

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 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;

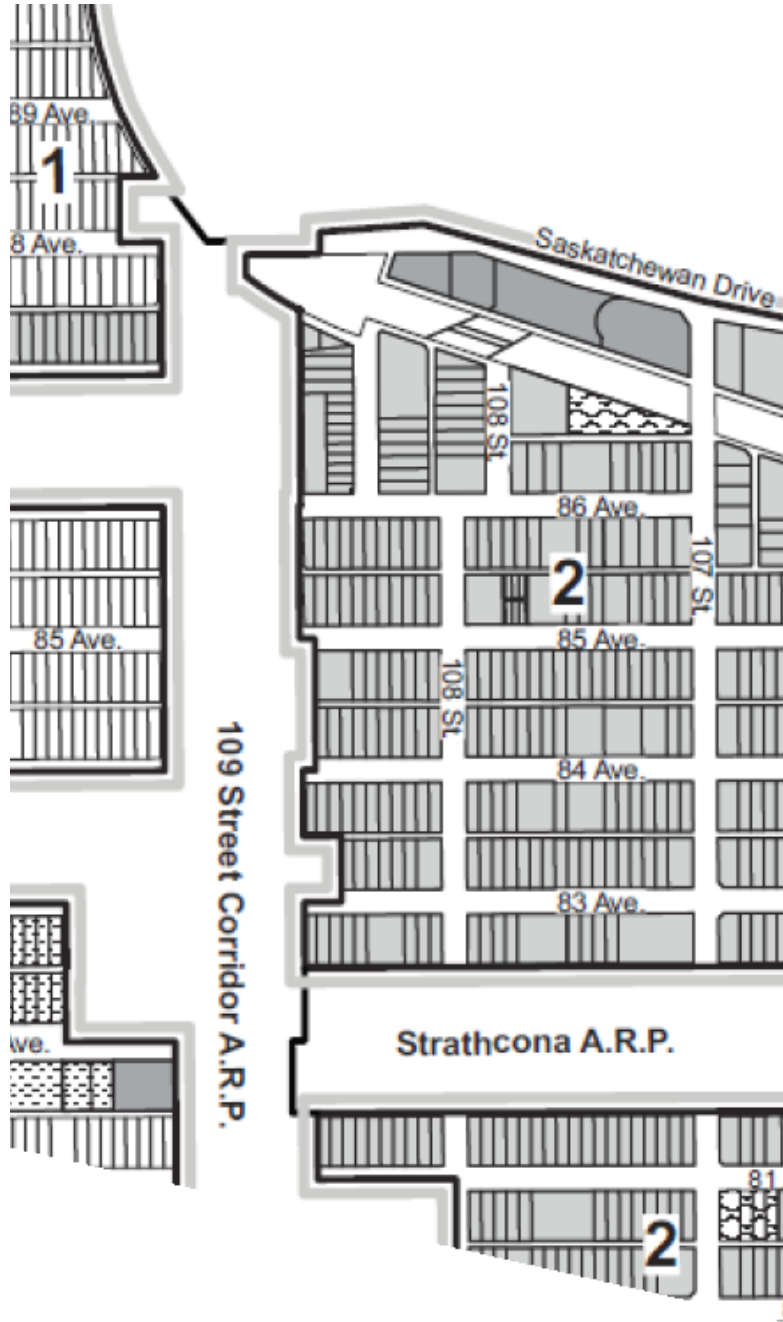
- d. deleting the untitled map associated with Policy G.3 and replacing it with the map attached hereto as Schedule “C”; and forming part of this Bylaw;
- e. deleting a portion of “Schedule J - Detailed Land Use Sub Area 2” as shown on Schedule “D” and replacing it with a portion of “Schedule J - Detailed Land Use Sub Area 2”, as shown on Schedule “E” attached hereto 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 “F”; 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 “G”; and forming part of this Bylaw; and
- h. deleting a portion of “Schedule Q - Proposed Zoning” as shown on Schedule “H” and replacing it with a portion of “Schedule Q - Proposed Zoning”, as shown on Schedule “I” attached hereto and forming part of this Bylaw.

