

Bylaw 19214

A Bylaw to amend Bylaw 10704, as amended,
the Boyle Street/McCauley Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on July 18, 1994 passed bylaw 10704, being a Bylaw to adopt the Boyle Street/McCauley Area Redevelopment Plan; and

WHEREAS an application was received by Administration to amend Bylaw 10704, as amended, the Boyle Street/McCauley Area Redevelopment Plan;

WHEREAS City Council considers it desirable to amend the Boyle Street/McCauley 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 Boyle Street/McCauley Area Redevelopment Plan is hereby amended as follows:
 - a. deleting "Map 2 - Generalized Development Concept" and replacing it with "Map 2 - Generalized Development Concept" attached hereto as Schedule "A" and forming part of this Bylaw;
 - b. deleting "Map 3 - Areas Designated for Family-Oriented Housing Opportunities" and replacing it with "Map 3 - Areas Designated for Family-Oriented Housing Opportunities" attached hereto as Schedule "B" and forming part of this Bylaw;
 - c. deleting "Map 9 - Sub Areas" and replacing it with "Map 9 - Sub Areas" attached hereto as Schedule "C" and forming part of this Bylaw;

- d. deleting "Map 10 - Chinatown North Special Commercial Sub-Area Generalized Land Use Concept" and replacing it with "Map 10 - Chinatown North Special Commercial Sub-Area Generalized Land Use Concept" attached hereto as Schedule "D" and forming part of this Bylaw; and
- e. deleting "Map 15 - Housing Renewal and Transition Sub-Area Generalized Land Use Concept" and replacing it with "Map 15 - Housing Renewal and Transition Sub-Area Generalized Land Use Concept" attached hereto as Schedule "E" and forming part of this Bylaw.

READ a first time this	12th	day of	May	, A. D. 2020;
READ a second time this	12th	day of	May	, A. D. 2020;
READ a third time this	12th	day of	May	, A. D. 2020;
SIGNED and PASSED this	12th	day of	May	, A. D. 2020.

