

Bylaw 17275

A Bylaw amend Bylaw 13377, as amended, being  
the Place LaRue West Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on June 30, 2004, the Municipal Council of the City of Edmonton passed Bylaw 13377, being the Place LaRue West Neighbourhood Area Structure 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. The Place LaRue West Neighbourhood Area Structure Plan is hereby amended by:
  - a. deleting the Second Policy of the Land Use Policies of Sub-area B “The intensity of development will not exceed a height of 4 storeys or a floor area ratio of 0.25 except for hotel development that will not exceed a floor area ratio of 0.75.” and replacing with “The intensity of development will not exceed a height of 4 storeys or a floor area ratio of 0.25, except for Exhibition and Convention Facilities, Spectator Entertainment Establishment, and Spectator Sports Establishment development that will not exceed a floor area ratio of 0.50, or for hotel development that will not exceed a floor area ratio of 0.75.”
  - b. deleting the Fifth Discussion Point of Sub-area B “Limitations on floor area ratio to 0.25 were requested by residents and by Council to ensure that traffic in the area does not become excessive. An exception will be made for hotels that may have a ratio of up to 0.75. Current development examples illustrate that it would be difficult to construct a hotel within a 0.25 FAR, whereas a FAR of 0.75 is achievable. Hotels are an important use in the highway commercial area and this concession is required to ensure that they remain viable.” and replacing with “Limitations on floor area ratio to 0.25 were requested by residents and by Council to ensure that traffic in the area does not become excessive. An exception will be made for Exhibition and Convention Facilities, Spectator Entertainment Establishments, and Spectator Sports Establishments that may have a floor area ratio of up to 0.50. Similarly, an exception will be made for hotels that may have a

floor area ratio of up to 0.75. Current development examples illustrate that it would be difficult to construct a hotel within a 0.25 FAR, whereas a FAR of 0.75 is achievable. Hotels are an important use in the highway commercial area and this concession is required to ensure that they remain viable.”

- c. deleting uses 13 and 14 under Section 5.1 Refusal of Discretionary Uses.

READ a first time this	day of	, A. D. 2015;
READ a second time this	day of	, A. D. 2015;
READ a third time this	day of	, A. D. 2015;
SIGNED and PASSED this	day of	, A. D. 2015.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK