

Bylaw 19251
A Bylaw to amend Bylaw 5988, as amended,
The Belvedere Station Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council, on September 24, 1980, passed Bylaw 5988, as amended, being a bylaw to adopt the Belvedere Station Area Redevelopment Plan Bylaw; and

WHEREAS from time to time City Council may find it desirable to amend the Belvedere Station Area Redevelopment Plan Bylaw; and;

WHEREAS an application was made to amend the Belvedere Station Area Redevelopment Plan Bylaw; and

WHEREAS the Municipal Council of the City of Edmonton now deems it in the public interest to amend the Belvedere Station Area Redevelopment Plan Bylaw; 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. That Bylaw 5988, as amended, the Belvedere Station Area Redevelopment Plan is hereby amended by:
 - a. deleting the sentence under “Action” in Section 3.3 Scale of Development and replacing with “Permissible locations for development by type and density are prescribed by the Zoning Bylaw.”;
 - b. deleting “Figure 12 Housing Strategy” and replacing with “Figure 12 Housing Strategy” as shown on Schedule “A” of this bylaw;
 - c. deleting “Figure 13 Retail Strategy” and replacing with “Figure 13 Retail Strategy” as shown on Schedule “B” of this bylaw;

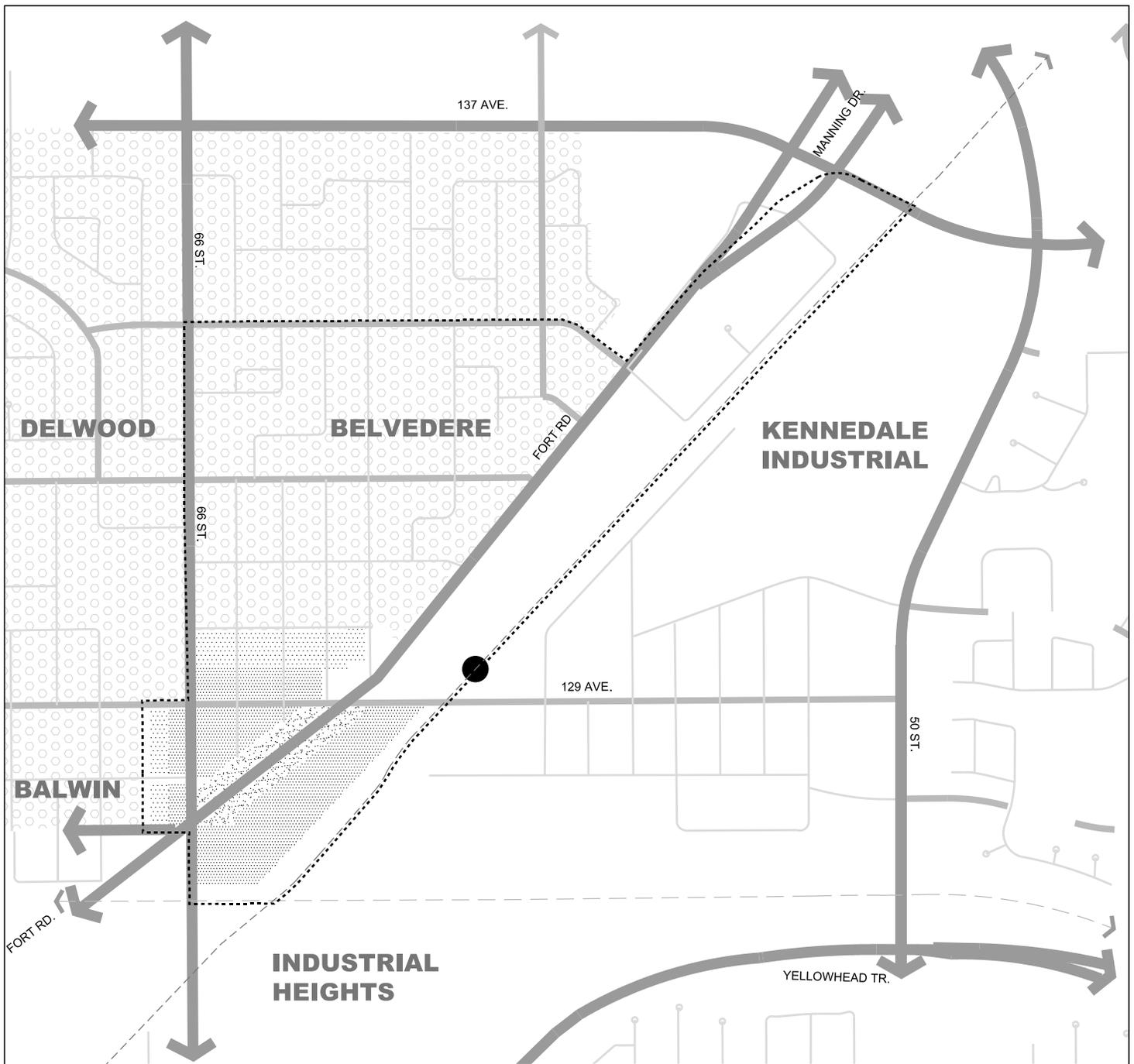
