

Bylaw 19480

A Bylaw to amend Bylaw 6221, as amended, being the Garneau
Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council, on May 25, 1982, passed Bylaw 6221, as amended, being the Garneau Area Redevelopment Plan; and

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

WHEREAS an application was made to amend the Garneau Area Redevelopment Plan; and

WHEREAS the Municipal Council of the City of Edmonton now deems it in the public interest to amend the Garneau Area Redevelopment 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. That Bylaw 6221, as amended, is hereby further amended by:
 - a. deleting the opening sentence of Policy 2.1 after “It is the Policy of Council that:” in its entirety and replacing with: “FUTURE RESIDENTIAL DEVELOPMENT IN SUB-AREA 2, OUTSIDE OF THE LANDS DESCRIBED IN POLICY 2.2a, WILL INVOLVE A MIX OF HOUSING TYPES INCLUDING.”;
 - b. deleting the paragraph under Policy 2.2a after “It is the Policy of Council that:” in its entirety and replacing with: “FUTURE RESIDENTIAL DEVELOPMENT IN SUB-AREA 2, NORTH OF THE CPR RIGHT-OF-WAY BETWEEN 106 STREET NW AND 109 STREET NW AND A PORTION DIRECTLY SOUTH OF THE CPR RIGHT-OF-WAY WEST OF 108A STREET NW WILL BE HIGH DENSITY FORMS SUCH AS HIGH RISE APARTMENTS.”;

- c. deleting “Schedule C - General Land Uses” and replacing it with “Schedule C - General Land Uses”, attached hereto as Schedule “A”; and forming part of this Bylaw;
- d. deleting the untitled map associated with Policy G.3 and replacing it with the map attached hereto as Schedule “B”; and forming part of this Bylaw;
- e. deleting “Schedule J - Detailed Land Use Sub Area 2” and replacing it with “Schedule J - Detailed Land Use Sub Area 2”, attached hereto as Schedule “C”; and forming part of this Bylaw;
- f. deleting the map titled “Walk Up Apartments / Stacked Row Housing” associated with Policy 2.1 and replacing it with the map titled “Walk Up Apartments / Stacked Row Housing”, attached hereto as Schedule “D”; and forming part of this Bylaw;
- g. deleting the map titled “High Rise Apartment Area” associated with Policy 2.2a and replacing it with the map titled “High Rise Apartment Area”, attached hereto as Schedule “E”; and forming part of this Bylaw; and
- h. deleting “Schedule Q - Proposed Zoning” and replacing it with “Schedule Q - Proposed Zoning”, attached hereto as Schedule “F”; and forming part 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

