

Bylaw 19462

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 text under "It is the Policy of Council that:" in Policy Number 1.6a in its entirety and replacing it with the following:

“THE PORTION OF SUB-AREA 1 BETWEEN 110 STREET NW AND 111 STREET NW AND 86 AVENUE NW AND 85 AVENUE NW IS APPROPRIATE FOR MULTIPLE FAMILY STRUCTURES PREFERABLY STACKED ROW HOUSING AND ROW HOUSING, BUT CAN ALSO BE IN THE FORM OF LOW TO MEDIUM RISE APARTMENTS NORTH OF THE LANE BETWEEN THE TWO AVENUES, PROVIDED THIS IS DONE THROUGH A (DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION THAT PROVIDES A TRANSITION IN HEIGHT BETWEEN DEVELOPMENT NORTH OF 86 AVENUE NW TO LOWER SCALE DEVELOPMENT ON ADJACENT SITES AND TO THE PUBLIC REALM.”;

- b. adding a bullet under the “Summary of Action” in Policy Number 1.6a that reads:  
  
“COUNCIL will amend the Zoning Bylaw from RF6 to DC2 for areas shown in Charter Bylaw 19463, a Charter Bylaw to amend the Zoning Bylaw; and on the Proposed Zoning Map Schedule Q.”;
- 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 “Schedule I - Detailed Land Use Sub Area 1” and replacing it with “Schedule I - Detailed Land Use Sub Area 1”, attached hereto as Schedule “B”; and forming part of this Bylaw; and
- e. deleting “Schedule Q - Proposed Zoning” and replacing it with “Schedule Q - Proposed Zoning”, attached hereto as Schedule “C”; and forming part of this Bylaw.

READ a first time this	7th	day of	April,	A.D. 2021;
READ a second time this	7th	day of	April,	A.D. 2021;
READ a third time this	19th	day of	April,	A.D. 2021;
SIGNED and PASSED this	19th	day of	April,	A.D. 2021.