- d. deleting “Figure 14 Office Development Strategy” and replacing with “Figure 14 Office Development Strategy” as shown on Schedule “C” of this bylaw;
- e. deleting “Figure 15 Industrial Lands Redevelopment Strategy” and replacing with “Figure 15 Industrial Lands Redevelopment Strategy” as shown on Schedule “D” of this bylaw;
- f. deleting “Figure 16 Pedestrian Priority Zone” and replacing with “Figure 16 Pedestrian Priority Zone” as shown on Schedule “E” of this bylaw;
- g. deleting “Figure 17 Locations of LRT Grade Separations” and replacing with “Figure 17 Locations of LRT Grade Separations” as shown on Schedule “F” of this bylaw;
- h. deleting the first paragraph under Section 4 “Plan of Land Use Districts” and replacing it with “The type and distribution of land uses within the plan boundary are conceptually shown in Figures 12 through 15. These land uses are based on the Northeast Light Rail Transit Corridor Study (N.E.L.R.T.C.S.)” Council-approved recommendation and respond to the plan objectives outlined in the previous section.”;
- i. deleting Section 6 in its entirety;
- j. deleting “Schedule B: Land Use Districts”; and
- k. deleting “Schedule C: Circulation Systems” and replacing with “Schedule C: Circulation Systems” as shown on Schedule “G” of this bylaw.