THE CITY OF EDMONTON



MAYOR



A/ CITY CLERK








**PROPOSED AMENDMENT TO
BOYLE STREET/McCAULEY
Area Redevelopment Plan
(as amended)**

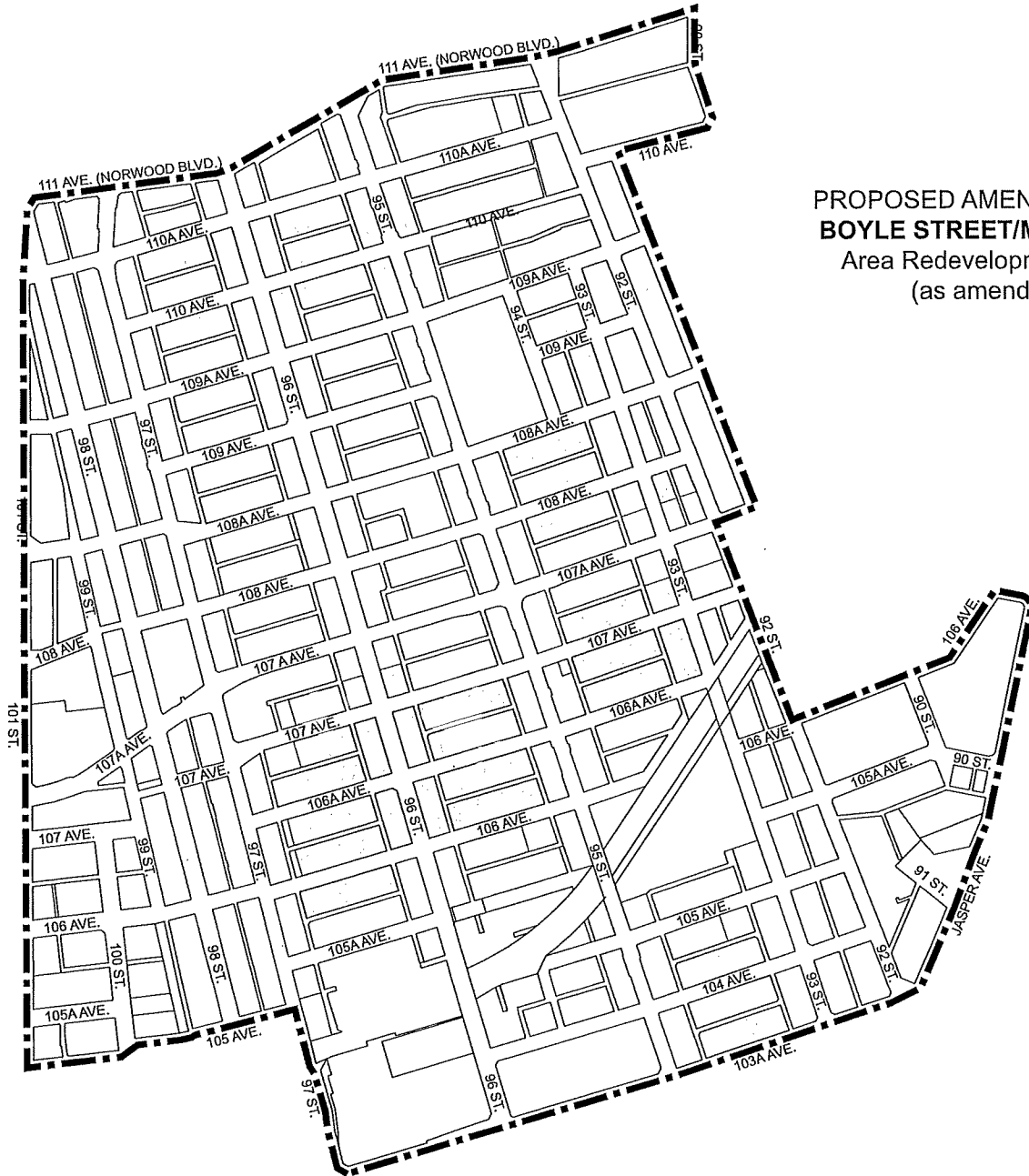


- low scale pedestrian-oriented
- special ethnic character

low scale commercial buildings and/or low to high rise apartments housing along 95, 96 and 97 Streets, and low to high rise apartment housing, or residential/commercial buildings in the interior of blocks

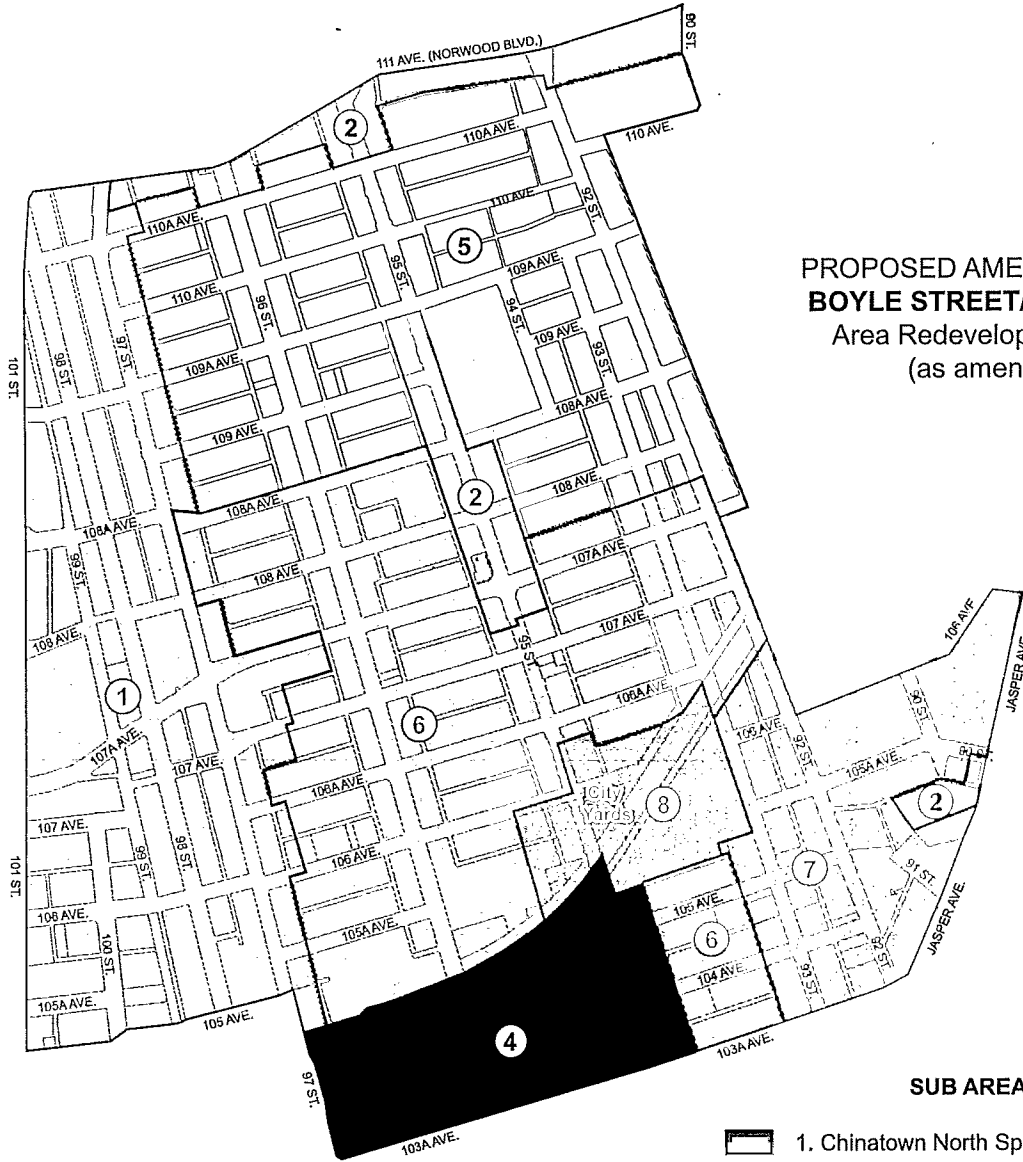
-  Community Main Street (96 Street)
-  Jasper Avenue East Promenade
-  Urban Design Linkage Between Local Commercial Districts
-  Access to River Valley
-  Rehwinkel Parsonage Historical/ Architectural Significant Site

