

Bylaw 19534

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:

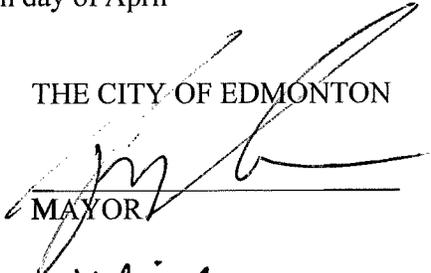
1. That Bylaw 6221, as amended, is hereby further amended by:
 - a. Deleting a portion of "Schedule C - General Land Uses" as shown on Schedule "A" and replacing it with a portion of "Schedule C - General Land Uses", as shown on Schedule "B" attached hereto and forming part of this Bylaw;
 - b. deleting "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;
 - c. Deleting a portion of "Schedule Q - Proposed Zoning" as shown on Schedule "D" and replacing it with a portion of "Schedule Q - Proposed Zoning", as shown on Schedule "E" attached hereto and forming part of this Bylaw; and
 - d. Deleting item i), and all sub-items, from Policy Number 2.1 in its entirety and replacing with the following:
 - i) WALK-UP APARTMENTS, LIMITED TO FOUR STOREYS, EXCEPT THAT:

- a. THE HEIGHT MAY BE INCREASED TO FIVE STOREYS ON SITES ADJACENT TO AN EXISTING BUILDING OF FIVE OR MORE STOREYS, WHEN A DIRECT CONTROL DISTRICT IS USED TO MINIMIZE THE PERCEPTION OF HEIGHT AND MASS, AND PROMOTE INNOVATIVE DESIGN;
- b. THE HEIGHT MAY BE INCREASED TO SIX STOREYS AT 10757 - 83 AVENUE NW (LEGALLY DESCRIBED AS LOTS 19 & 20, BLOCK 132, PLAN RN4) PROVIDED THE DEVELOPMENT USES A (DC1) DIRECT DEVELOPMENT CONTROL PROVISION AND IS ASSOCIATED WITH THE DESIGNATION OF THE EXISTING DOUGLAS MANOR AS A MUNICIPAL HISTORIC RESOURCE; AND
- c. THE HEIGHT MAY BE INCREASED TO SIX STOREYS AT 8515, 8521 & 8523 - 106A STREET NW; AND
- e. Deleting the text of "Area of Application" for "RA8 Medium Rise Apartment District (Section 220 Land Use Bylaw)" in Section 5 and replacing with the following:

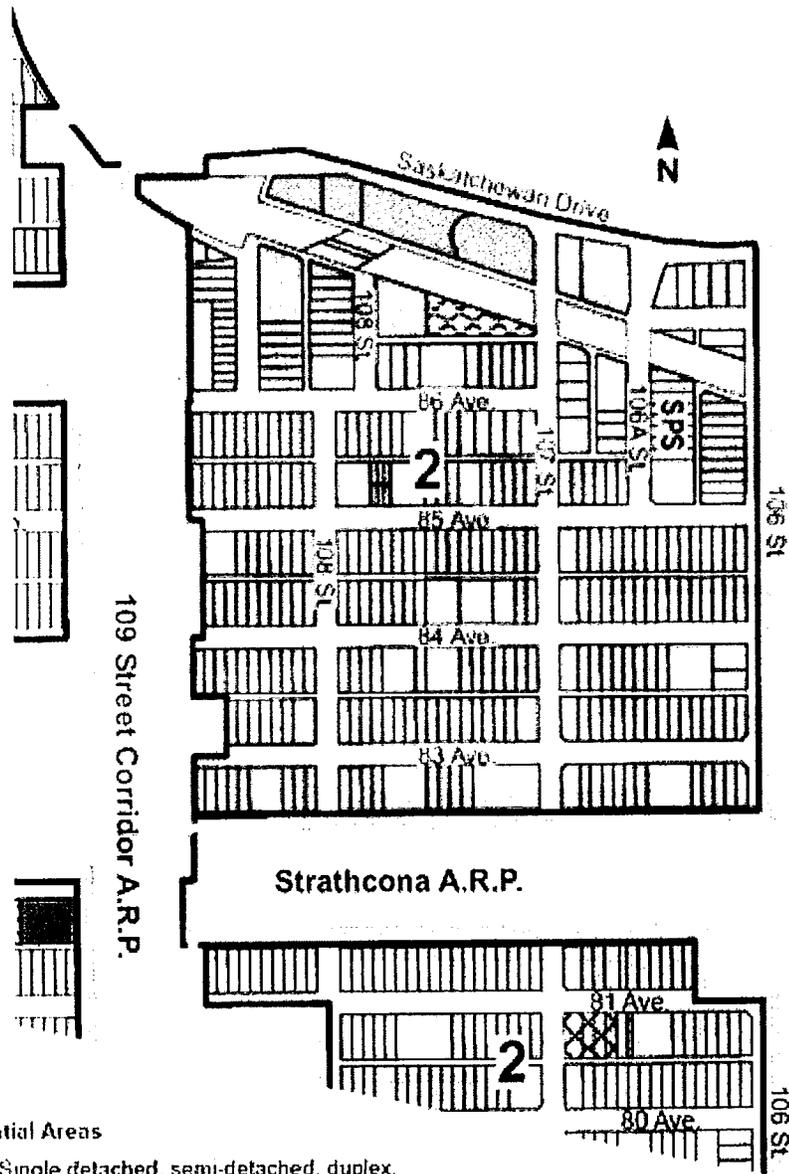
Portions of Sub-area 1 located along Whyte Avenue and 87 Avenue west of 109 Street designated RA8 in Bylaw 6220 amending the Land Use Bylaw, and a portion of Sub-area 2 located on the west of 106a Street north of 85 Avenue designated RA8 in Charter Bylaw 19534 amending the Edmonton Zoning Bylaw.

READ a first time this	20th day of April	, A. D. 2021;
READ a second time this	20th day of April	, A. D. 2021;
READ a third time this	20th day of April	, A. D. 2021;
SIGNED and PASSED this	20th day of April	, A. D. 2021.