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







THE CITY OF EDMONTON

MAYOR





CITY CLERK



Residential Areas

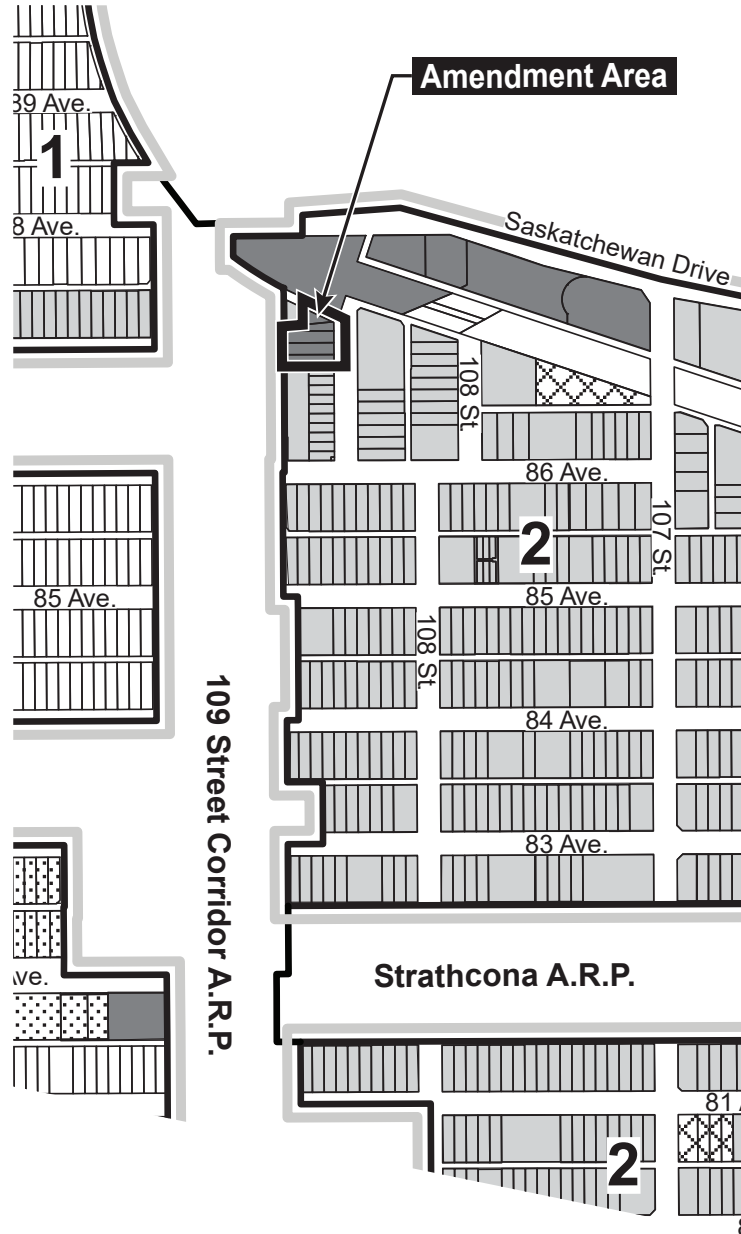
-  Single detached, semi-detached, duplex, row and apartment housing containing not more than 4 dwellings.
-  Stacked row housing, row housing
-  Walk up and stacked row housing
-  Medium rise apartments
-  High rise apartments
-  CPD Comprehensively planned development