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

THE CITY OF EDMONTON

MAYOR

CITY CLERK

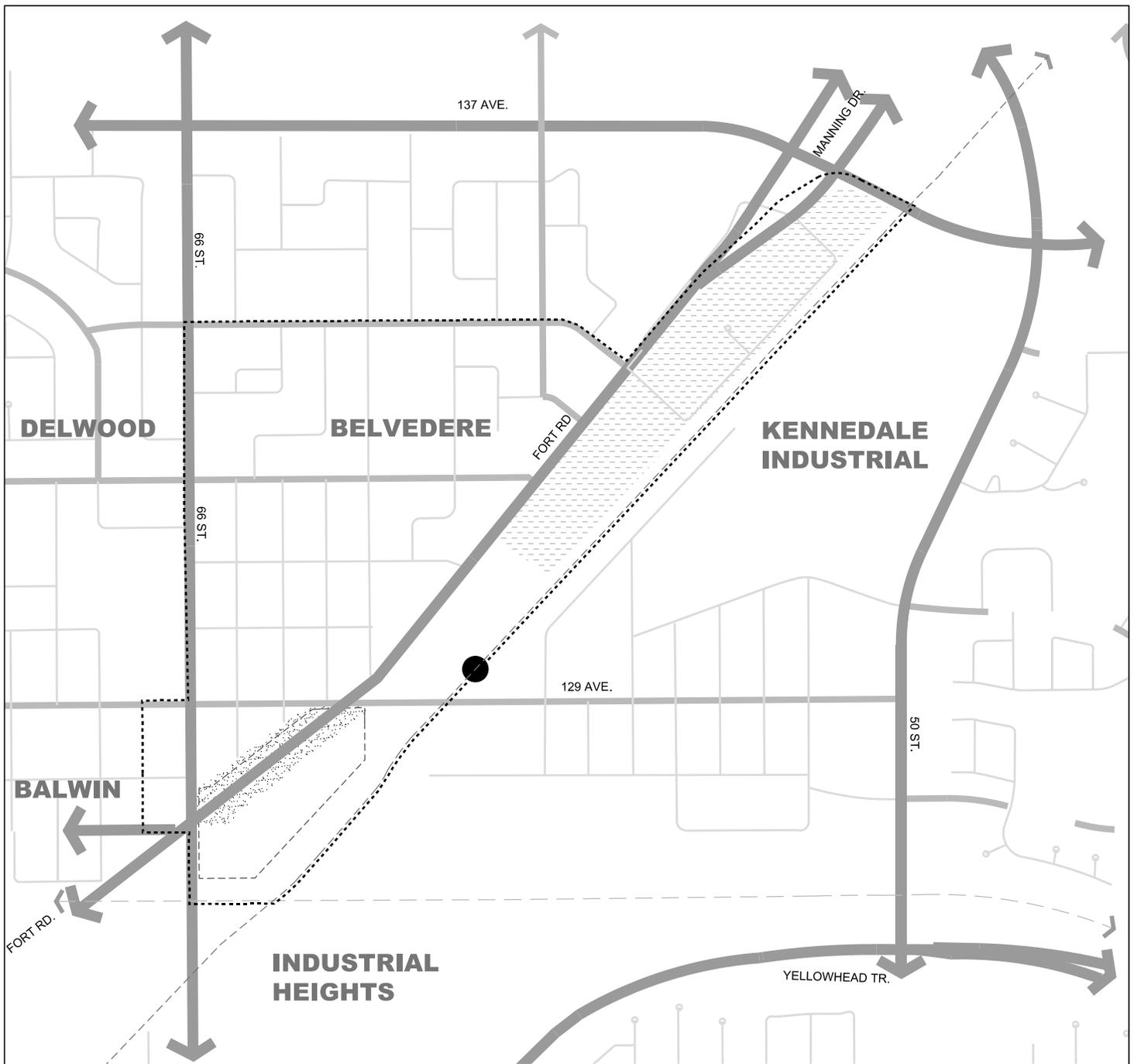


LEGEND

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|---|-----------------------|---|---|
|  | A. R. P. BOUNDARY |  | CANADIAN NATIONAL RAILWAY |
|  | L.R.T. STATION |  | MEDIUM TO HIGH DENSITY |
|  | L.R.T. RIGHT-OF-WAY |  | MIXED-USE, MEDIUM TO HIGH DENSITY RESIDENTIAL DEVELOPMENT |
|  | ARTERIAL ROAD SYSTEM |  | MEDIUM DENSITY |
|  | COLLECTOR ROAD SYSTEM |  | STABLE COMMUNITY |
|  | LOCAL ROAD SYSTEM | | |