THE CITY OF EDMONTON


MAYOR


CITY CLERK



Residential Areas

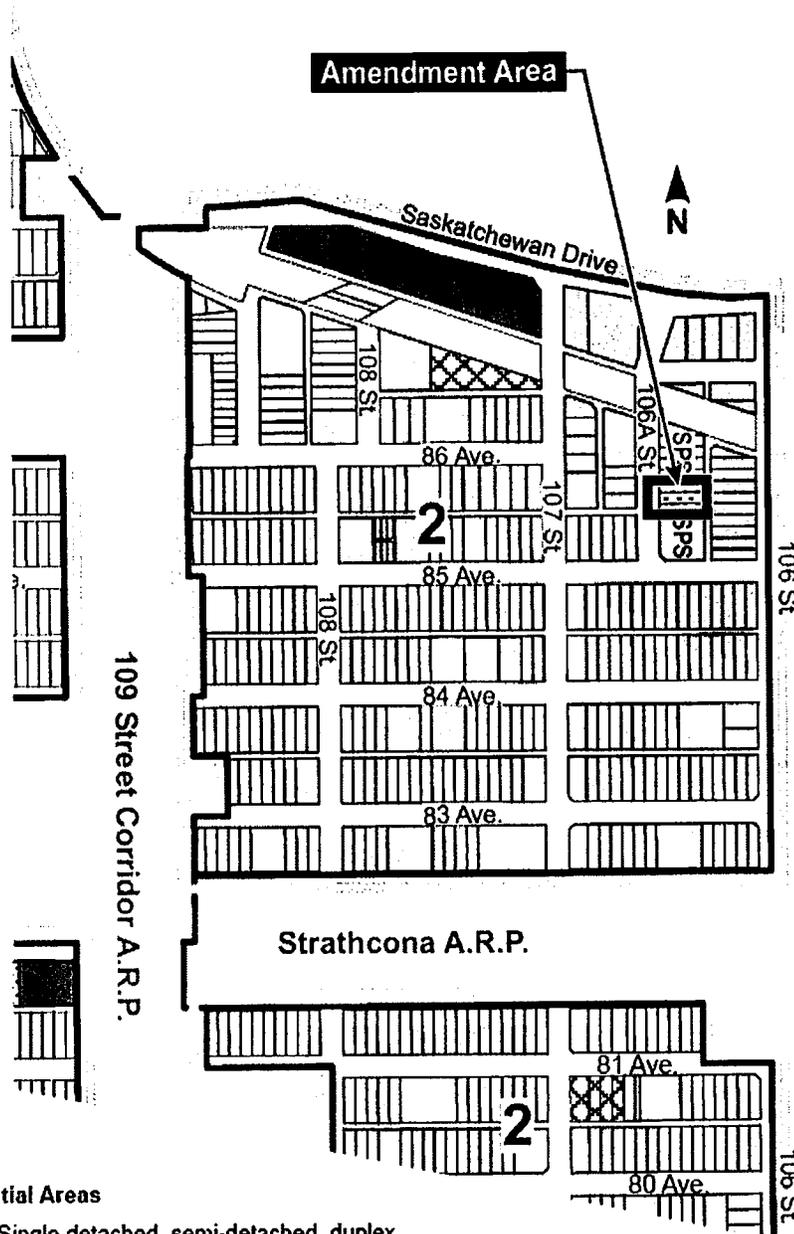
-  Single detached, semi-detached, duplex, row and apartment housing containing not more than 4 dwellings.
-  Stacked row housing, row housing
-  Walk up and stacked row housing
-  Medium rise apartments
-  High rise apartments
-  CPD Comprehensively planned development