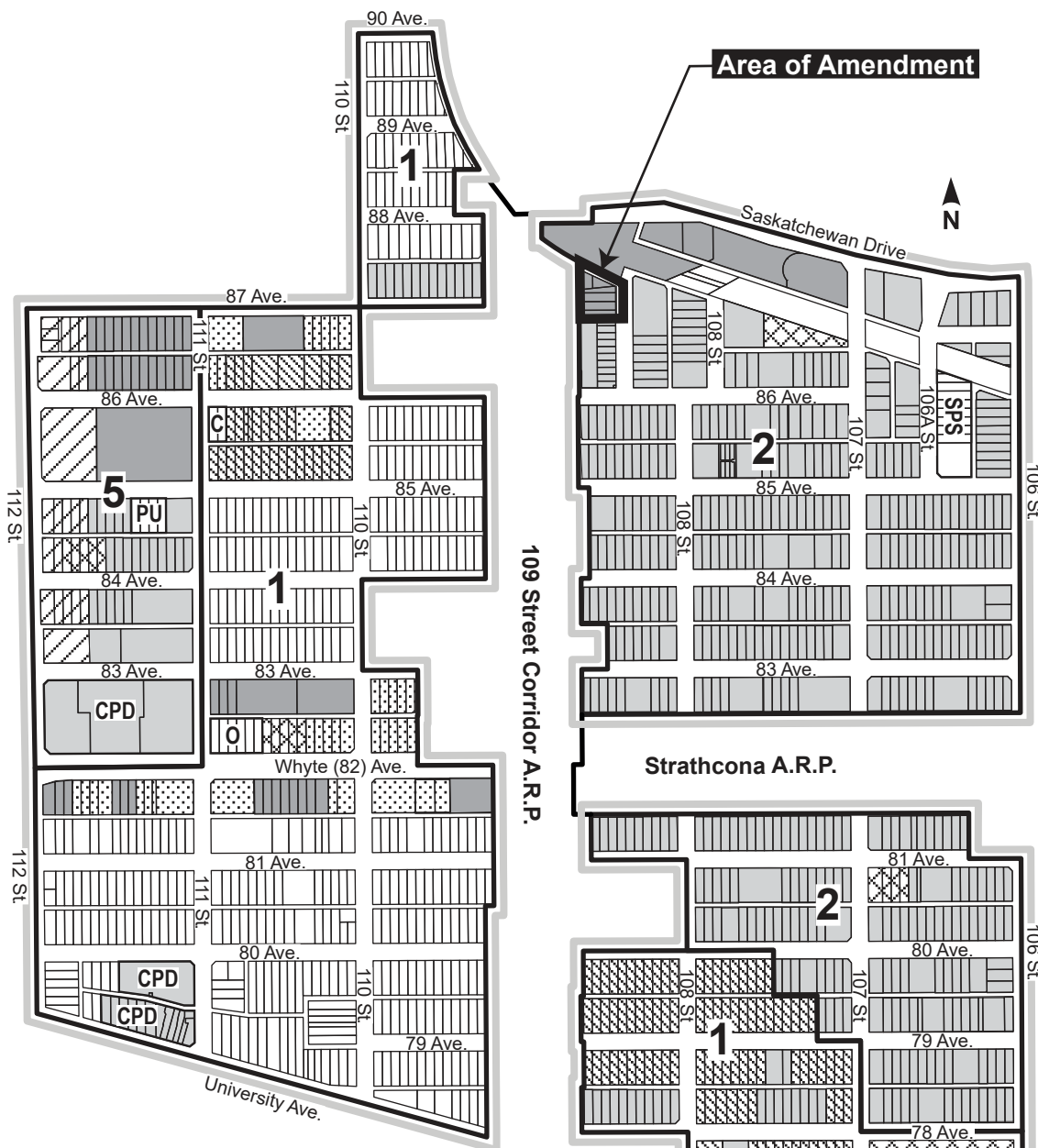
MAYOR

CITY CLERK

Garneau

SCHEDULE C General Land Uses

Area Redevelopment Plan



Residential Areas

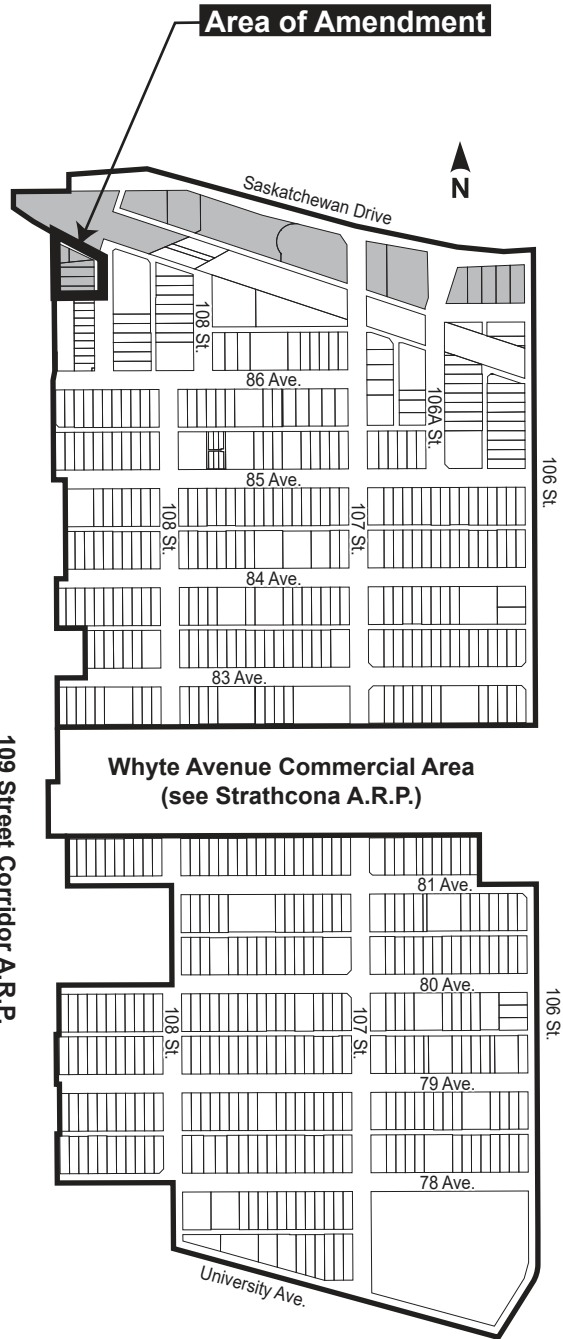
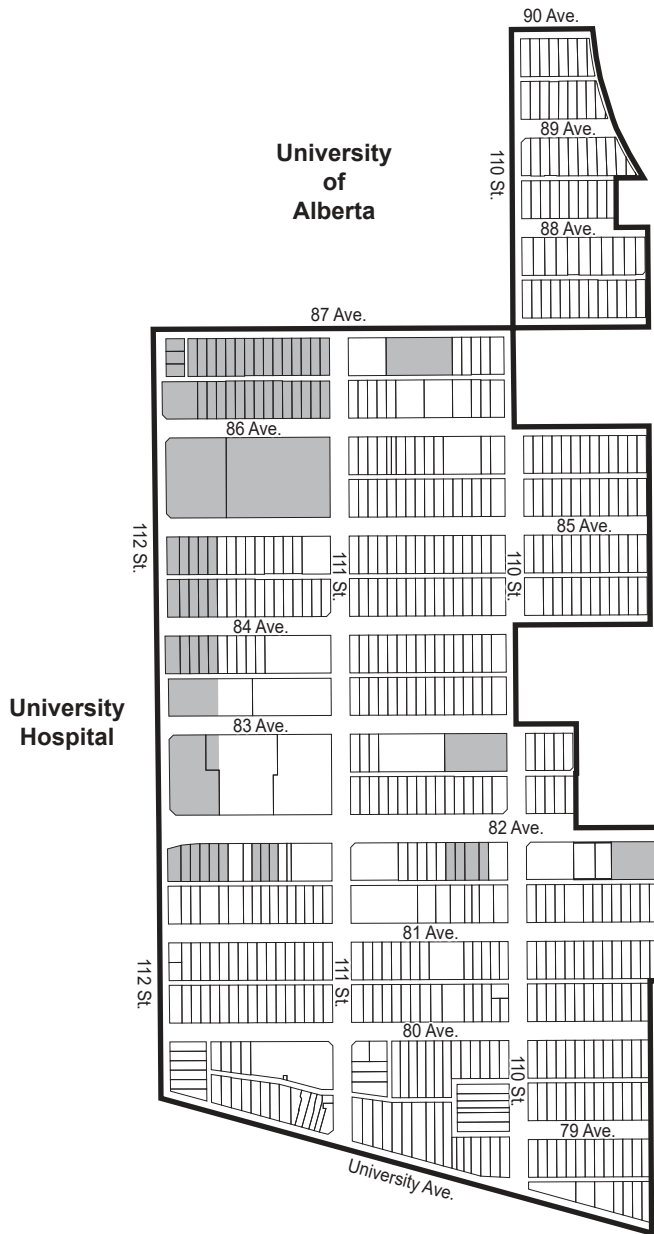
- Single detached, semi-detached, duplex, row and apartment housing containing not more than 4 dwellings.
- Stacked row housing, row housing
- Walk up and stacked row housing
- Medium rise apartments
- High rise apartments
- CPD Comprehensively planned development

Other Areas

- Mixed use - mainly residential
- Parks/Schools and Institutional
- PU Public Utility
- SPS Special Public Service