Figure 12
Housing Strategy





LEGEND

A. R. P. BOUNDARY

L.R.T. STATION

L.R.T. RIGHT-OF-WAY

ARTERIAL ROAD SYSTEM

COLLECTOR ROAD SYSTEM

LOCAL ROAD SYSTEM

CANADIAN NATIONAL RAILWAY

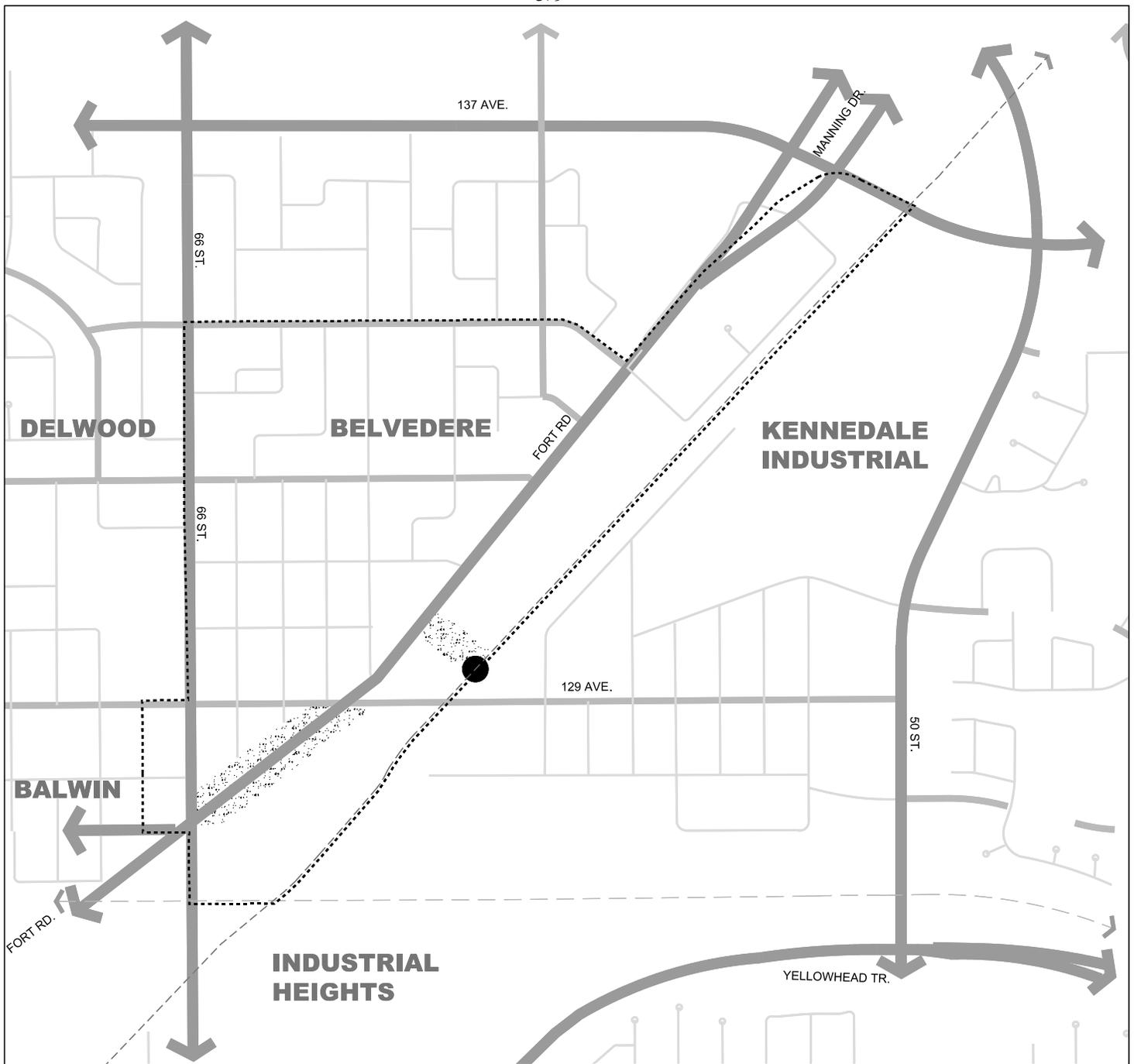
FORT ROAD OLD TOWN URBAN DESIGN PLAN AREA

MIXED-USE COMMERCIAL/RESIDENTIAL AREA