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



Residential Areas

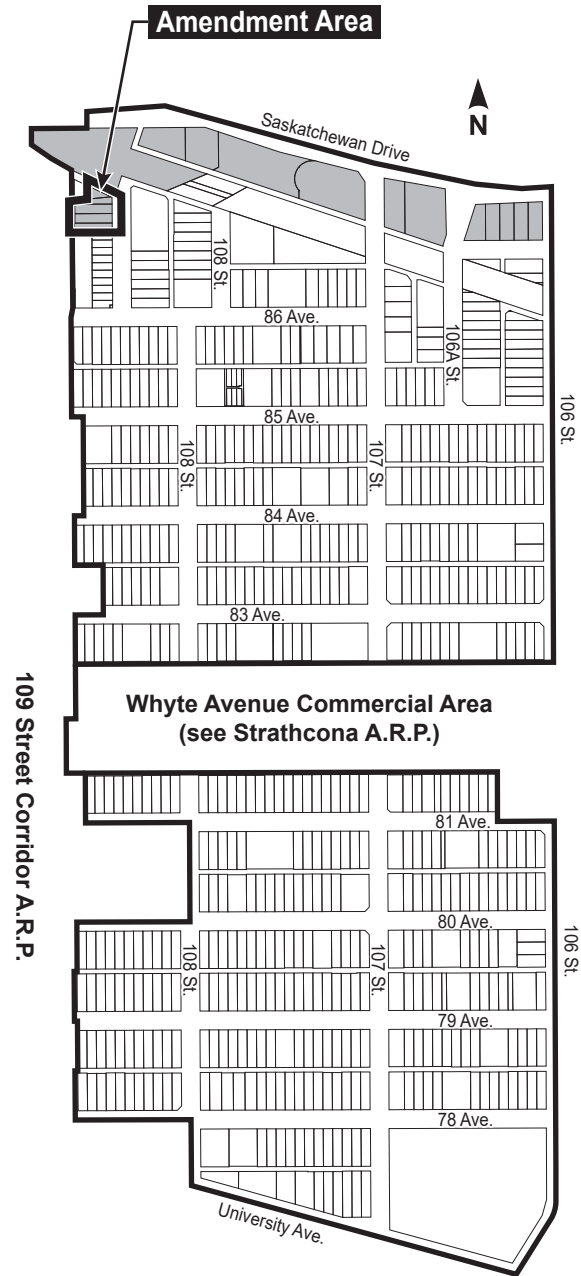
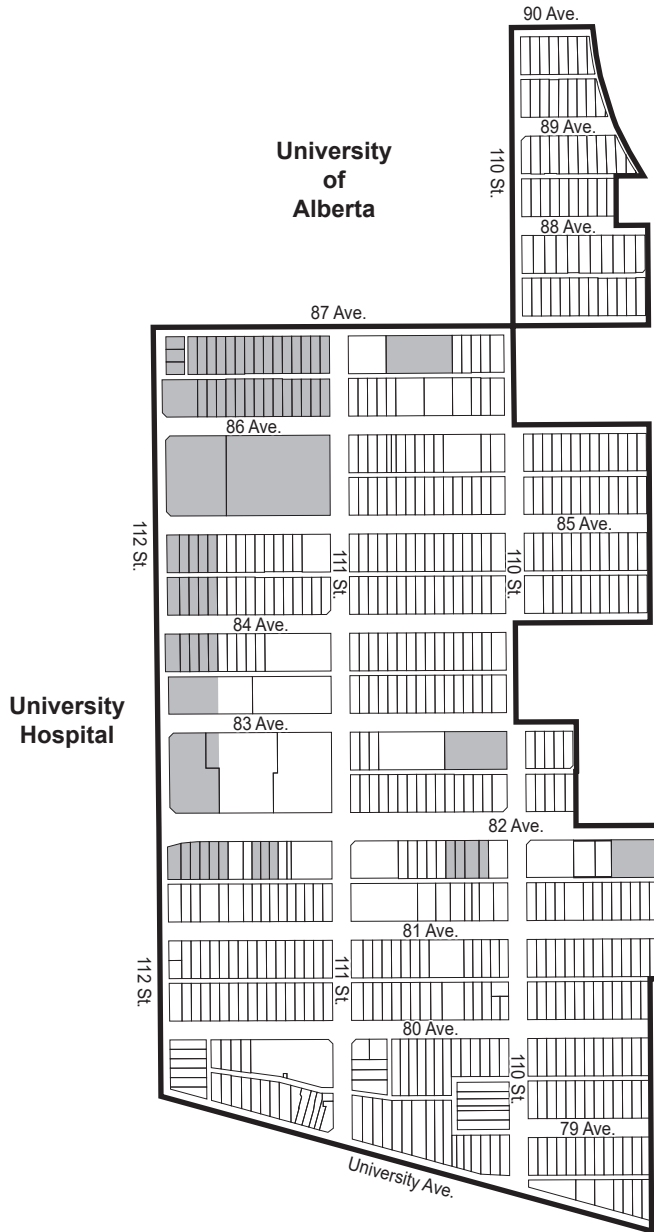