THE CITY OF EDMONTON



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MAYOR

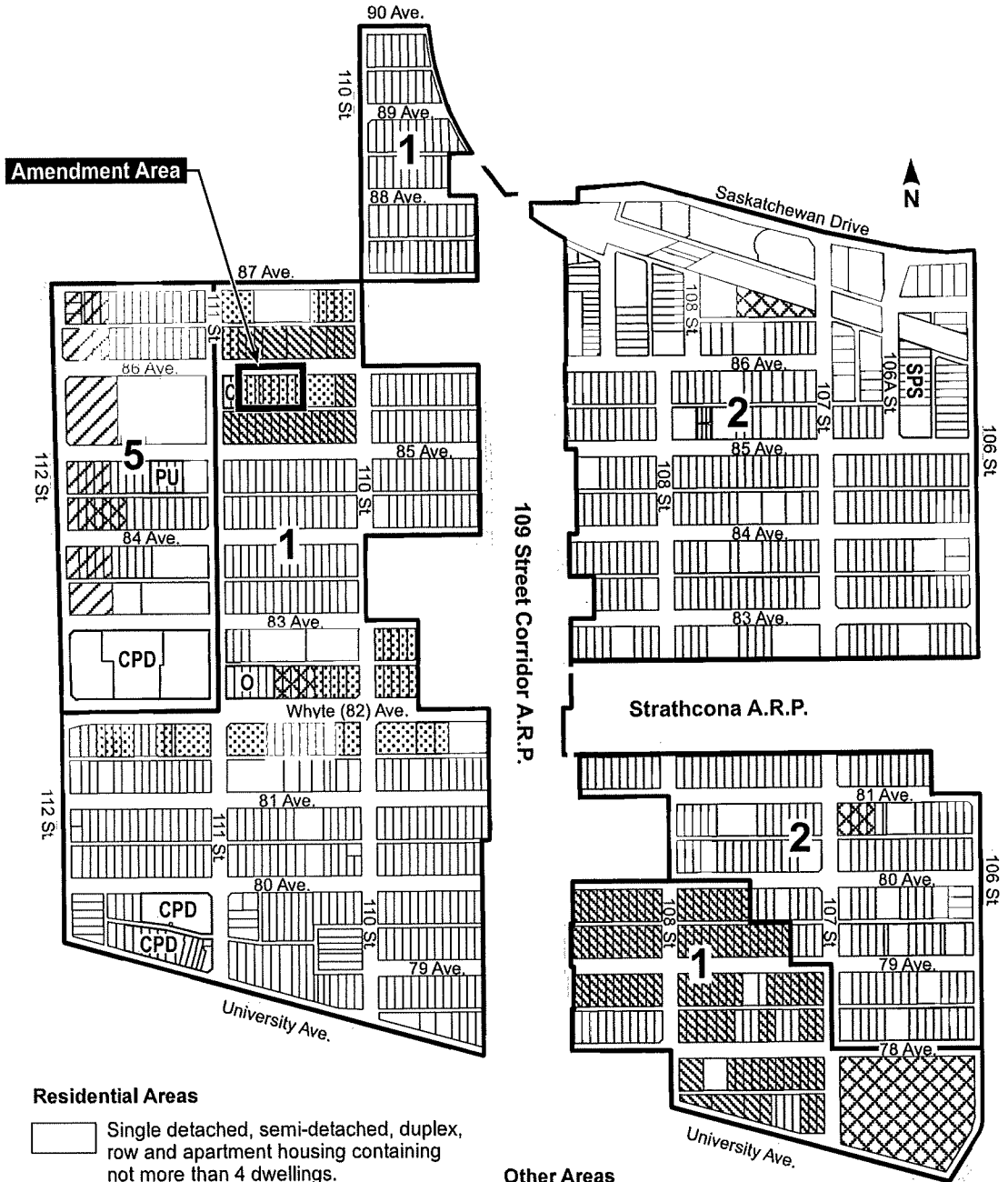


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CITY CLERK







# 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

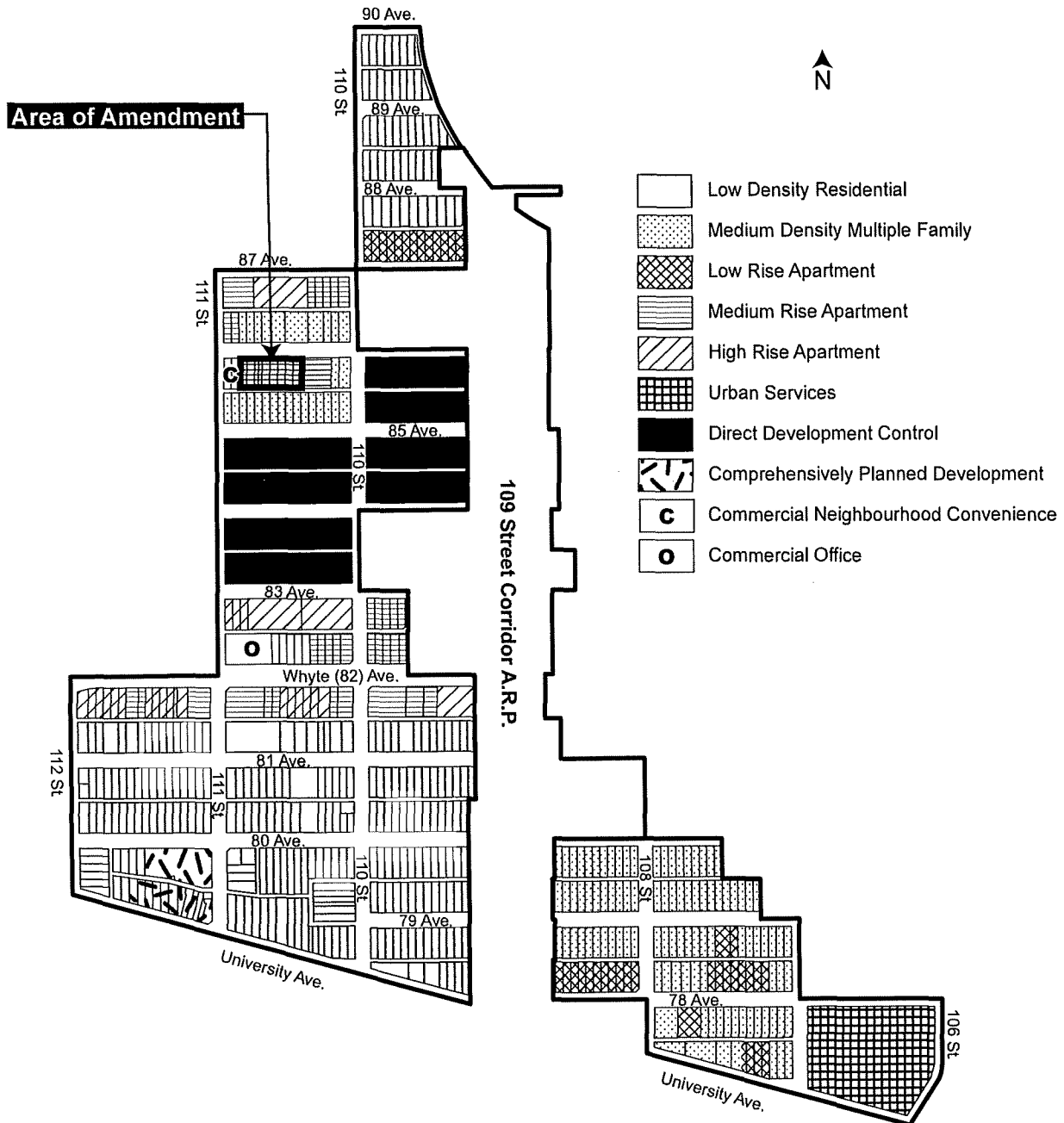
**Commercial Areas**

-  C Commercial Neighbourhood Convenience
-  O Commercial Office

