

Bylaw 18840

A Bylaw to 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

WHEREAS Council found it desirable to amend the Place LaRue West Neighbourhood Area Structure Plan through the passage of Bylaws 14064, 15660, 17625 and 18235; and

WHEREAS an application was received by City Planning to further amend the Place LaRue West Neighbourhood Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Place LaRue West Neighbourhood Area Structure 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 Place LaRue West Neighbourhood Area Structure Plan is hereby amended by:
 - a. adding the following Land Use Policy (and renumbering subsequent policy statements) under subsection 4.2 Sub-area B - Highway Commercial and Auto Sales District:

3. Notwithstanding the FAR identified in Policy 2, the property fronting onto the Stony Plain service road, which is the subject of Charter Bylaw 18841, will not exceed a Floor Area Ratio of 0.40.
 - b. adding the following bullet after the fifth bullet under the Discussion section of Land Use Policies for Sub-area B - Highway Commercial and Auto Sales District:

Development of the Site that is the subject of Charter Bylaw 18841, for high quality, vehicle-oriented commercial uses, requires a FAR of 0.40 and therefore an exemption from the limitation to 0.25 FAR for the area that was imposed at the time of plan approval.

- c. deleting Land Use Policy 4 of Section 4.2 Sub-area B - Highway Commercial and Auto Sales District and replacing it with the following:

Landscaping, site design, building location and architectural provisions of the Major Commercial Corridor Overlay will be incorporated into a DC Provision in a manner suited to the purpose of the Provision while maintaining the objectives of the Overlay to ensure a visually attractive and safe major corridor. Landscaped Setbacks on Stony Plain Road, 100 Avenue and intersecting arterial roads will not be less than 7.5 m regardless of building size and height, except in locations along Stony Plain Road where a service road exists, a landscaped Setback, a minimum of 6.0 m along the service road facing Stony Plain Road NW shall be provided.

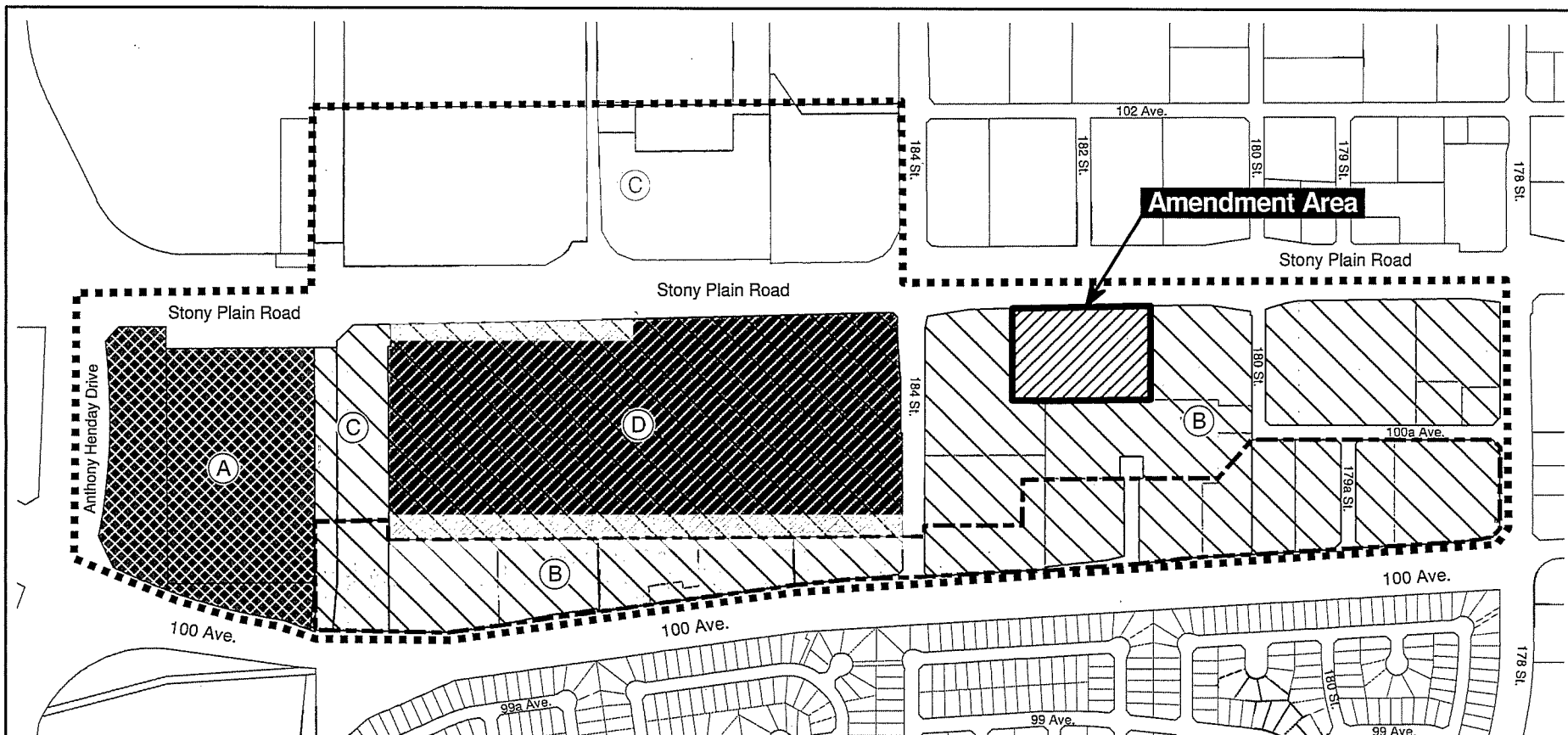
- d. deleting the map entitled "Bylaw 14064 Amendment to the Place LaRue West Neighbourhood Area Structure Plan" and substituting therefore the map entitled "Bylaw 18840 Amendment To Place LaRue West Neighbourhood Area Structure Plan, as amended" attached hereto as Schedule "A" and forming part of this Bylaw; and
- e. deleting the figure entitled "Figure 5 Development Concept (Amended)" and substituting therefore the figure entitled "Figure 5 Development Concept (as amended)" attached hereto as Schedule "B" and forming part of this Bylaw.