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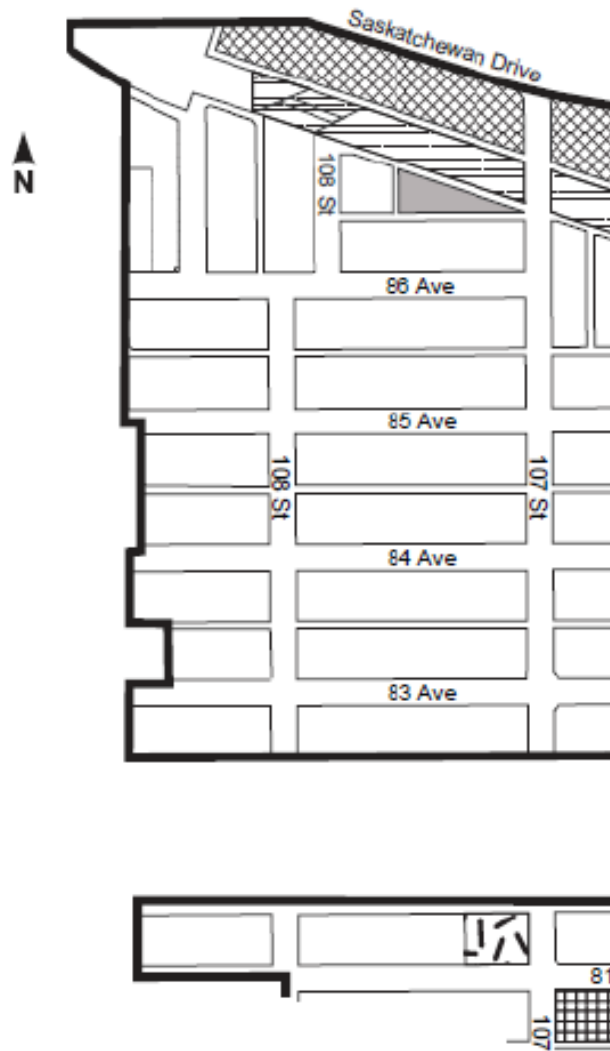
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