Commercial Areas

- C Commercial Neighbourhood Convenience
- O Commercial Office



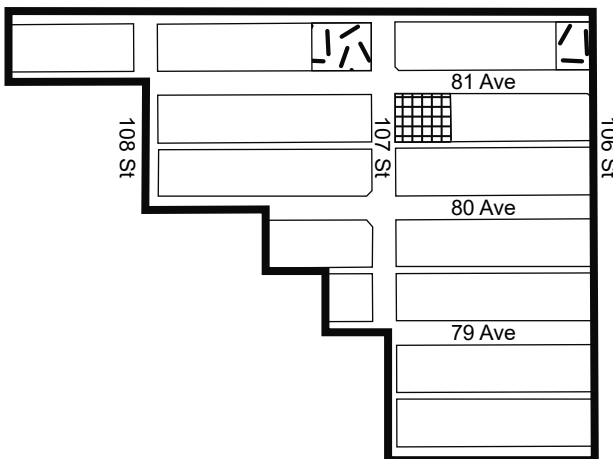
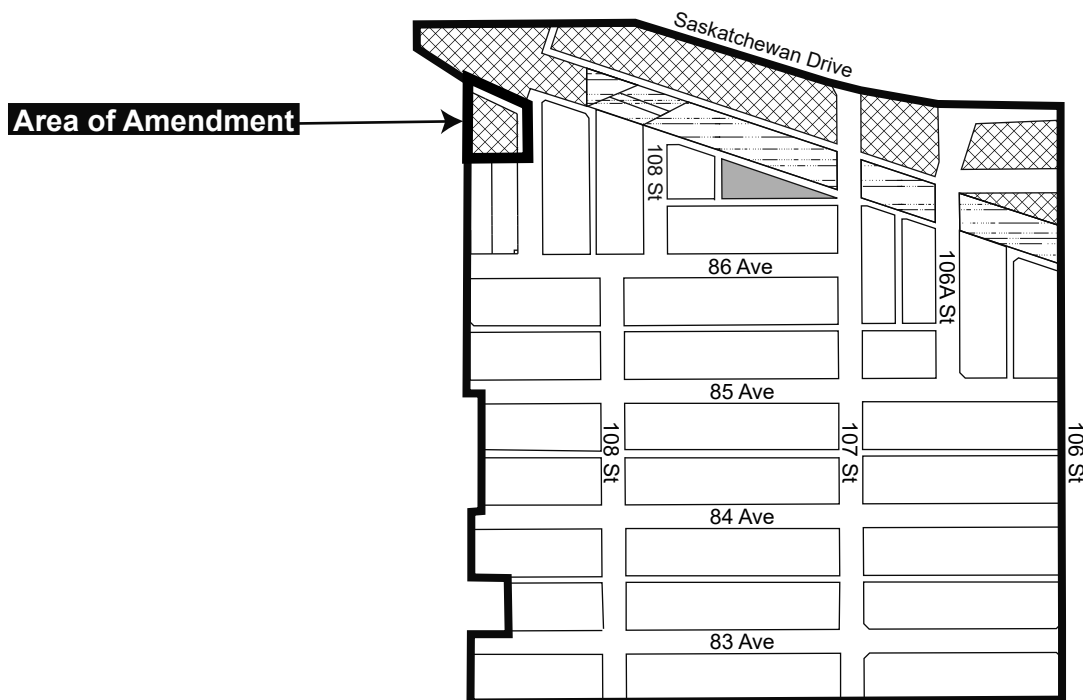
109 Street Corridor A.R.P.