READ a first time this	13th	day of	May	, A. D. 2019;
READ a second time this	13th	day of	May	, A. D. 2019;
READ a third time this	13th	day of	May	, A. D. 2019;
SIGNED and PASSED this	13th	day of	May	, A. D. 2019.










THE CITY OF EDMONTON


MAYOR


CITY CLERK



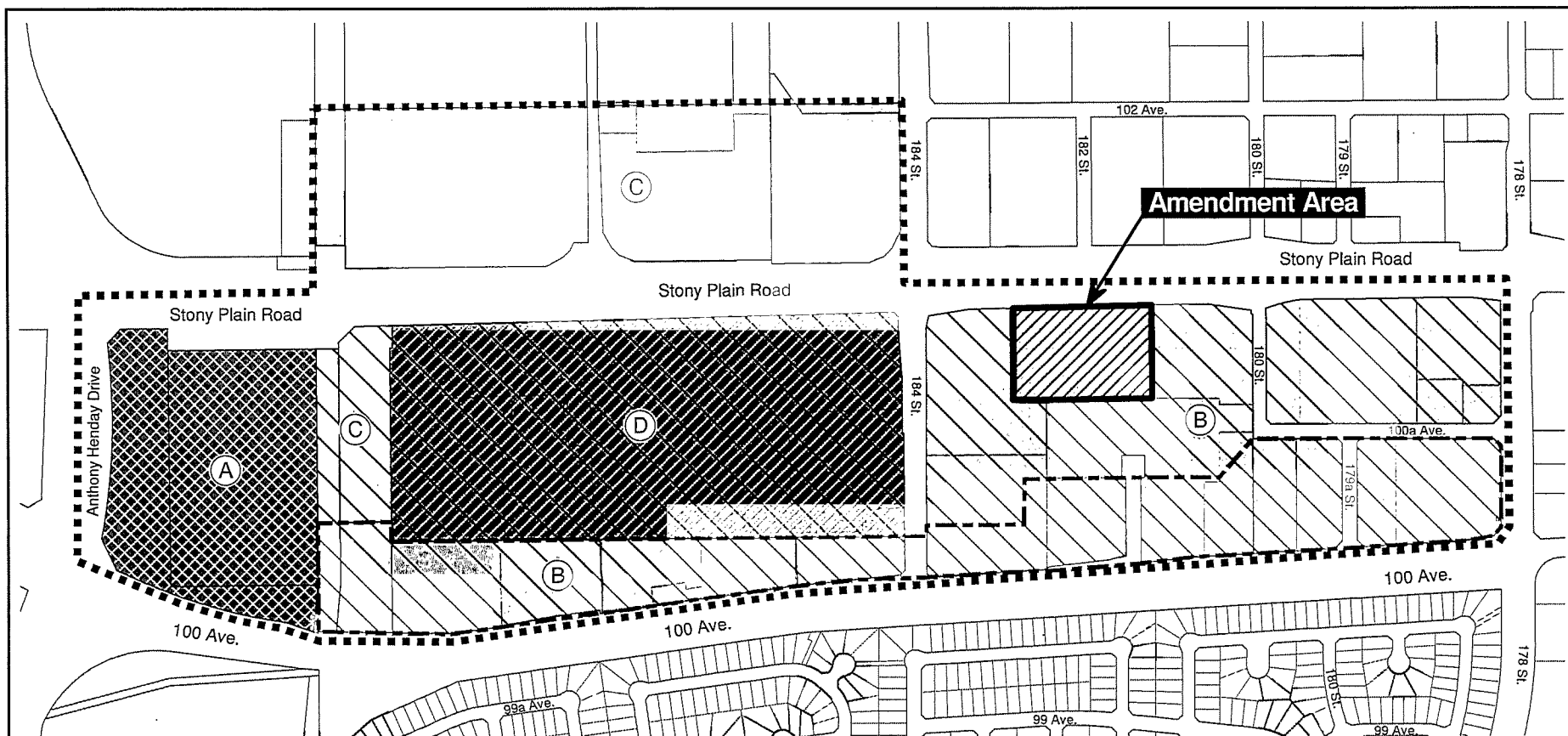
**BYLAW 18840
AMENDMENT TO
PLACE LARUE WEST**
Neighbourhood Area Structure Plan
(as amended)

- | | | | |
|---|---------------------------------|---|---|
|  | Transportation Utility Corridor |  | General Commercial and Warehouse Sales |
|  | Highway Commercial & Auto Sales |  | Sub Areas |
|  | Limit to 0.25 FAR |  | Special Site Design & Signage Requirements with Limitations on Uses |
|  | Limit to 0.4 FAR |  | Place LaRue West NASP Boundary |
| | |  | Amendment Area |

Note: Architectural and Landscaping Requirements to be Applied to the Entire Plan Area.

Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.





**Place LaRue West Neighbourhood
Area Structure Plan
Figure 5
Development Concept
(as amended)**

- | | | | |
|--|---------------------------------|--|---|
| | Transportation Utility Corridor | | General Commercial and Warehouse Sales |
| | Highway Commercial & Auto Sales | | Sub Areas |
| | Limit to 0.25 FAR | | Special Site Design & Signage Requirements with Limitations on Uses |
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