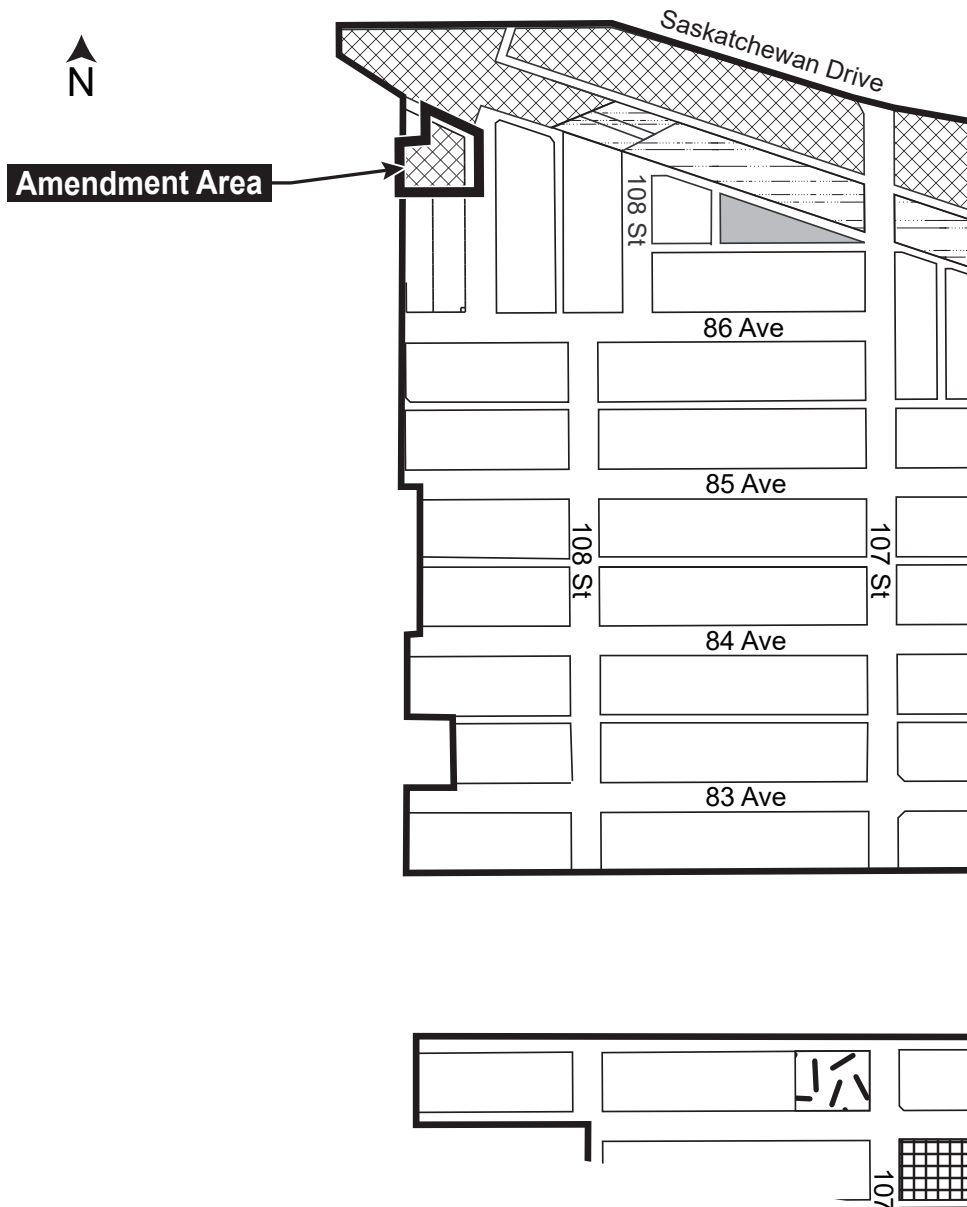
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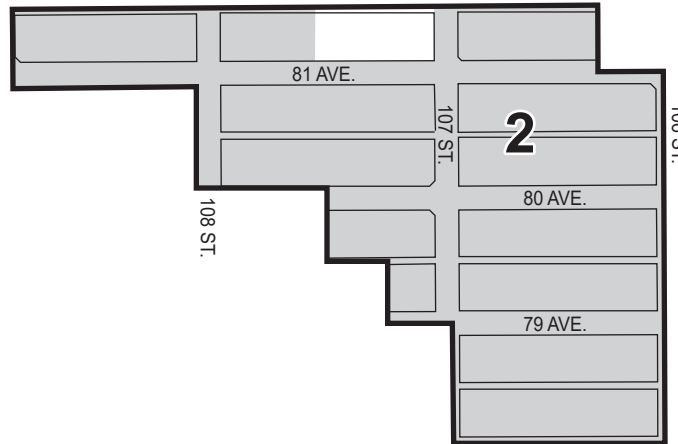
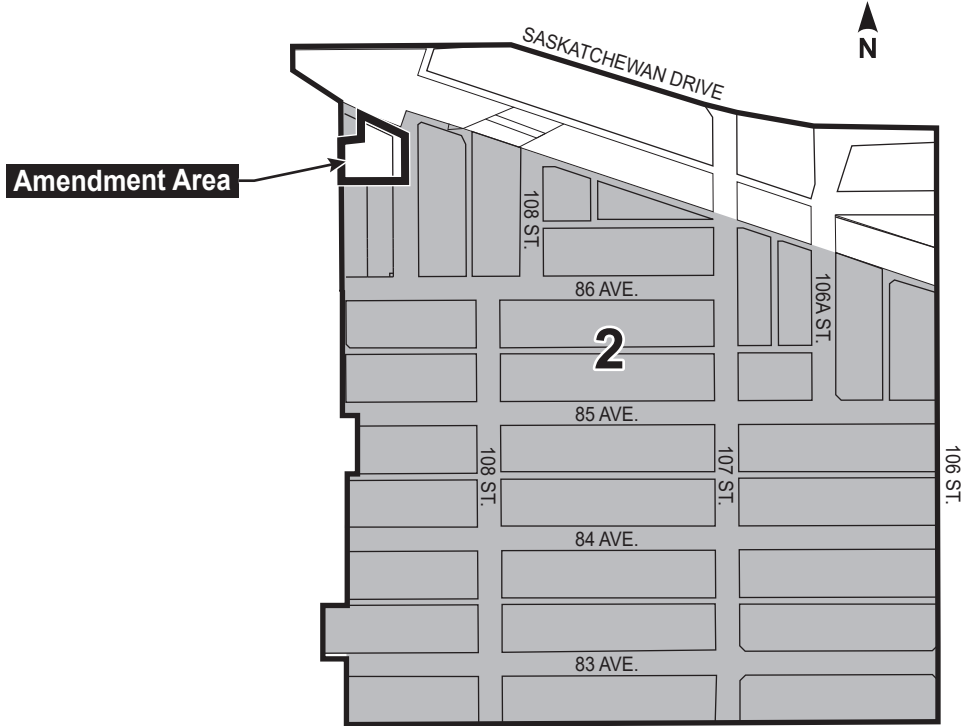
-  Low Rise Apartment
-  High Rise Apartment
-  Urban Services
-  Public Parks
-  Mixed Use Development - Commercial and Residential
-  Special Public Service