**MAP 2
Generalized Development Concept**



PROPOSED AMENDMENT TO
BOYLE STREET/McCAULEY
Area Redevelopment Plan
(as amended)

MAP 3
Areas Designated for Family-Oriented
Housing Opportunities



**PROPOSED AMENDMENT TO
BOYLE STREET/McCAULEY
Area Redevelopment Plan
(as amended)**

SUB AREAS

-  1. Chinatown North Special Commercial
-  2. Neighbourhood Commercial
-  4. Boyle Street West Mixed Use
-  5. Low Density Residential & Compatible Infill
-  6. Housing Renewal & Transition
-  7. Jasper Avenue East Apartment Housing
-  8. City Redevelopment

**PROPOSED AMENDMENT TO
BOYLE STREET/McCAULEY**
Area Redevelopment Plan
(as amended)



- retain existing low intensity business uses
- conserve existing housing in the short term with some potential for conversion to commercial or mixed uses
- low intensity business uses in the long term

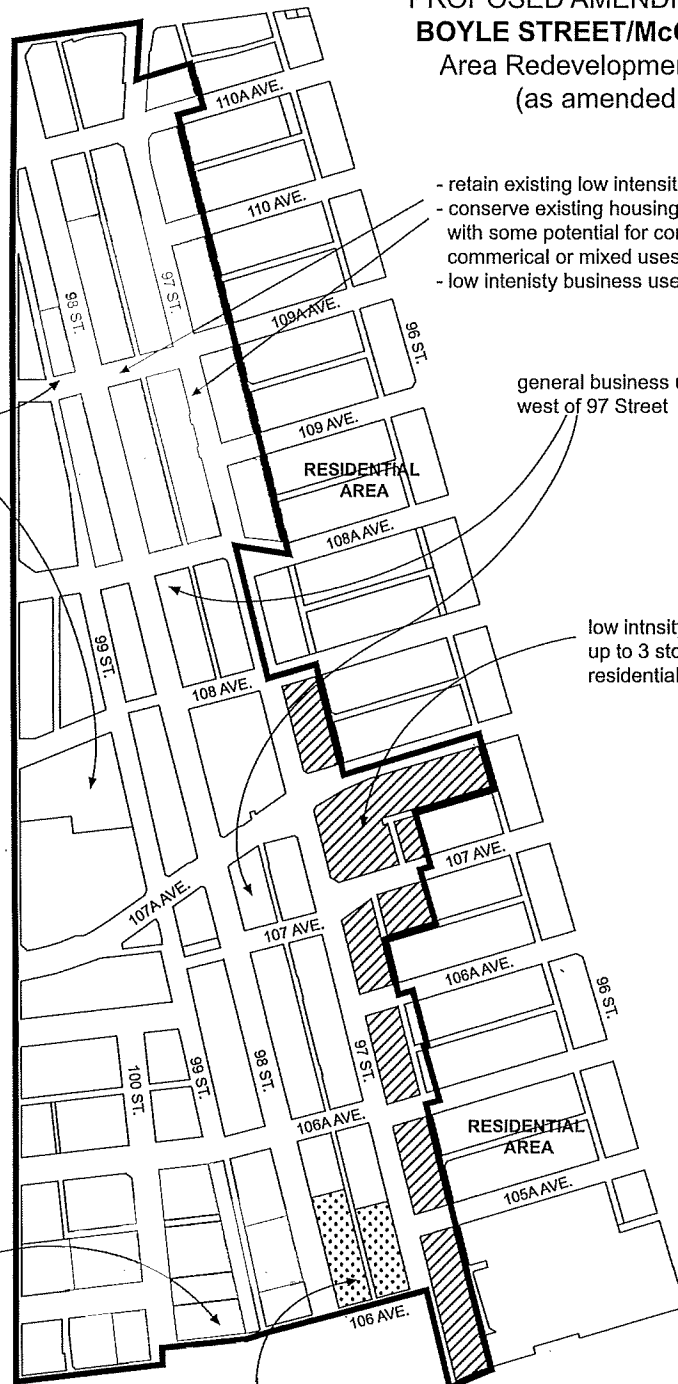
in all commercial area, promote a pedestrian-oriented commercial character through buildings built to the front property line with parking in the rear as well as future landscape improvements south of 107A Avenue