AUTO-ORIENTED RETAIL STRATEGY

Figure 13
Retail Strategy



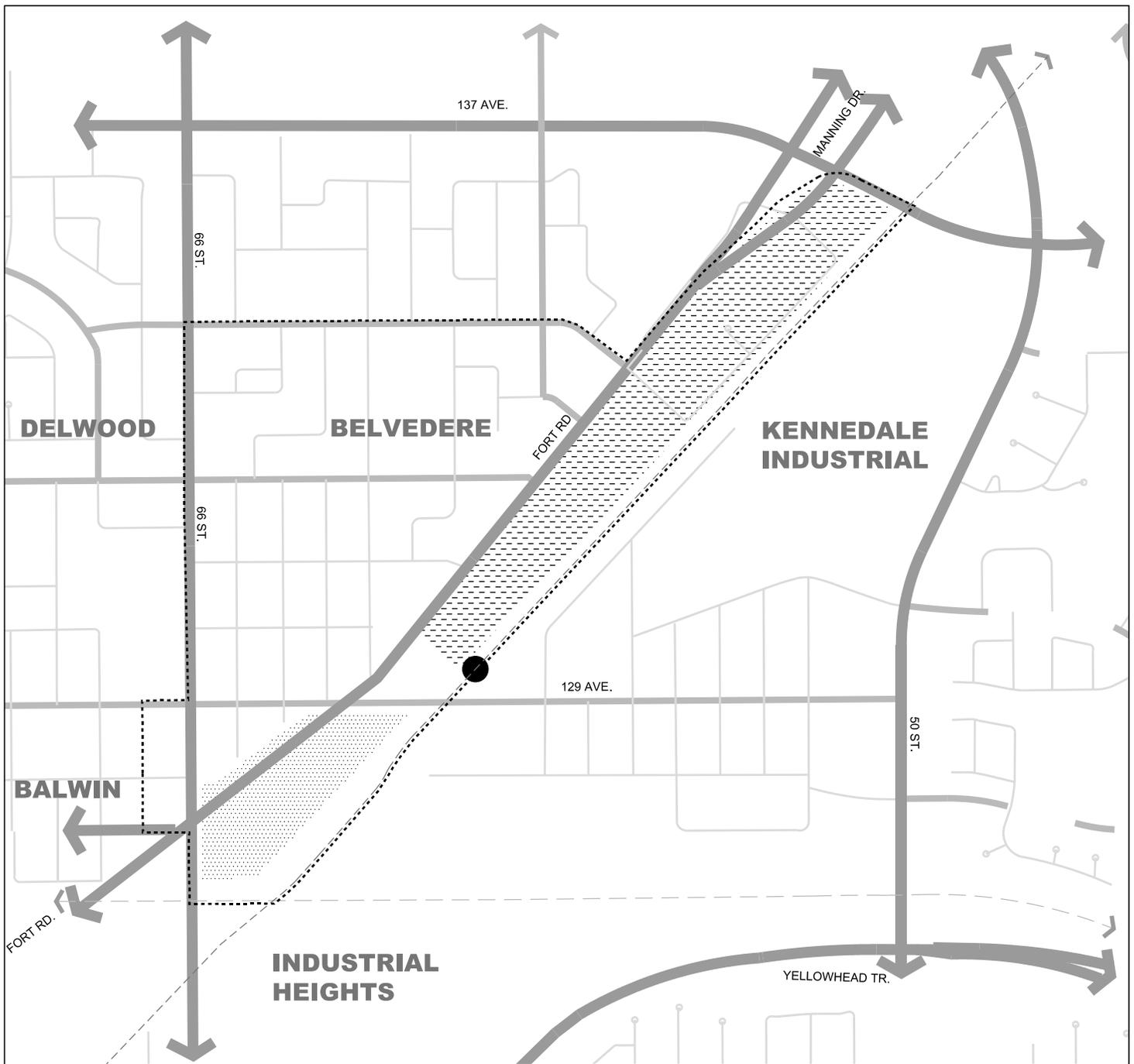


LEGEND

-  A. R. P. BOUNDARY
-  CANADIAN NATIONAL RAILWAY
-  L.R.T. STATION
-  L.R.T. RIGHT-OF-WAY
-  ARTERIAL ROAD SYSTEM
-  COLLECTOR ROAD SYSTEM
-  LOCAL ROAD SYSTEM
-  POTENTIAL OFFICE AREAS