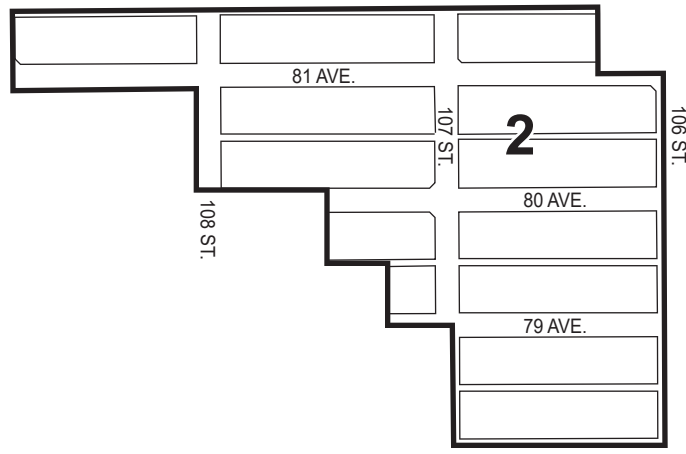
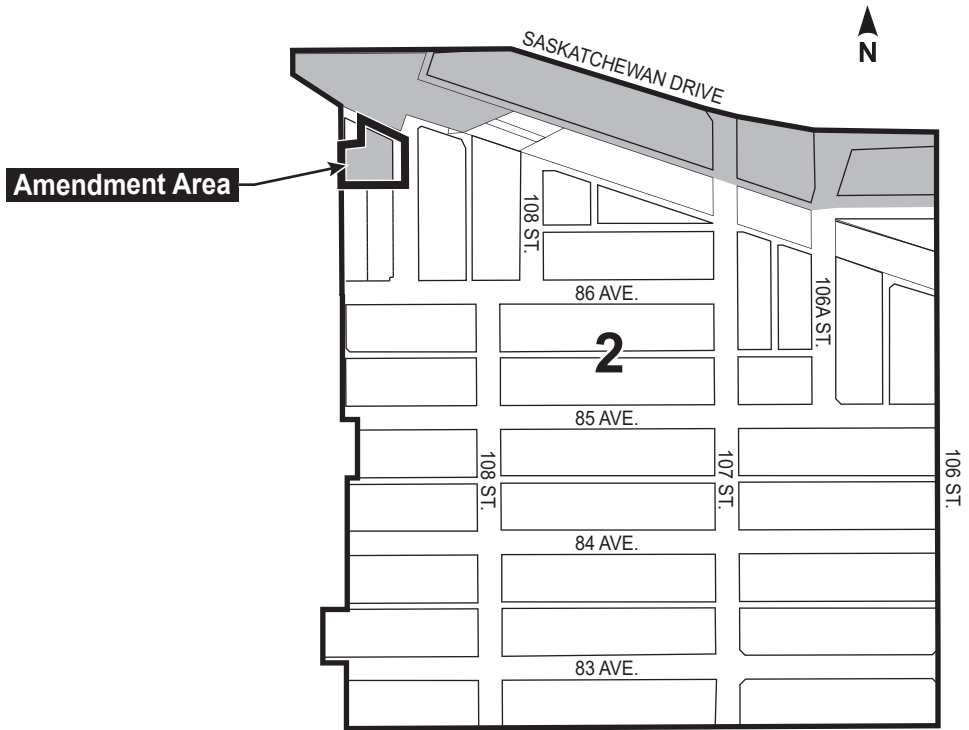
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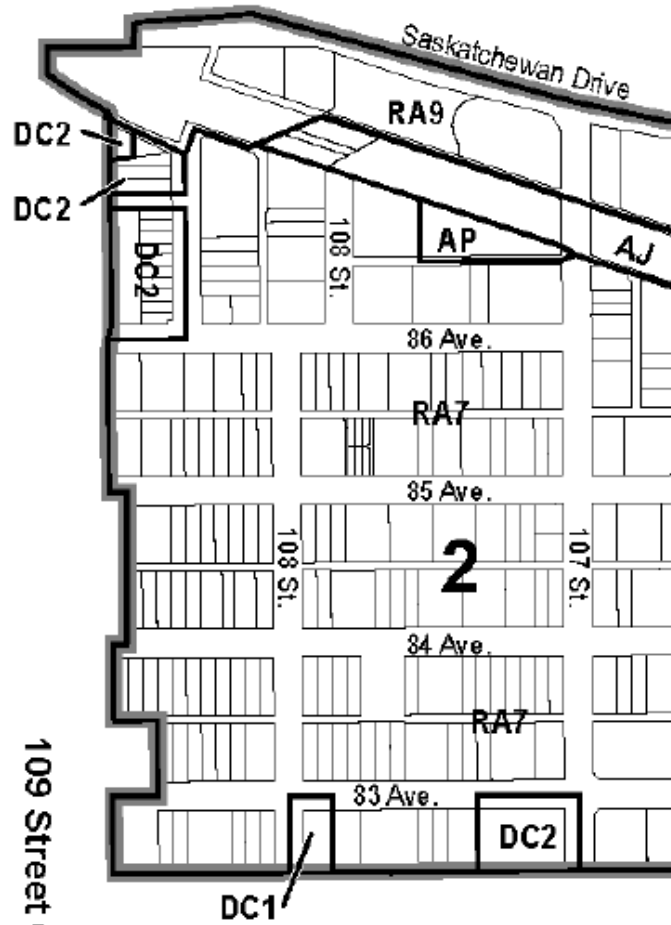
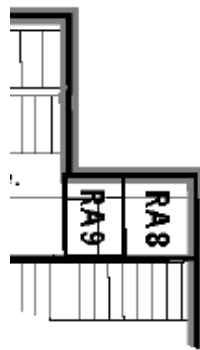
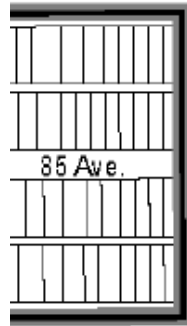


Walk Up Apartments / Stacked Row Housing



High Rise Apartment Area





109 Street Corridor A.R.

Strathcona A.R.P.

