

Bylaw 17847

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 “Schedule A – Vicinity Map”, and replacing it with “Schedule A – Vicinity Map” attached hereto as Schedule “A”; and forming part of this Bylaw;
 - b. deleting “Schedule B – Area Redevelopment Plan”, and replacing it with “Schedule B – Area Redevelopment Plan” attached hereto as Schedule “B”; and forming part of this Bylaw;
 - c. deleting “Schedule C – General Land Uses”, and replacing it with “Schedule C – General Land Uses” attached hereto as Schedule “C”; and forming part of this Bylaw;
 - d. deleting the untitled map under Policy G.2, and replacing it with the map attached hereto as Schedule “D”; and forming part of this Bylaw;
 - e. deleting the untitled map under Policy G.3, and replacing it with the map attached hereto as Schedule “E”; and forming part of this Bylaw;

- f. deleting “Schedule D – Existing Commercial Strips” under Policy G.5, and replacing it with “Schedule D – Existing Commercial Strips” attached hereto as Schedule “F”; and forming part of this Bylaw;
- g. deleting “Schedule E – Roadway Designations”, and replacing it with “Schedule E – Roadway Designations” attached hereto as Schedule “G”; and forming part of this Bylaw;
- h. deleting the untitled map under Policy G.14, and replacing it with the map attached hereto as Schedule “H”; and forming part of this Bylaw;
- i. deleting “Schedule D – Existing Commercial Strips” under Policy G.16, and replacing it with “Schedule D – Existing Commercial Strips” attached hereto as Schedule “F”; and forming part of this Bylaw;
- j. deleting “Schedule H – Designated Bikeways and Crosswalk Locations”, and replacing it with “Schedule H – Designated Bikeways and Crosswalk Locations” attached hereto as Schedule “I”; and forming part of this Bylaw;
- k. deleting the untitled map under Policy G.21, and replacing it with the map attached hereto as Schedule “J”; and forming part of this Bylaw;
- l. 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 “K”; and forming part of this Bylaw;
- m. deleting “Map: Walk Up Apartments/Stacked Row Housing”, and replacing it with “Map: Walk Up Apartments/Stacked Row Housing” attached hereto as Schedule “L”; and forming part of this Bylaw;
- n. deleting “Map: High Rise Apartment Area”, and replacing it with “Map: High Rise Apartment Area” attached hereto as Schedule “M”; and forming part of this Bylaw;
- o. deleting “Map: Accessory and Non-Accessory Parking”, and replacing it with “Map: Accessory and Non-Accessory Parking” attached hereto as Schedule “N”; and forming part of this Bylaw;
- p. deleting “Map: Proposed New Park Facility”, and replacing it with “Map: Proposed New Park Facility” attached hereto as Schedule “O”; and forming part of this Bylaw; and

- q. deleting “Schedule Q – Proposed Zoning”, and replacing it with “Schedule Q – Proposed Zoning” attached hereto as Schedule “P”; and forming part of this Bylaw.

| | | |
|-------------------------|--------|---------------|
| READ a first time this | day of | , A. D. 2017; |
| READ a second time this | day of | , A. D. 2017; |
| READ a third time this | day of | , A. D. 2017; |
| SIGNED and PASSED this | day of | , A. D. 2017. |

