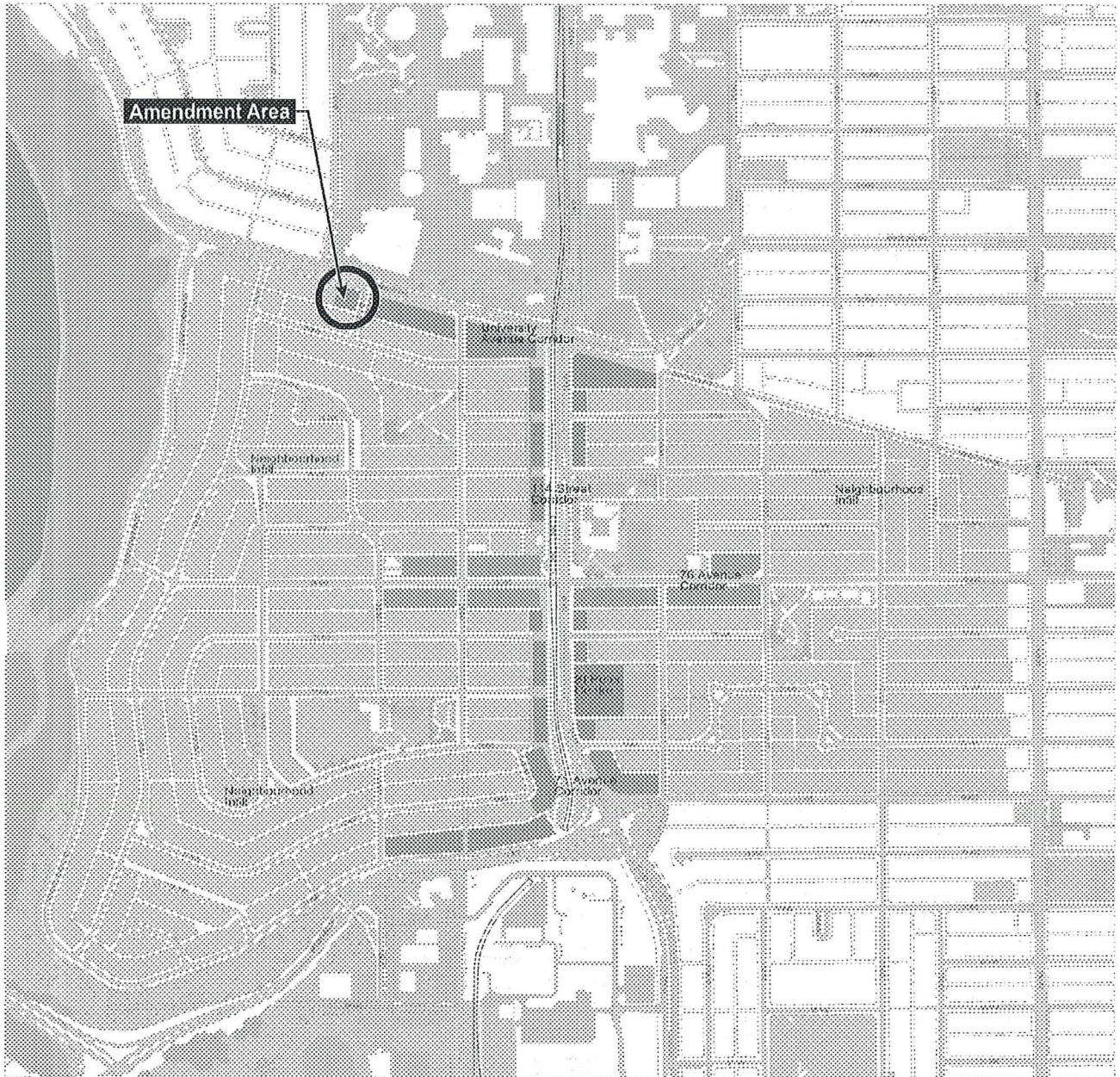


Figure 23: Height Strategy

- Maximum 7 storeys
- Maximum 6 storeys
- Maximum 4 storeys

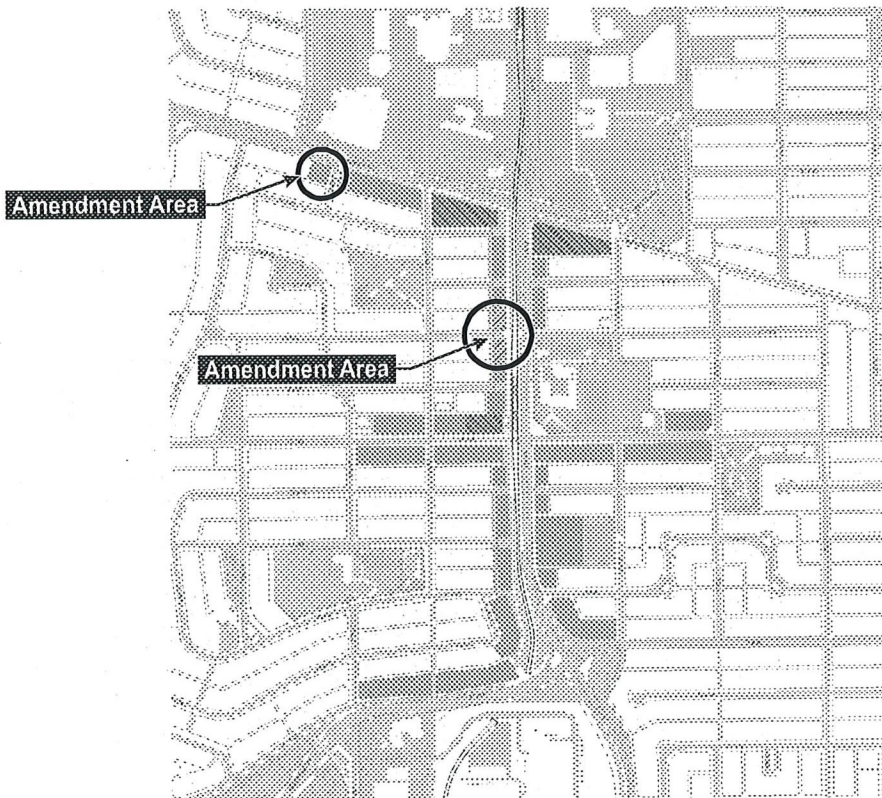


Figure 24: Buildings Subject to Redevelopment

- Existing buildings subject to small scale infill
- Existing buildings planned for low to medium scale redevelopment
- LRT Station