Garneau

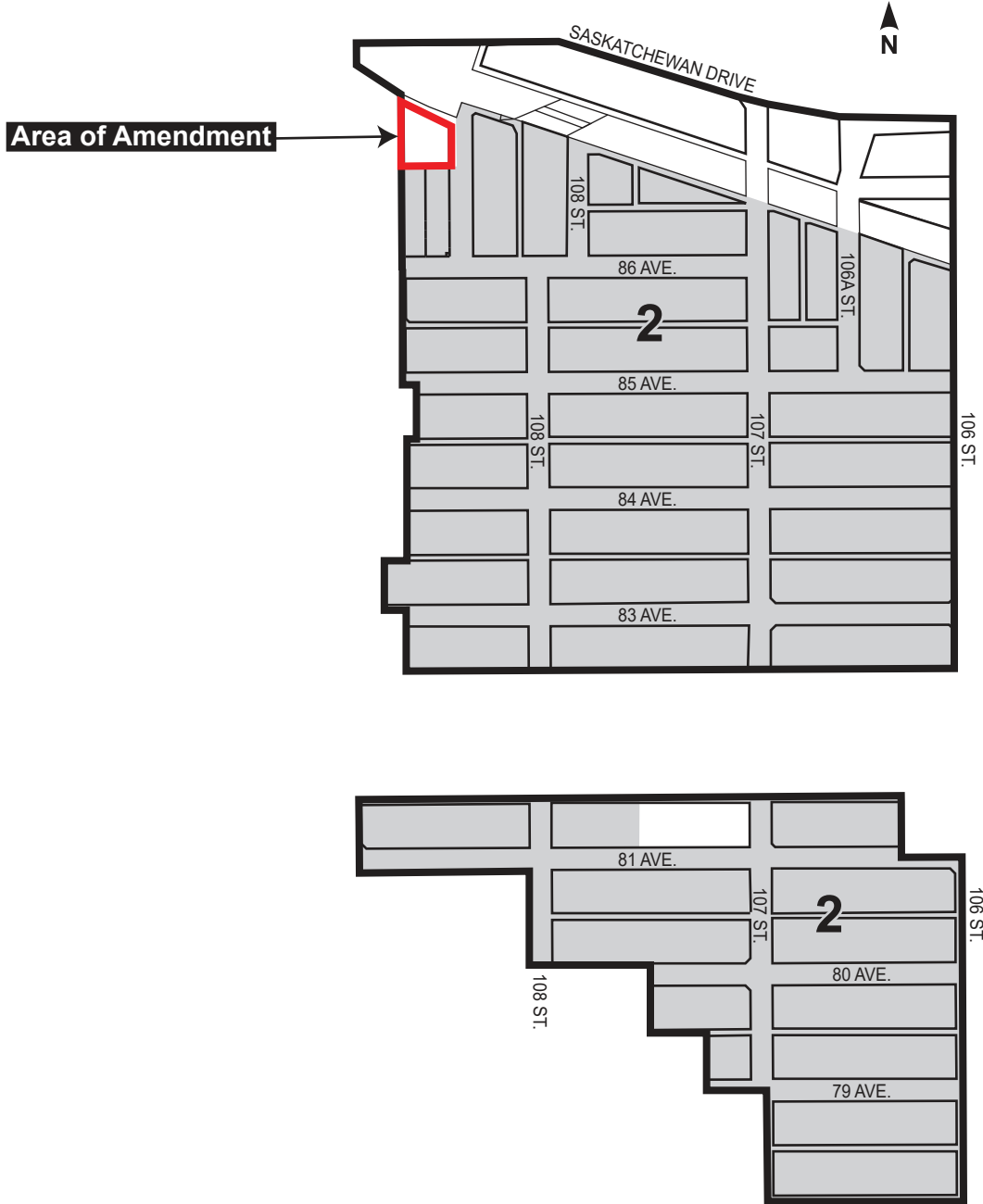
SCHEDULE J Detailed Land Use Sub Area 2

Area Redevelopment Plan

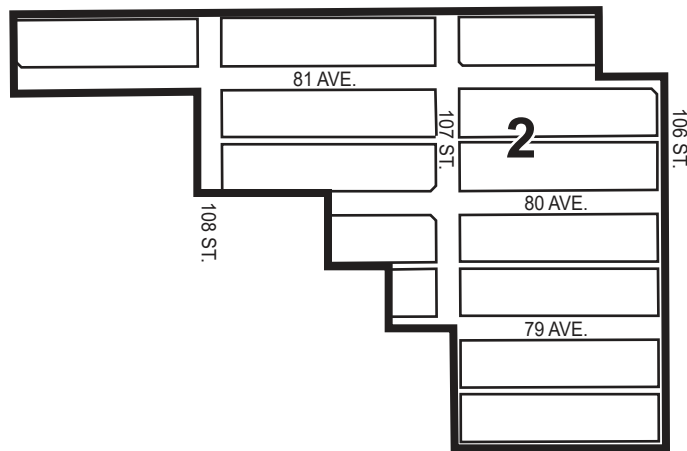
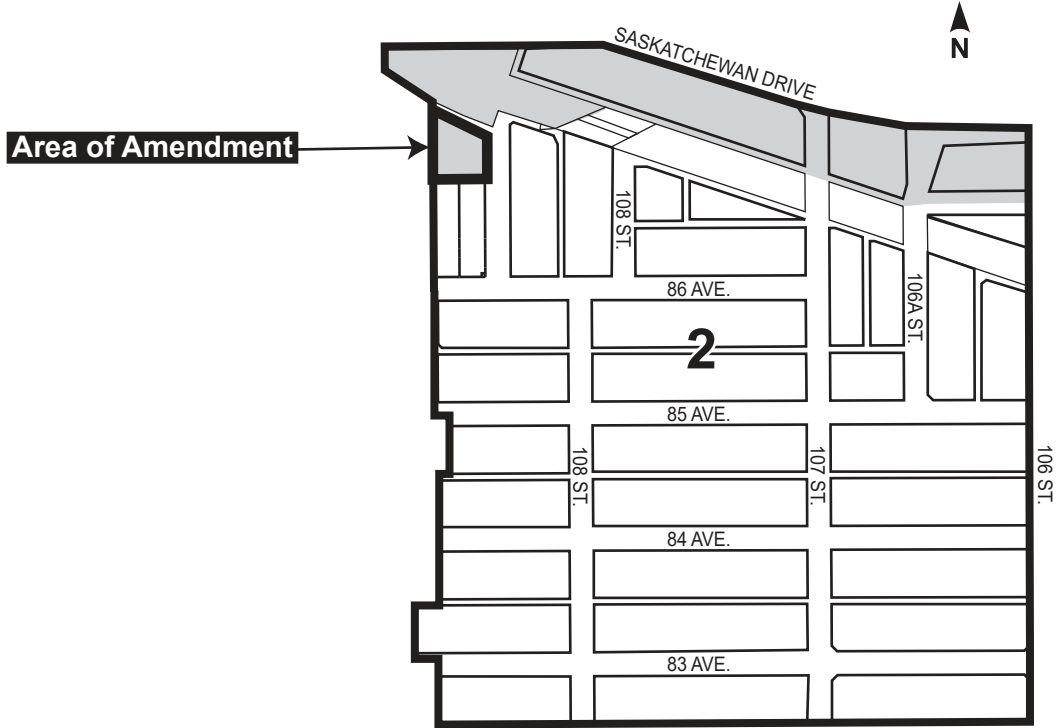
-  Low Rise Apartment
-  High Rise Apartment
-  Urban Services
-  Public Parks
-  Mixed Use Development - Commercial and Residential
-  Special Public Service