# Garneau

## SCHEDULE I Detailed Land Use Sub Area 1

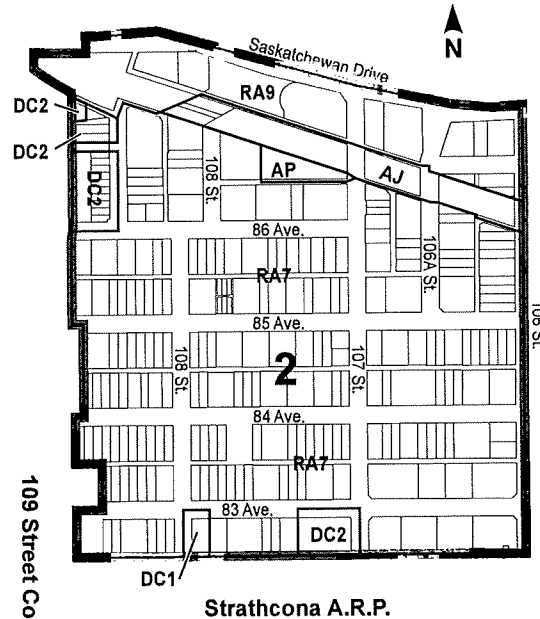
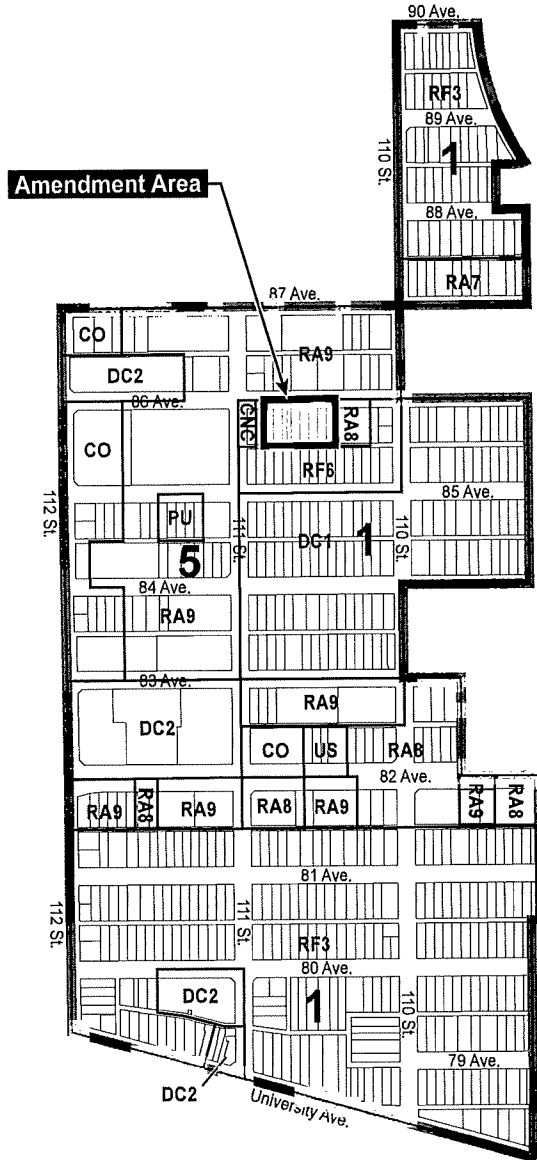
### Area Redevelopment Plan



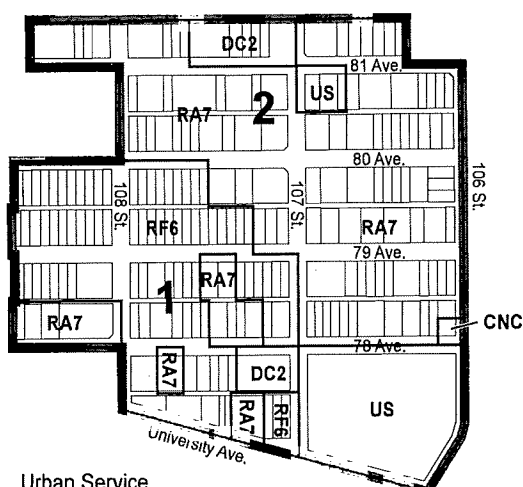
# Garneau

## SCHEDULE Q Proposed Zoning

### Area Redevelopment Plan



109 Street Corridor A.R.P.



### 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
- Amendment Area

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

Note: Map does not reflect Overlays