THE CITY OF EDMONTON

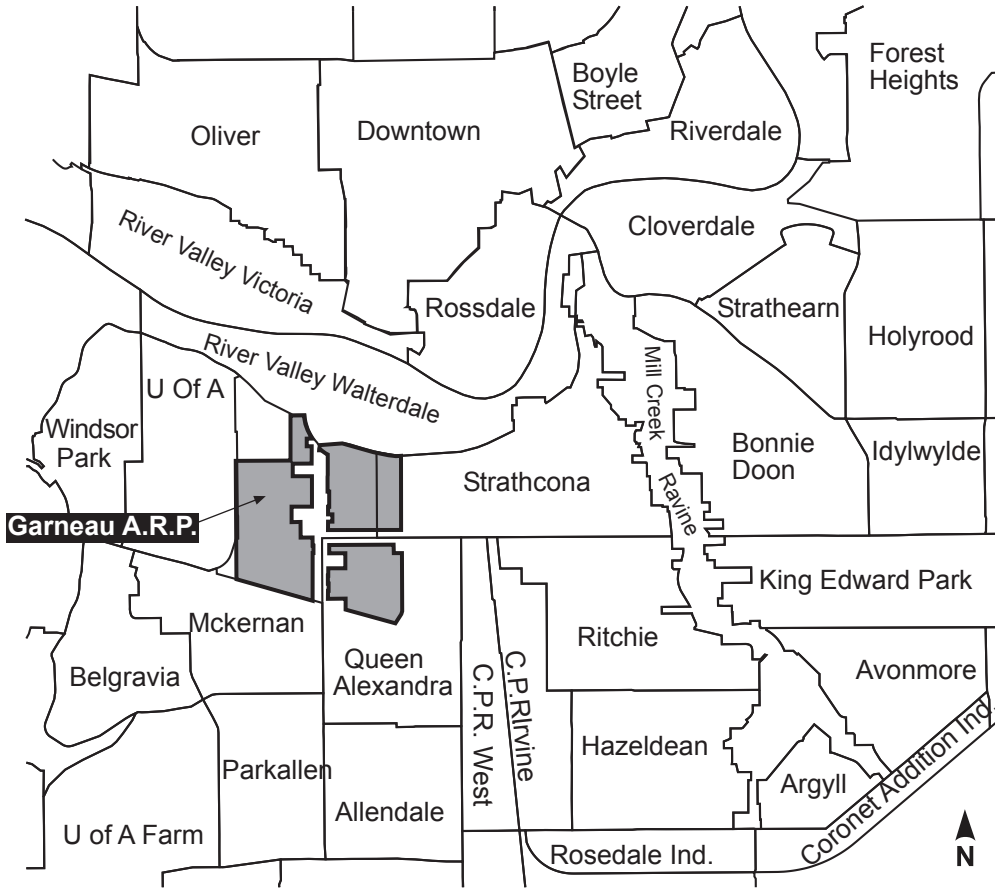
MAYOR

CITY CLERK

Garneau

SCHEDULE A Vicinity Map

Area Redevelopment Plan



Garneau

SCHEDULE B Area Redevelopment Plan

Area Redevelopment Plan

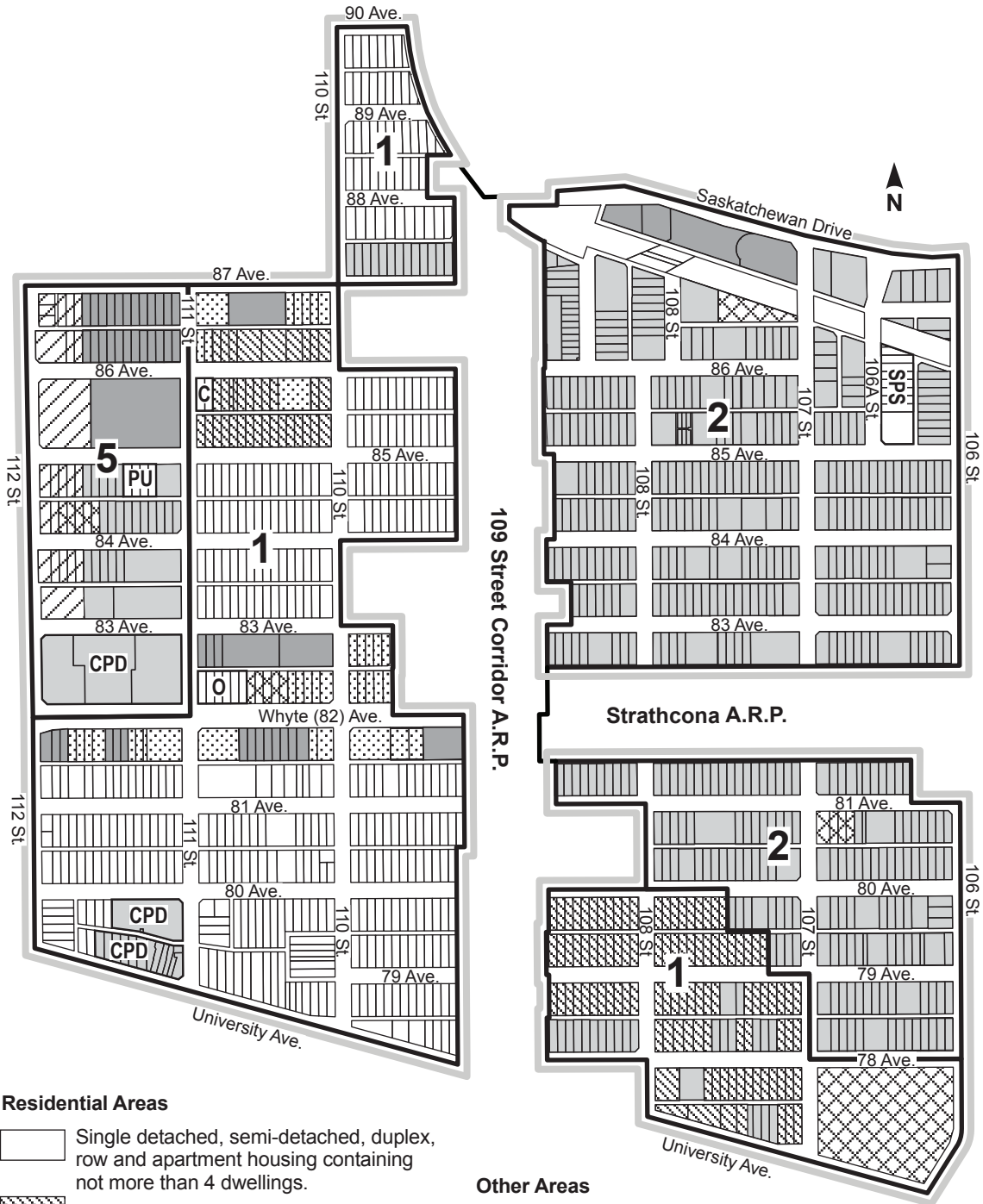


- Gameau Area Redevelopment Plan Boundary
- Gameau A.R.P. Sub-Areas

Garneau

SCHEDULE C General Land Uses