Figure 14
Office Development
Strategy



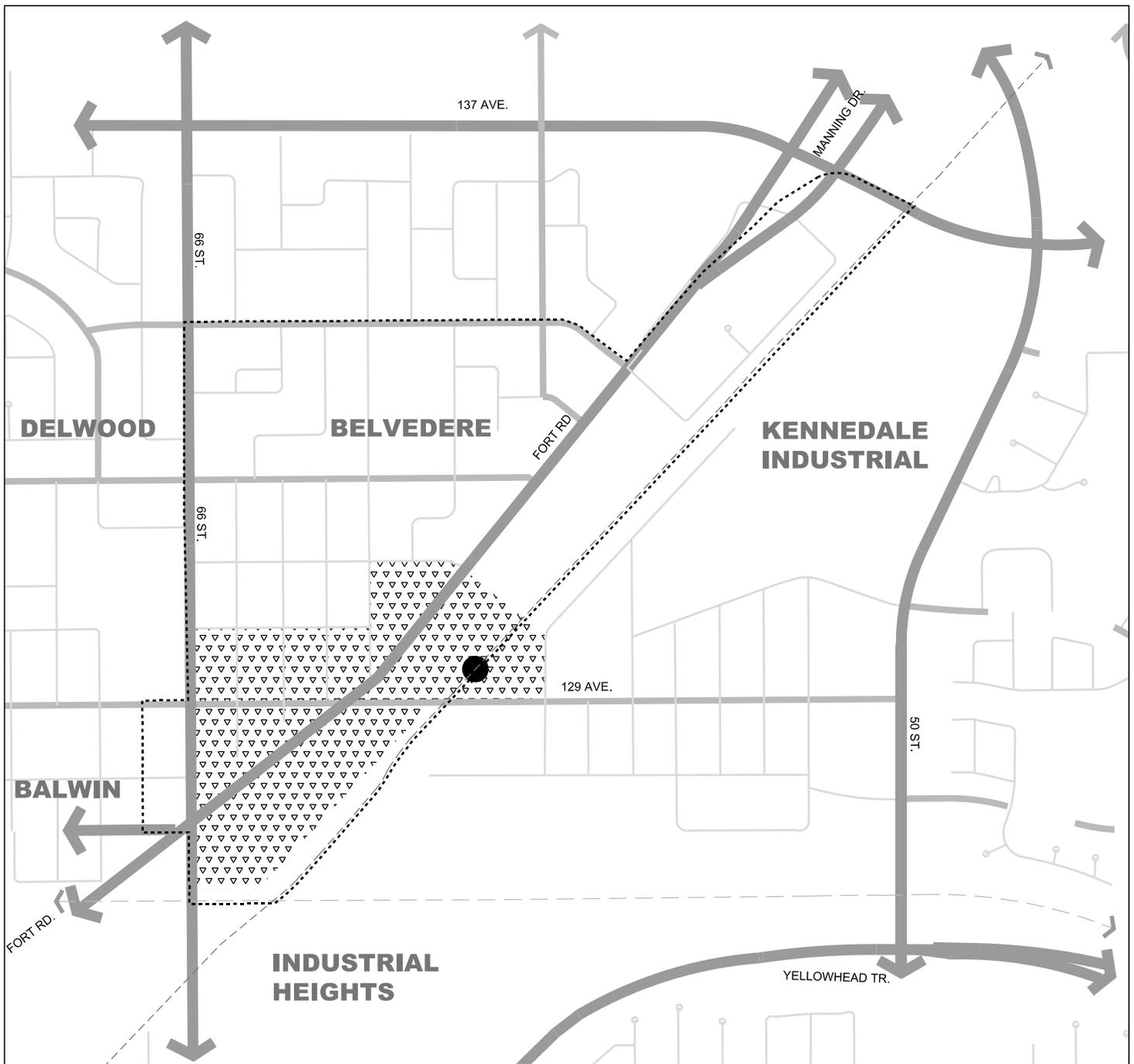


LEGEND

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|  A. R. P. BOUNDARY |  CANADIAN NATIONAL RAILWAY |
|  L.R.T. STATION |  MEDIUM TO HIGH DENSITY RESIDENTIAL DEVELOPMENT |
|  L.R.T. RIGHT-OF-WAY |  COMMERCIAL PARK DEVELOPMENT |
|  ARTERIAL ROAD SYSTEM | |
|  COLLECTOR ROAD SYSTEM | |
|  LOCAL ROAD SYSTEM | |