Walk Up Apartments / Stacked Row Housing



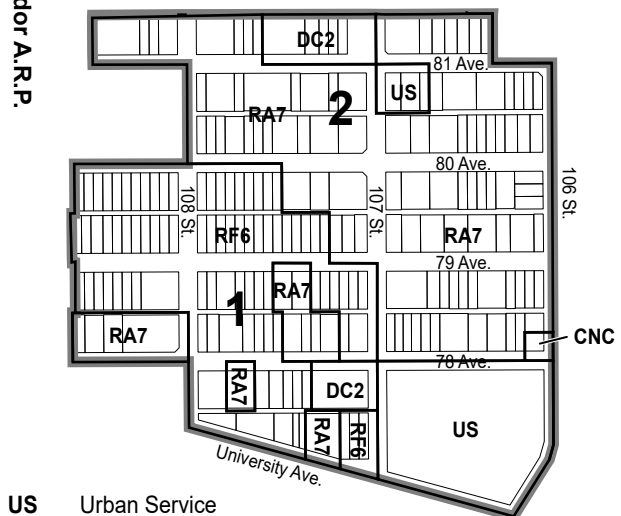
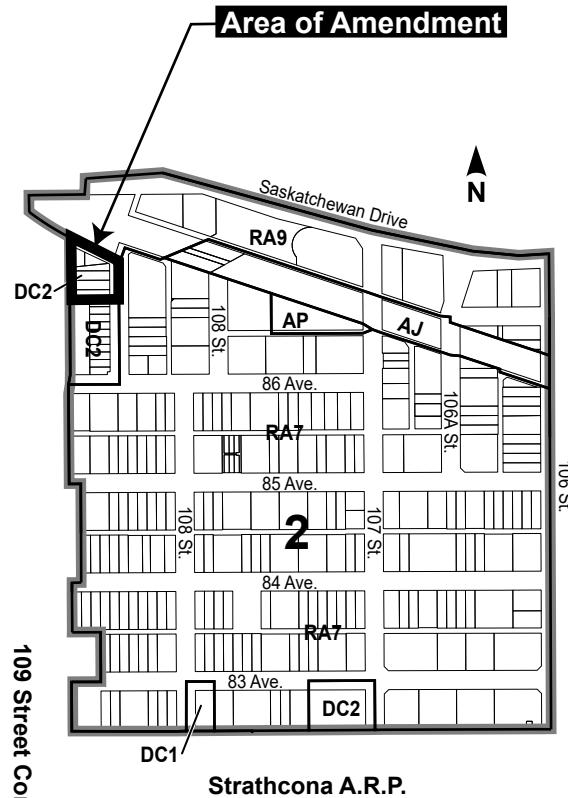
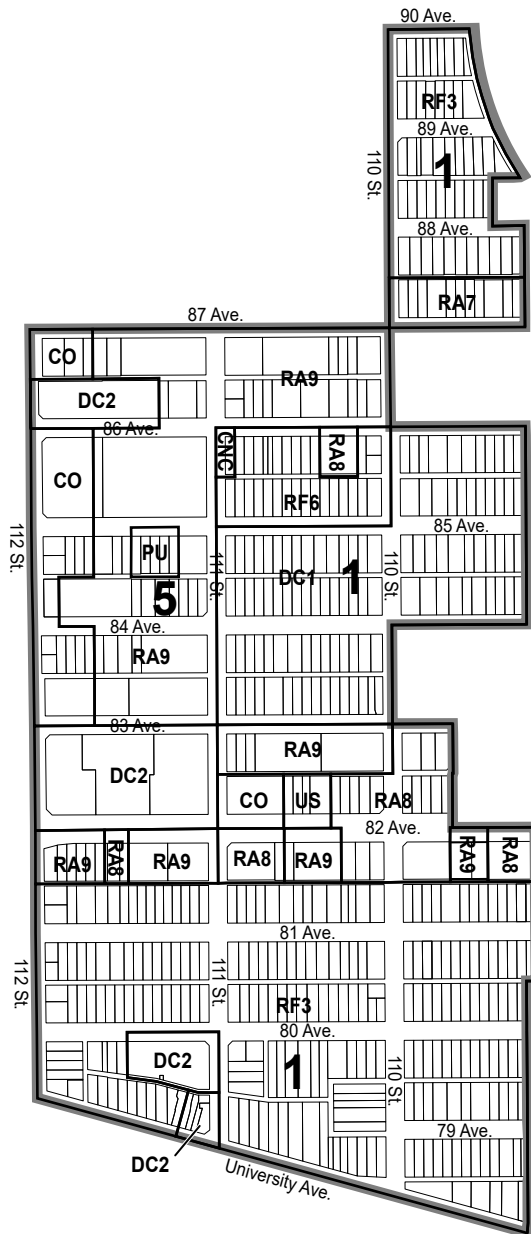
High Rise Apartment Area



Garneau

SCHEDULE Q Proposed Zoning

Area Redevelopment Plan



Zoning *as of September 2016

- RA7 Low Rise Apartment
- RA8 Medium Rise Apartment
- RA9 High Rise Apartment
- RF6 Medium Density Multiple Family
- CNC Neighbourhood Convenience Commercial
- CO Commercial Office
- DC1 Direct Development Control Provisions
- DC2 Site Specific Development Control Provisions

- US Urban Service
- AJ Alternative Jurisdiction
- AP Public Parks
- PU Public Utility
- Amendment Boundary

Note: Map does not reflect Overlays