Area Redevelopment Plan



Residential Areas

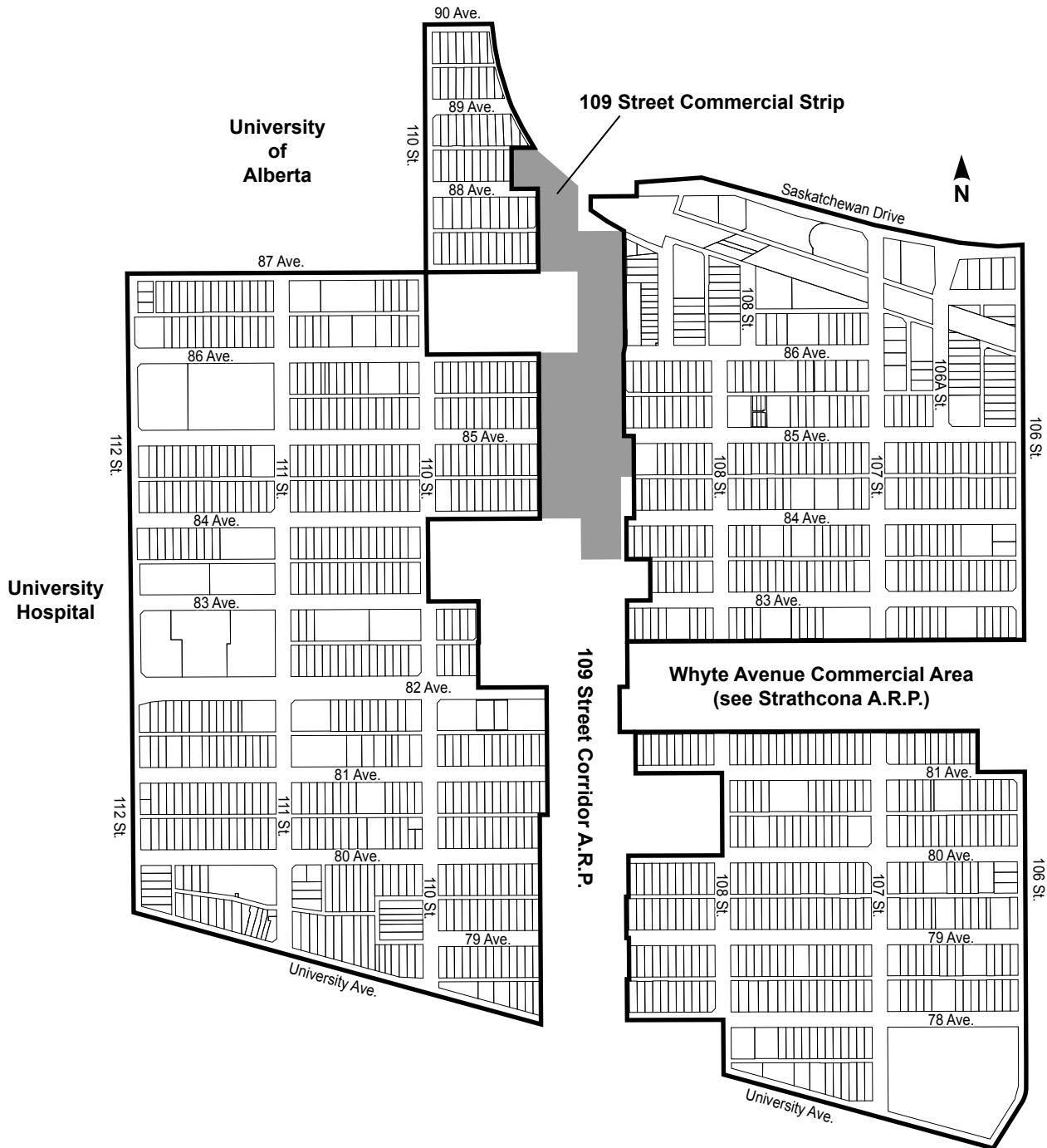
- Single detached, semi-detached, duplex, row and apartment housing containing not more than 4 dwellings.
- Stacked row housing, row housing
- Walk up and stacked row housing
- Medium rise apartments
- High rise apartments
- CPD Comprehensively planned development

