

Bylaw 20760

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. In Section 3.2 Guiding Principles (page 23), under Principle 2, add the following:
“Notwithstanding the above, low-rise residential development shall be allowed on the site located at the southwest corner of 75 Avenue NW and 112 Street NW (legally described as Lot 32, Block 7, Plan 1324HW).”
 - b. In Section 4.4 - Land Use Precincts (page 44), under Neighbourhood Infill, add the following into the table: “Low-rise apartments at specified locations; RM h16.0; 4 storeys (16.0m).”
 - c. In Section 4.4.6 (page 56), add the following new policy: “6. Notwithstanding the above policies, low-rise residential development with a maximum height of 4 storeys shall be allowed on the site located at the southwest corner of 75 Avenue NW and 112 Street NW (legally described as Lot 32, Block 7, Plan 1324HW), in accordance with the regulations in the Zoning Bylaw.”
 - d. In Section 4.4.7 Building Heights (page 58), under 4.4.7.2, add the following new sub-section: “c) Notwithstanding the above, low-rise residential development with a maximum height of 4 storeys shall be allowed on the site located at the southwest corner

of 75 Avenue NW and 112 Street NW (legally described as Lot 32, Block 7, Plan 1324HW), in accordance with the regulations in the Zoning Bylaw.”

- e. In Section 4.4.8 Building Types - Building Typologies (page 59), under Development Type: Low Rise Apartments, add “Neighbourhood Infill (specific locations)” to the Precincts Permitted section.
- f. 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;
- g. deleting the figure entitled “Figure 23: Height Strategy” and replacing it with the figure entitled “Figure 23: Height Strategy”, attached as Schedule “B” and forming part of this Bylaw; and
- h. 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 “C” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

THE CITY OF EDMONTON

MAYOR

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

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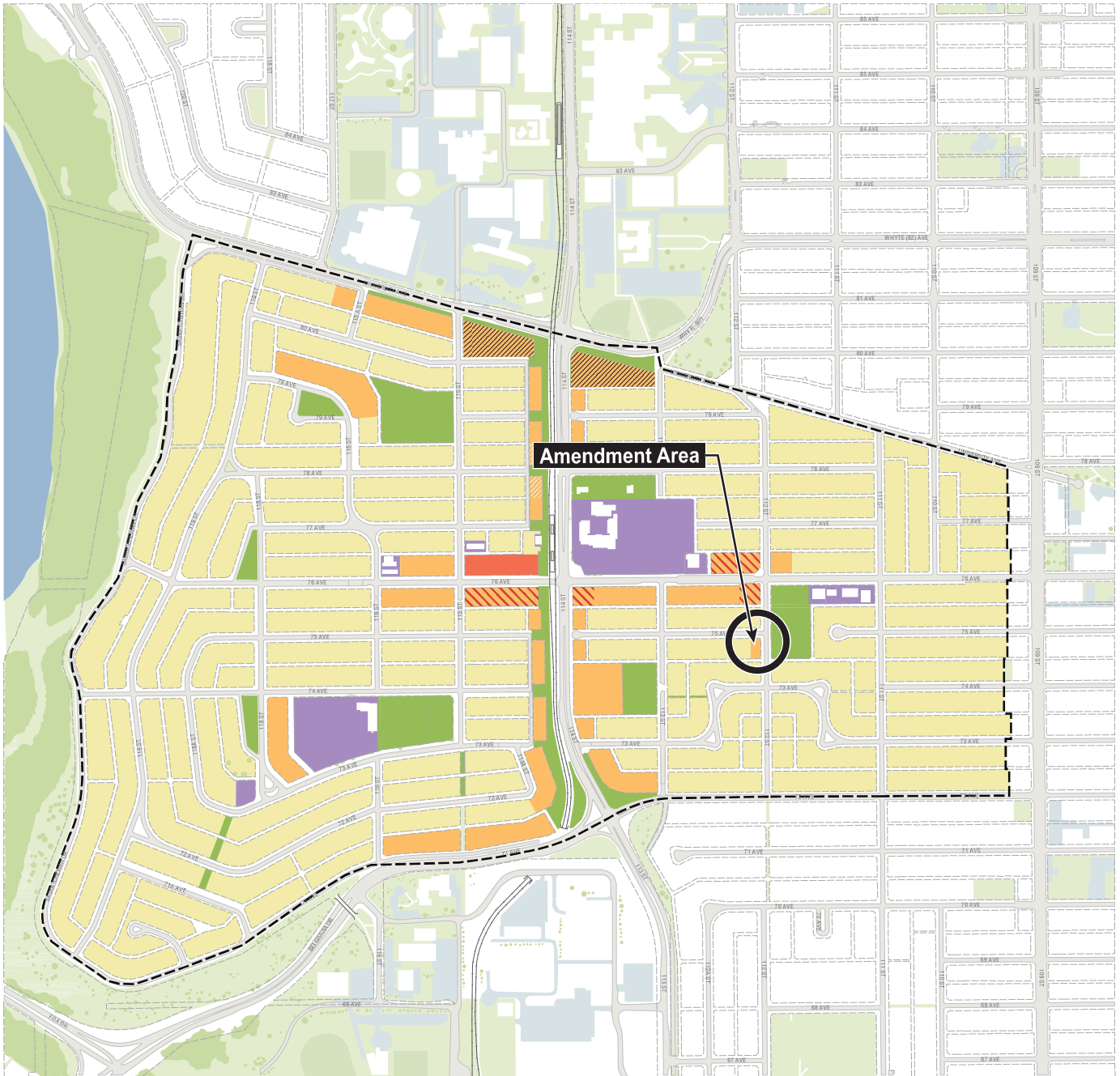