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



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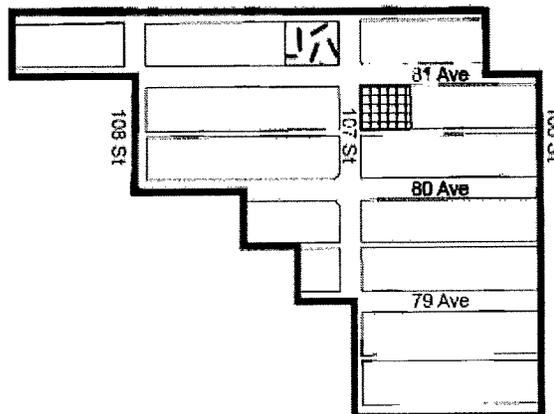
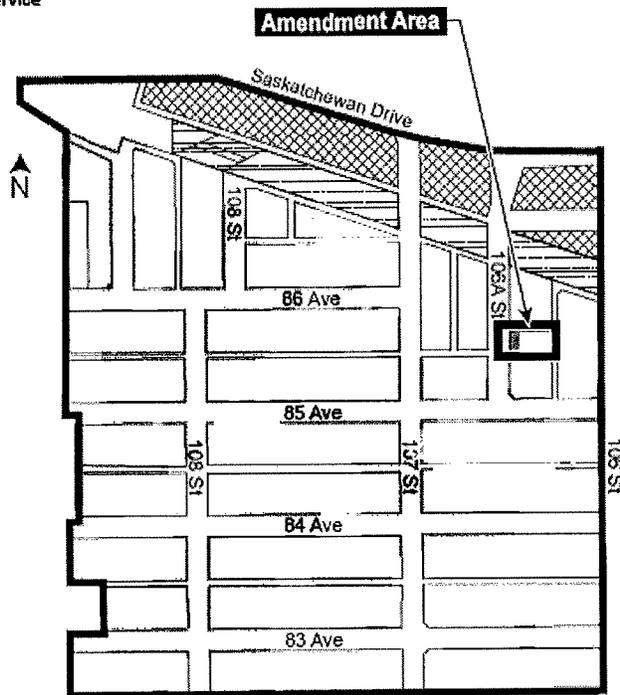
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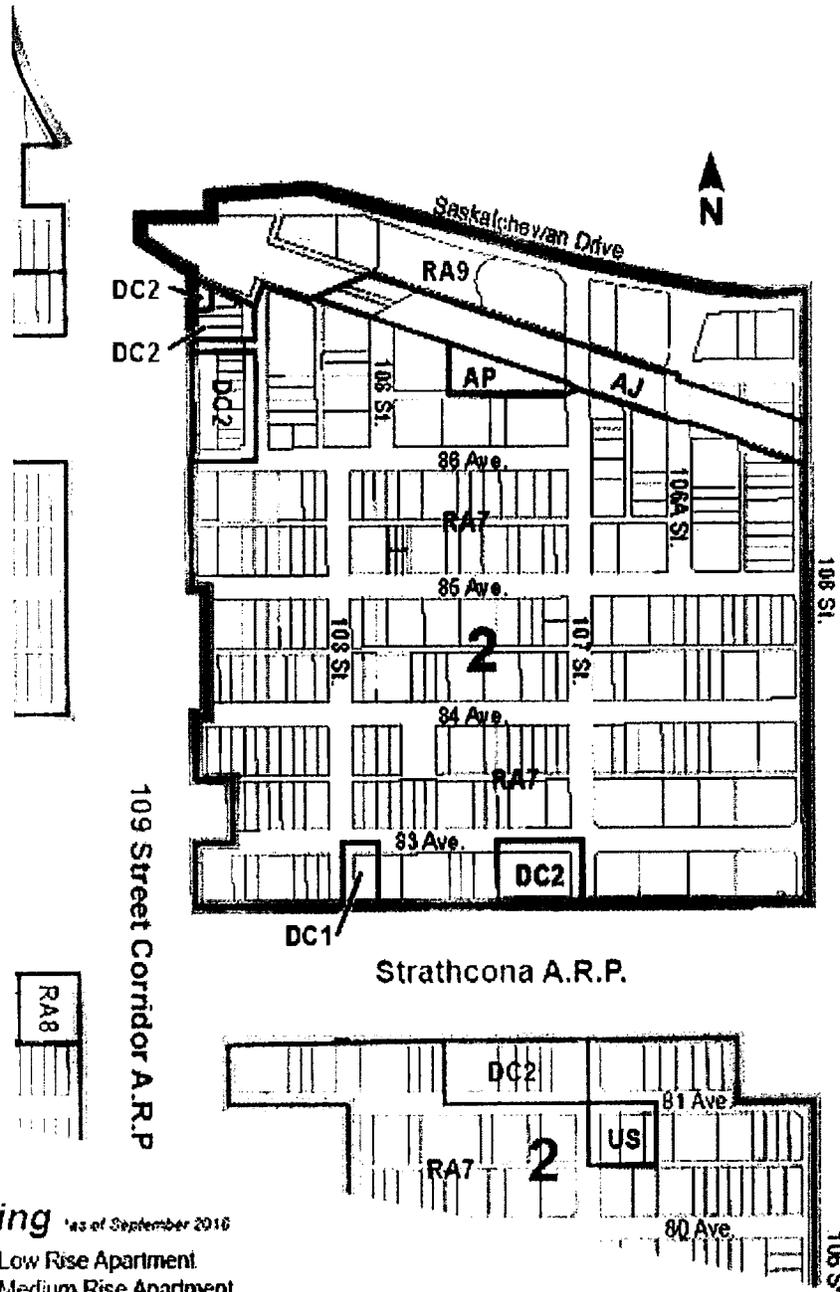
Garneau