Other Areas

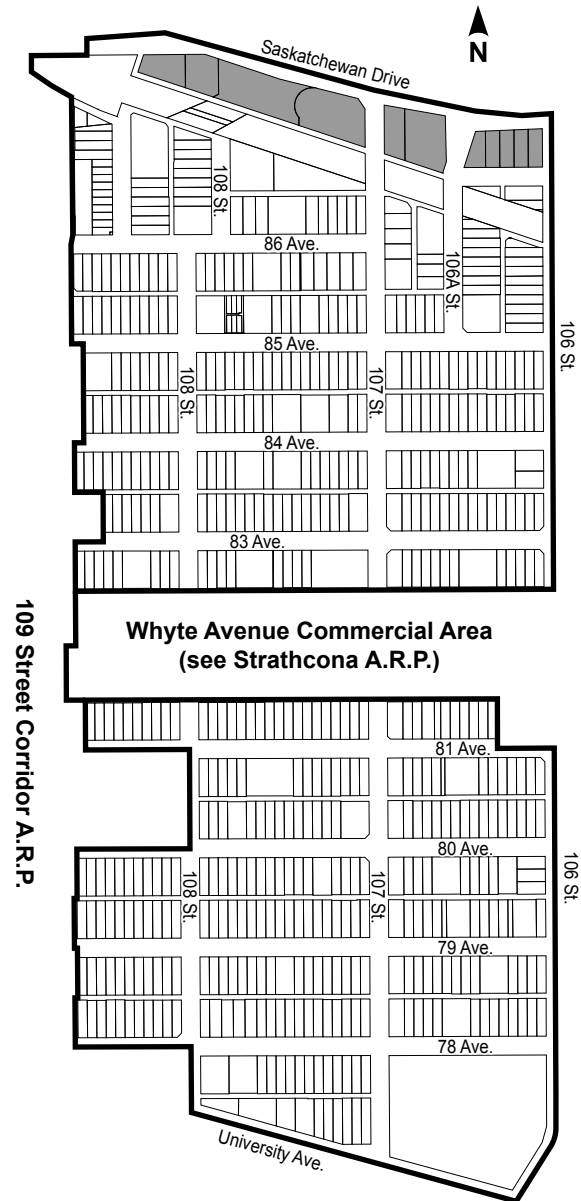
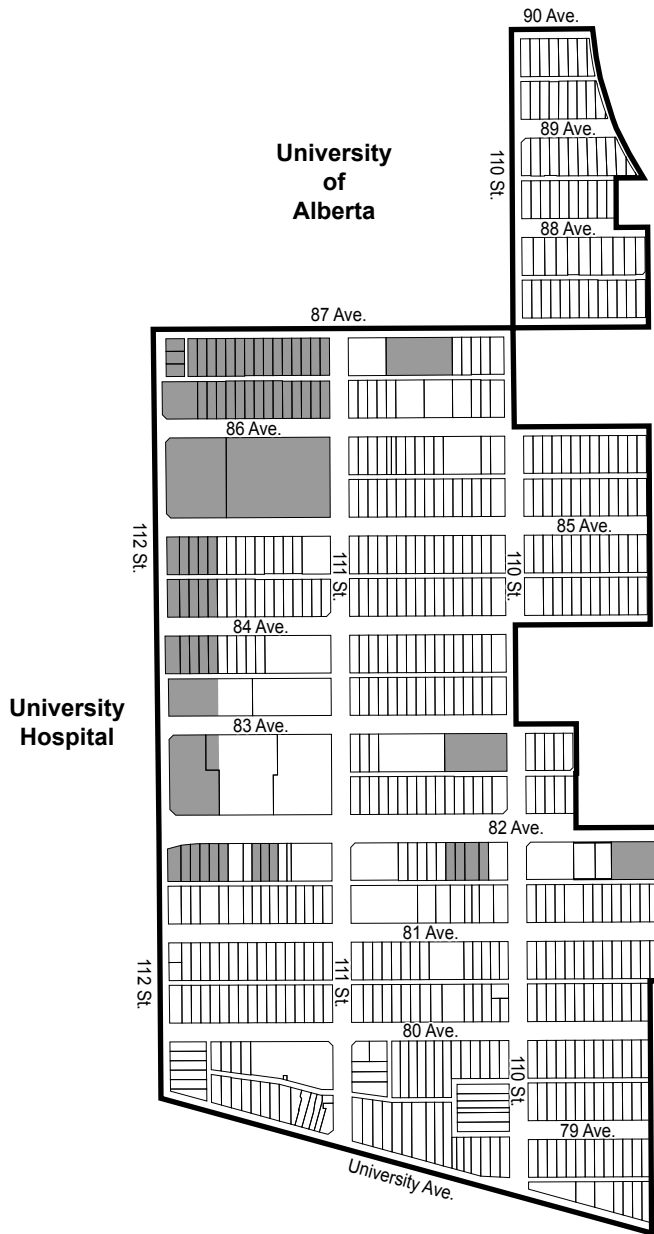
- Mixed use - mainly residential
- Parks/Schools and Institutional
- PU Public Utility
- SPS Special Public Service