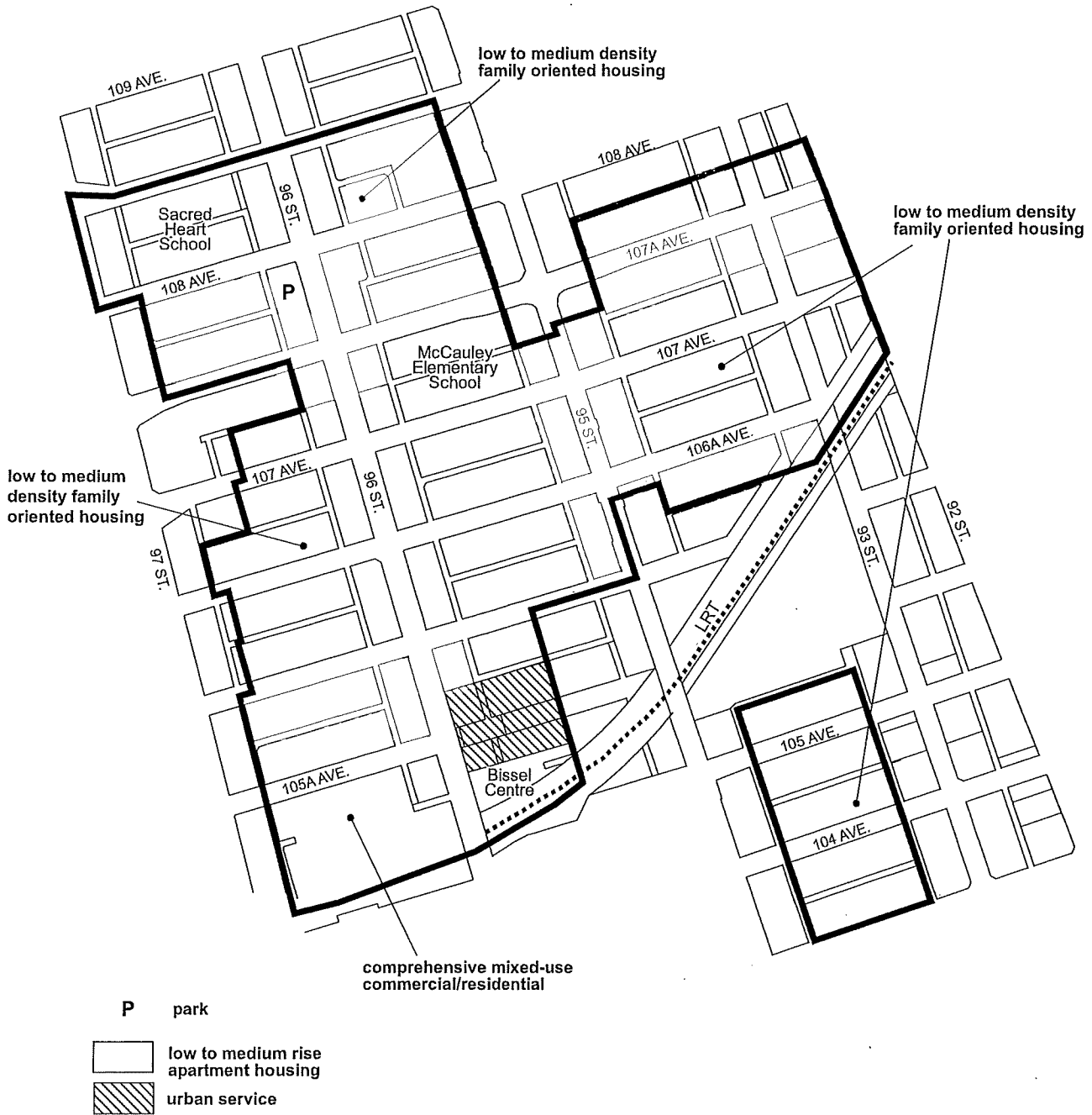
general business uses up to 4 storeys west of 97 Street

low intensity business uses up to 3 storeys adjacent to residential areas

possible future redevelopment of existing institutional uses and maintenance facility for general business uses

To accommodate a mixed use, highrise, high density development with commercial uses at the lower levels





MAP 15
Housing Renewal and Transition Sub-Area
Generalized Land Use Concept