Figure 15
Industrial Lands
Redevelopment Strategy





LEGEND

A. R. P. BOUNDARY

CANADIAN NATIONAL RAILWAY

L.R.T. STATION

PEDESTRIAN PRIORITY ZONE

L.R.T. RIGHT-OF-WAY

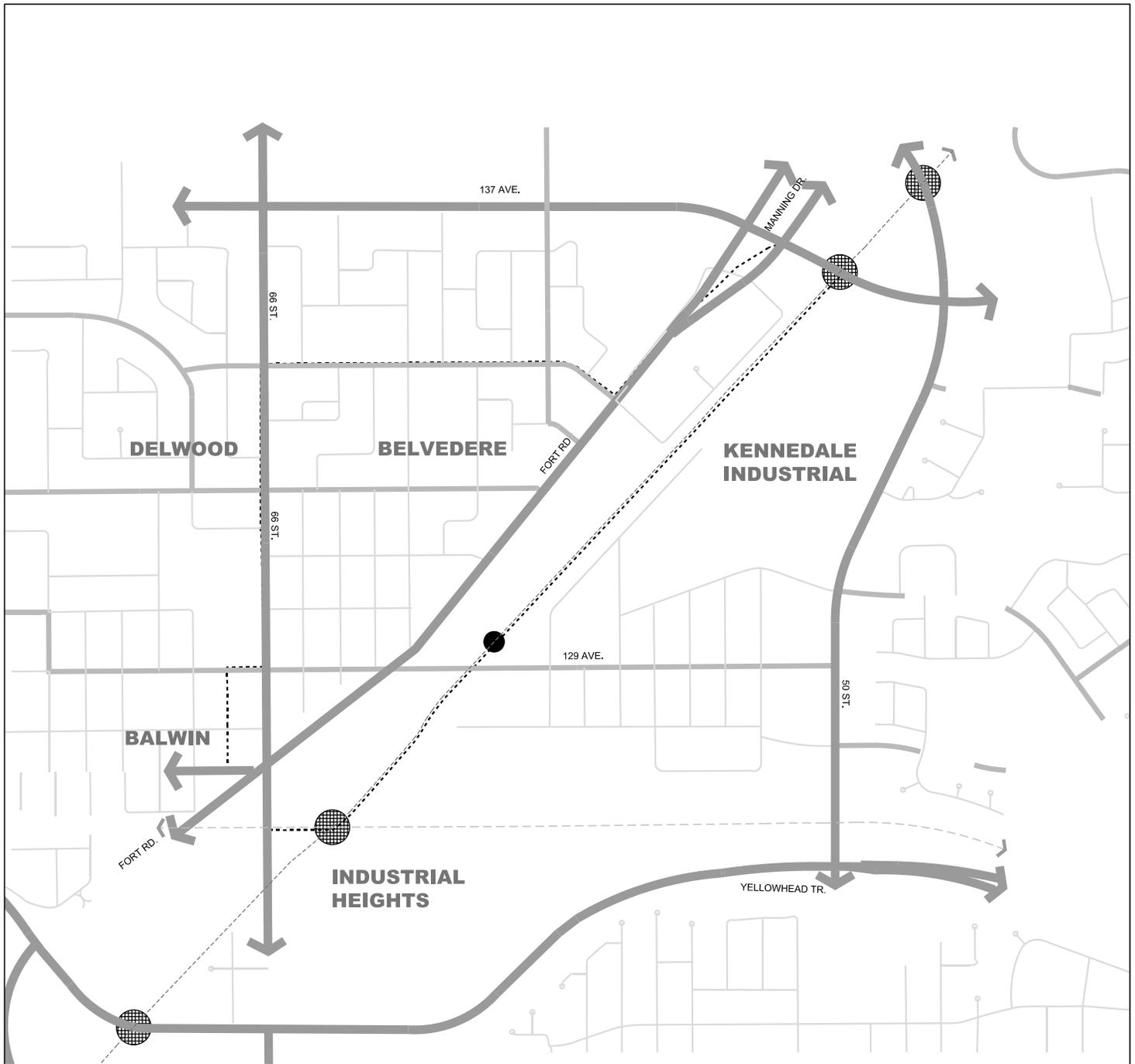
ARTERIAL ROAD SYSTEM

COLLECTOR ROAD SYSTEM

LOCAL ROAD SYSTEM

Figure 16
Pedestrian Priority Zone





LEGEND

A. R. P. BOUNDARY

CANADIAN NATIONAL RAILWAY

L.R.T. STATION

GRADE SEPARATIONS

L.R.T. RIGHT-OF-WAY

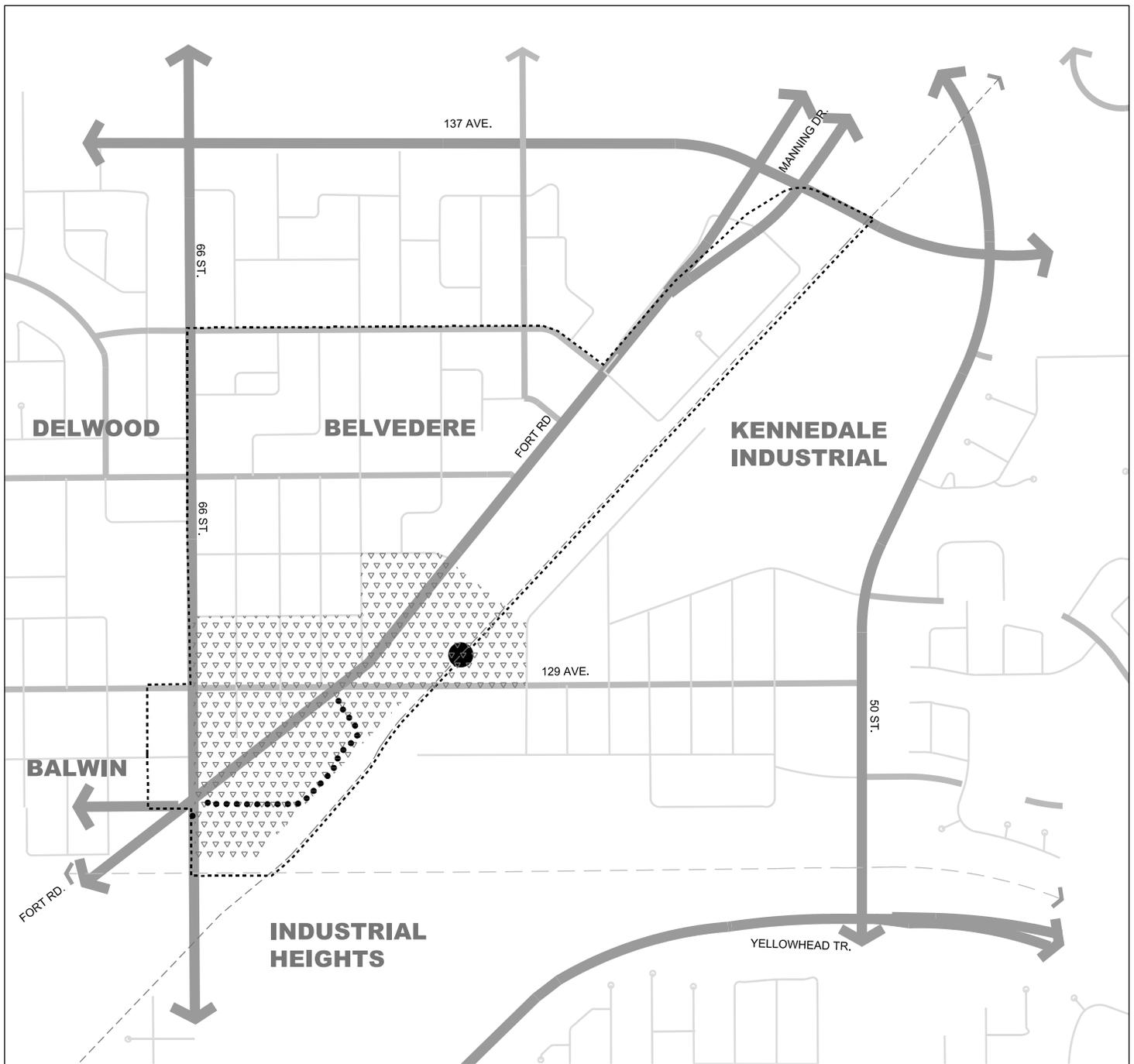
ARTERIAL ROAD SYSTEM

COLLECTOR ROAD SYSTEM

LOCAL ROAD SYSTEM

Figure 17
Locations of L.R.T. Grade Separations





Belvedere Station Area Redevelopment Plan, Bylaw No. 5988 Schedule C: Circulation System

- | | |
|--|---|
| <ul style="list-style-type: none">  A. R. P. BOUNDARY  L.R.T. STATION  L.R.T. RIGHT-OF-WAY  ARTERIAL ROAD SYSTEM | <ul style="list-style-type: none">  MULTI-USE TRAIL  CANADIAN NATIONAL RAILWAY  PEDESTRIAN PRIORITY ZONE |
|--|---|