Commercial Areas

- C Commercial Neighbourhood Convenience
- O Commercial Office



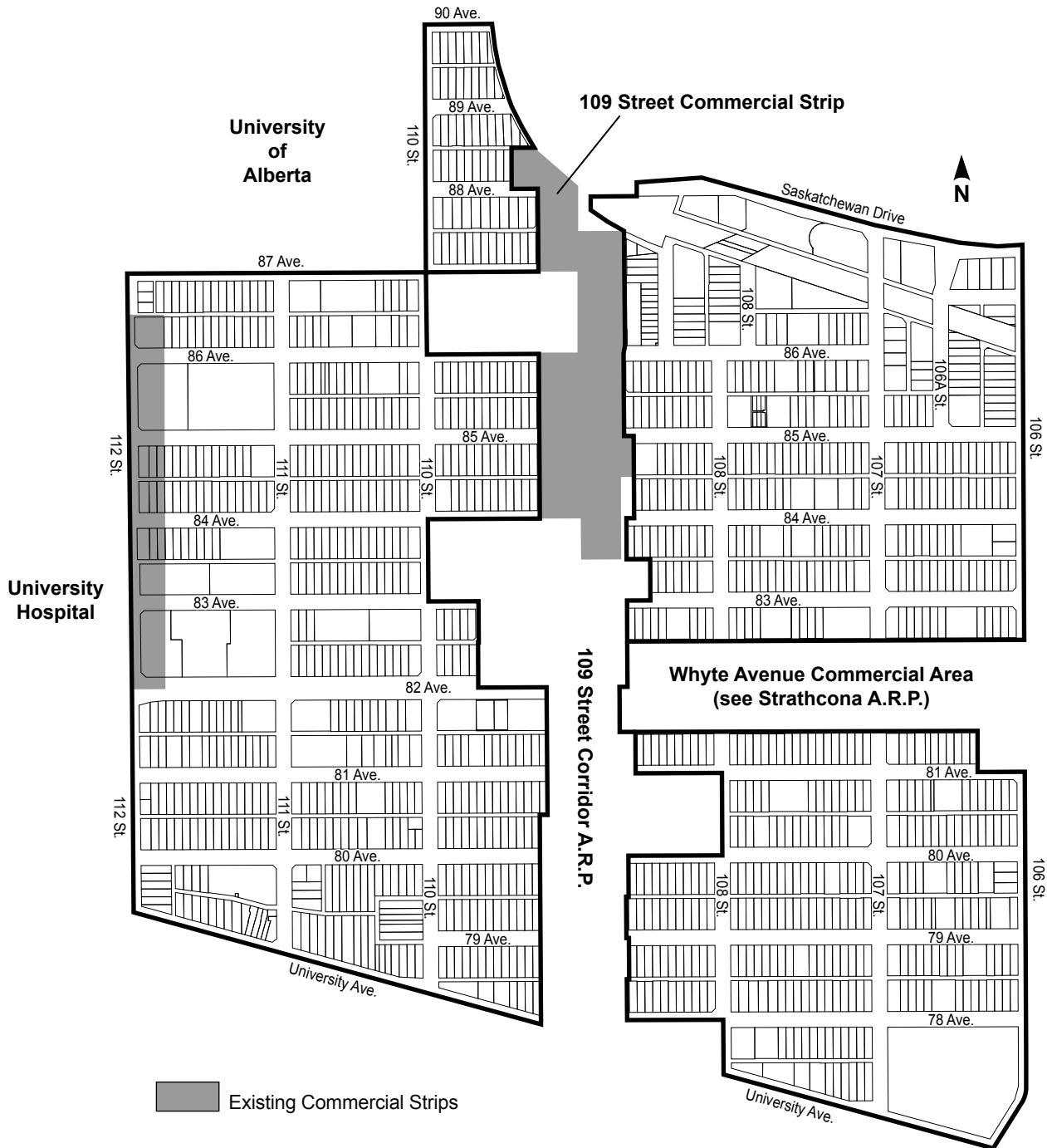
SCHEDULE "E"



