

Bylaw 20643

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 the text of Land Use and Density Policy 3.3.3.3.i and replacing with the following:

“Be limited to four floors in height except for the site located on the northwest corner of 79 Avenue NW and 109 Street NW (legally described as Lots 2-5, Block 140, Plan 123) and the site located on the southeast corner of 79 Avenue NW and 109 Street NW (legally described as Lots A-D, Block 174, Plan 6053ET), which shall be allowed to be developed as approximately 6 floors in height.”

b) Deleting the text of Land Use and Density Policy 3.3.3.4 and replacing with the following:

“Except for the sites located on the northwest corner of 79 Avenue and 109 Street NW (legally described as Lots 2-5, Block 140, Plan 123) and on the southeast corner of 79 Avenue NW and 109 Street NW (legally described as Lots A-D, Block 174, Plan 6053ET), where a development proposes to achieve a development capacity above the limit of the low intensity CB1 commercial zone or medium density RF6 or RA7 zones, the applicant must submit a Direct Control application. The application shall provide for community benefits and/or enhanced design features. Such features may include:

assisted housing units; family oriented housing units; public realm enhancements; improved transition (increased setback and stepped massing) between the new development and existing low density residential development to optimize access to sunlight and increase privacy; and sustainable building practices. “

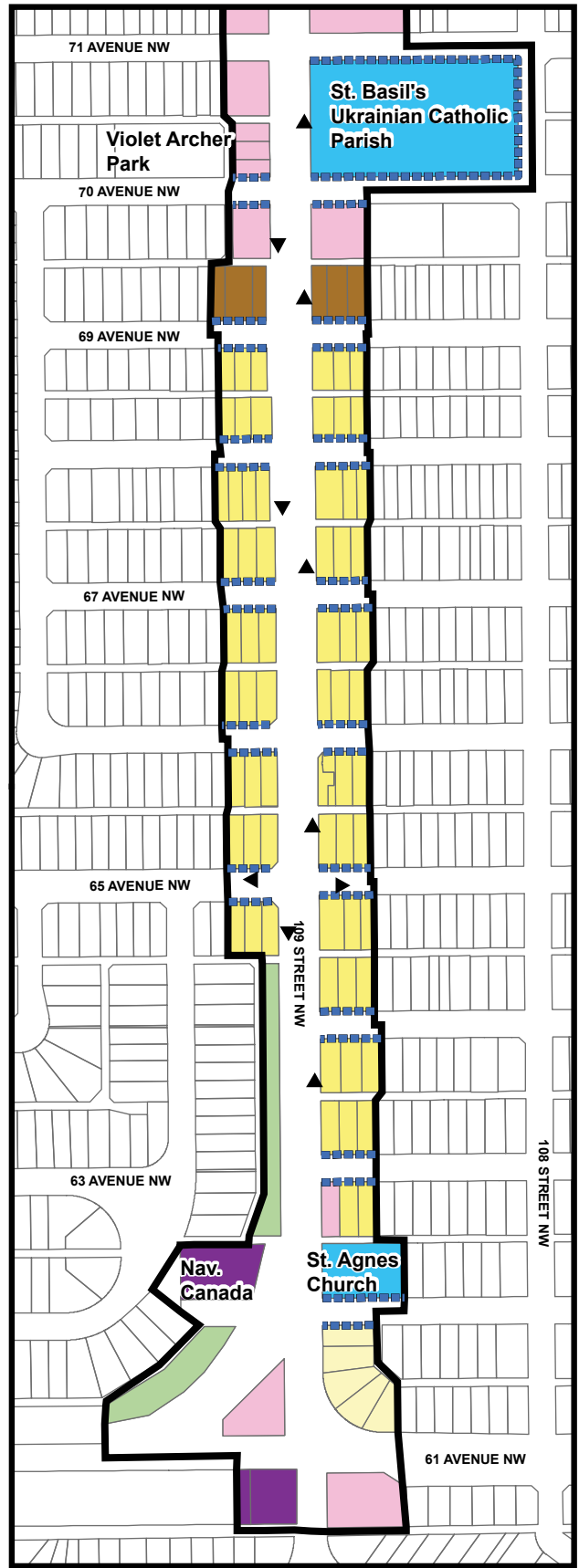
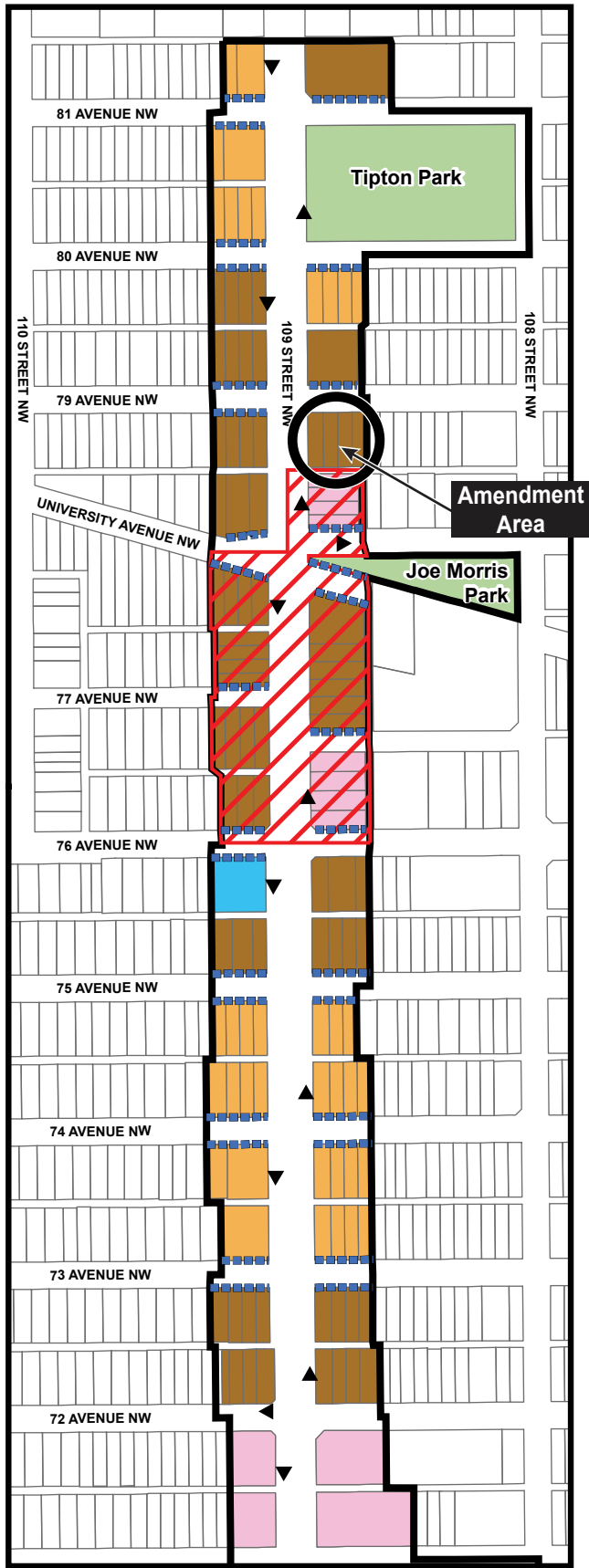
- c) Deleting “Map 7: Medium Scale Residential District” and replacing it with “Map 7: Medium Scale Residential District” attached hereto as Schedule “A” and forming part of this bylaw.

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

THE CITY OF EDMONTON

MAYOR

CITY CLERK



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

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