Figure 23: Height Strategy

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

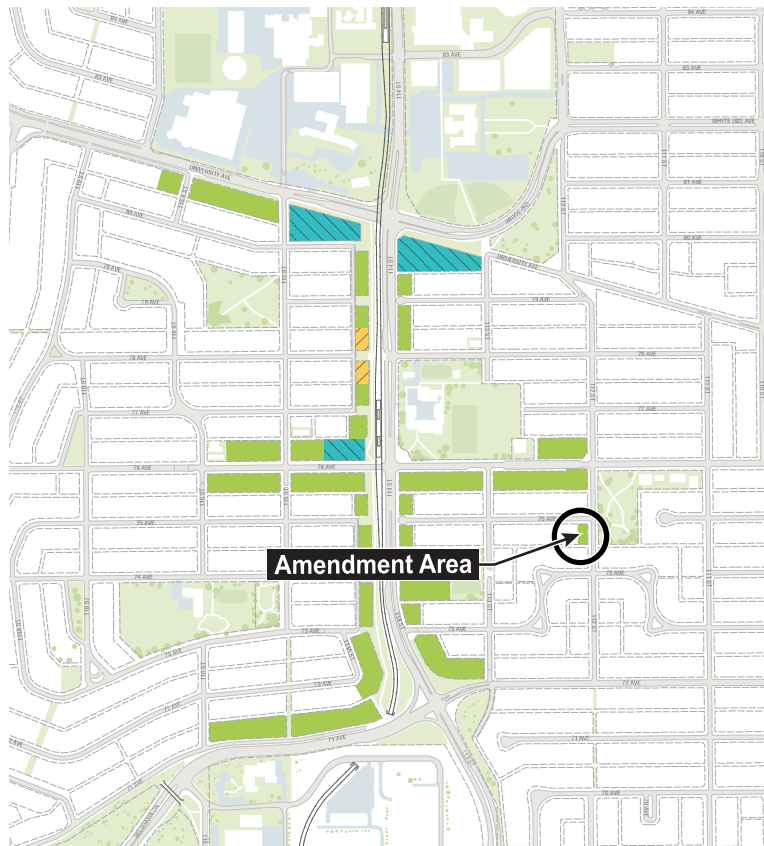


Figure 24: Buildings Subject to Redevelopment

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