Garneau

SCHEDULE D Existing Commercial Strips

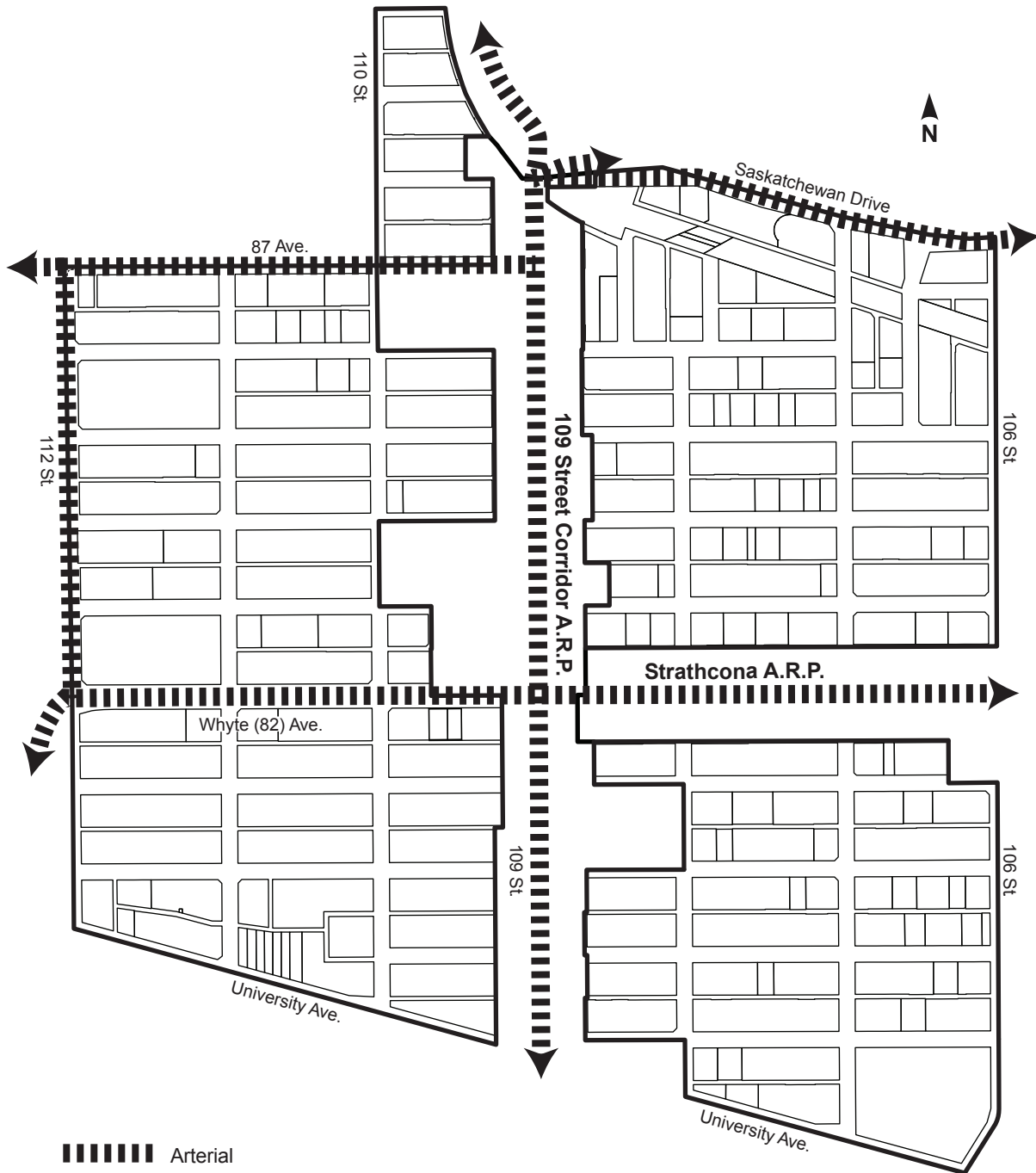
Area Redevelopment Plan

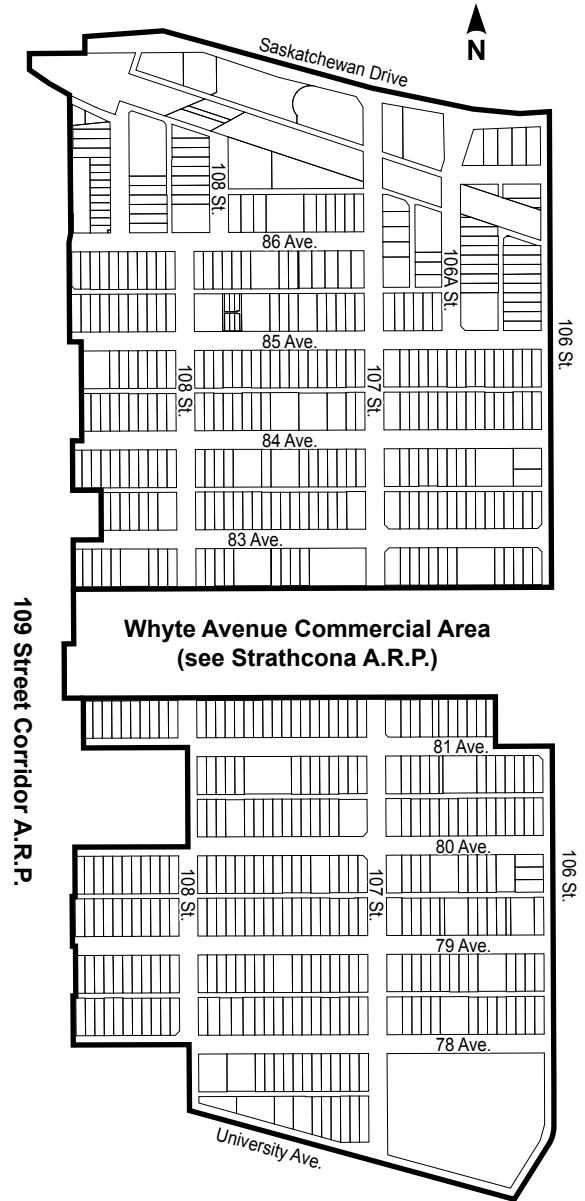
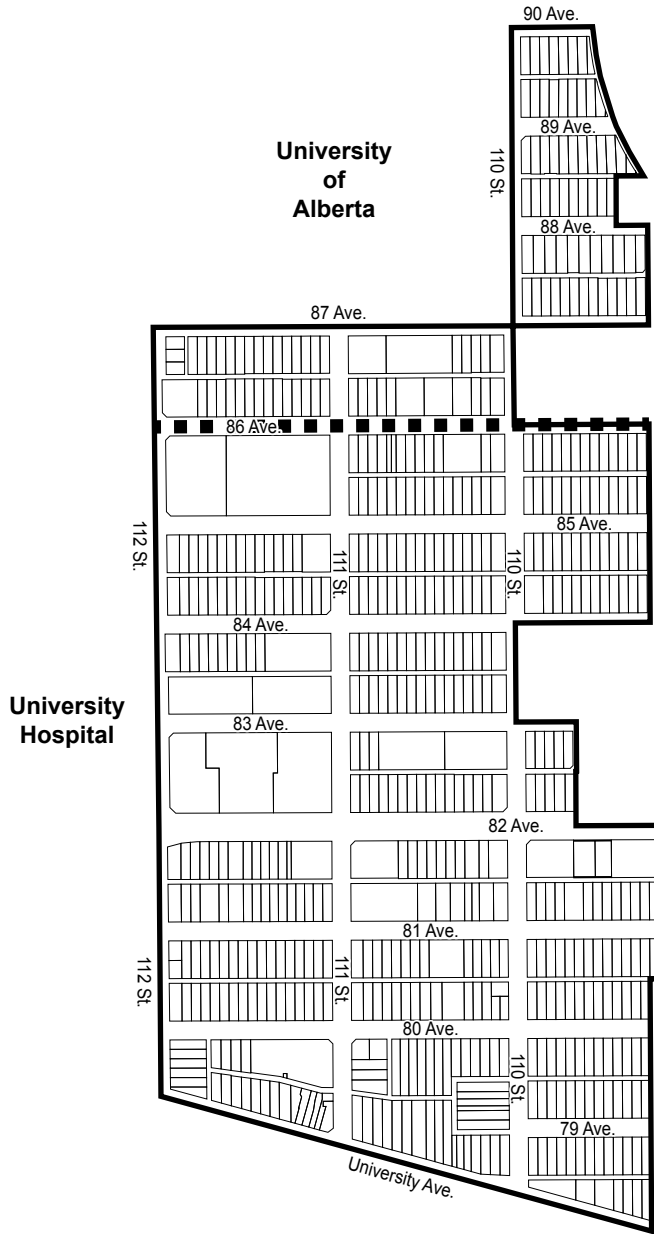