SCHEDULE J Detailed Land Use Sub Area 2

Area Redevelopment Plan

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



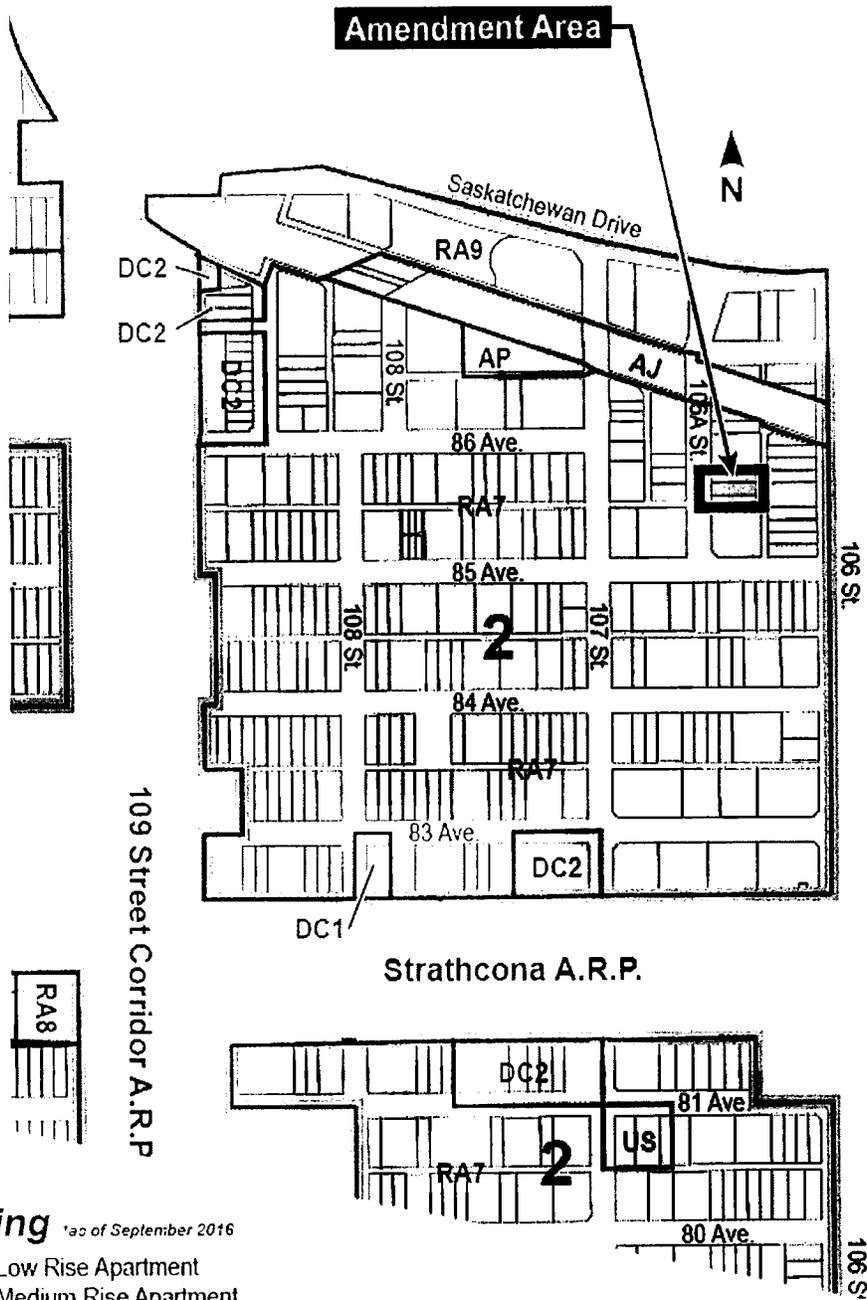


Zoning as of September 2016

- 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

Note: Map does not reflect Overlays



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