Garneau

SCHEDULE E Roadway Designations

Area Redevelopment Plan

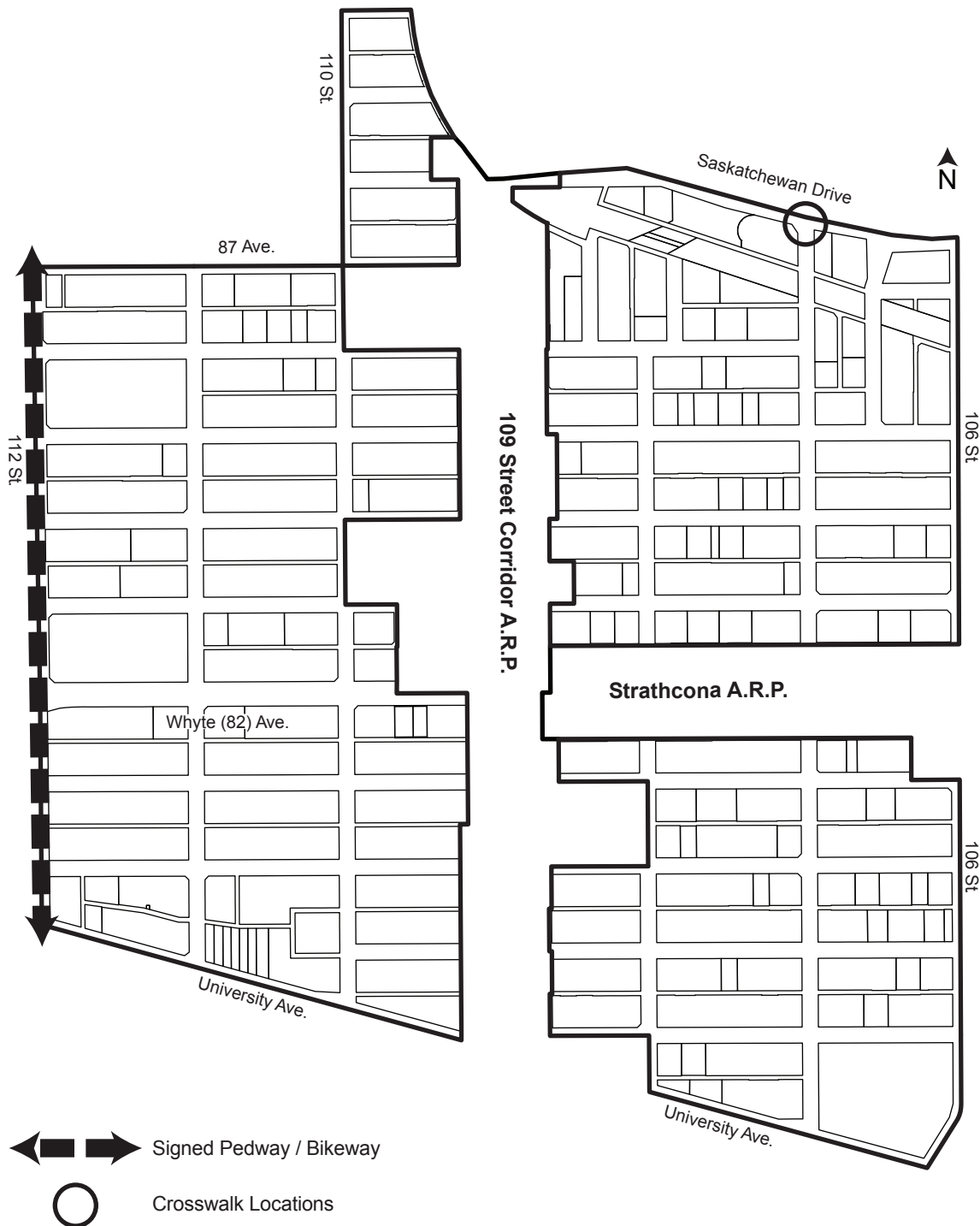


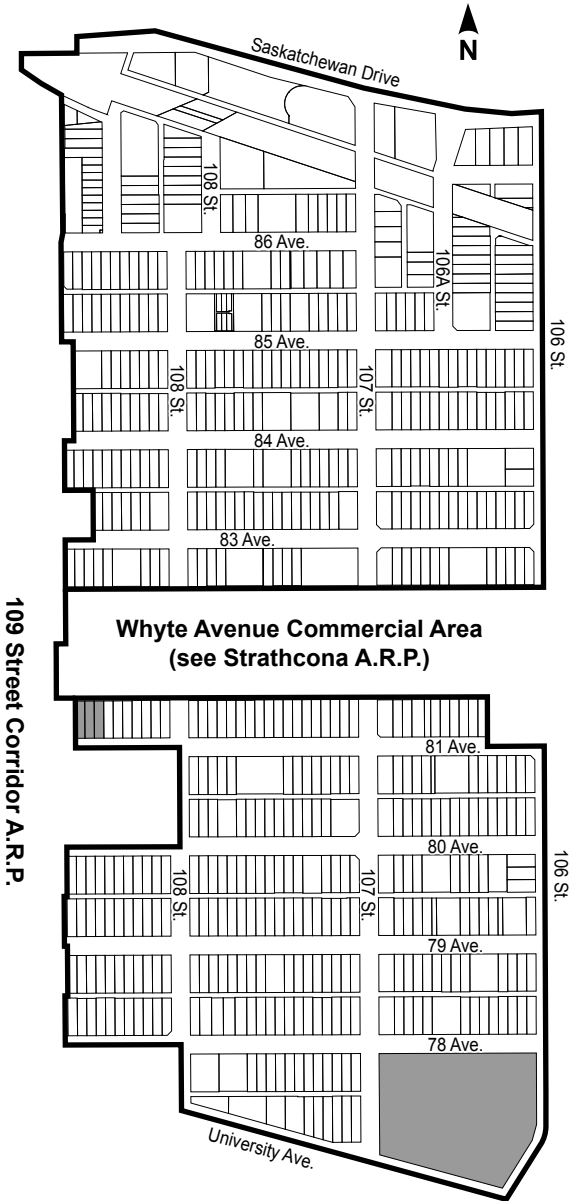
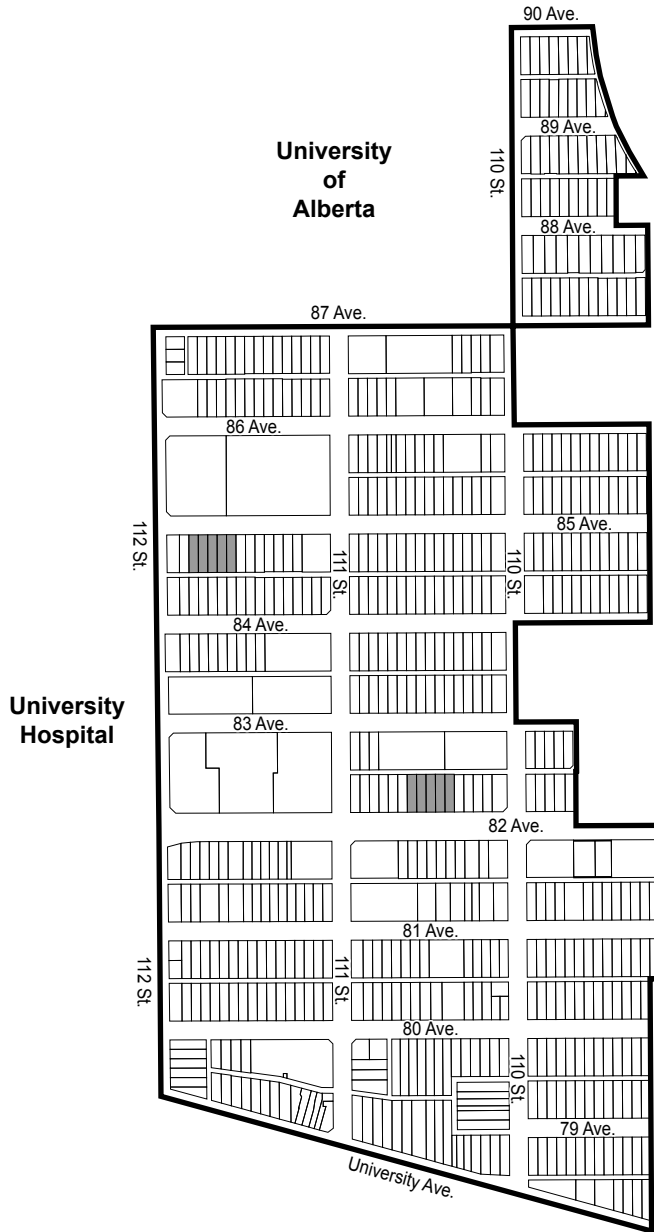


Garneau

SCHEDULE H Designated Bikeways and Crosswalk Locations

Area Redevelopment Plan



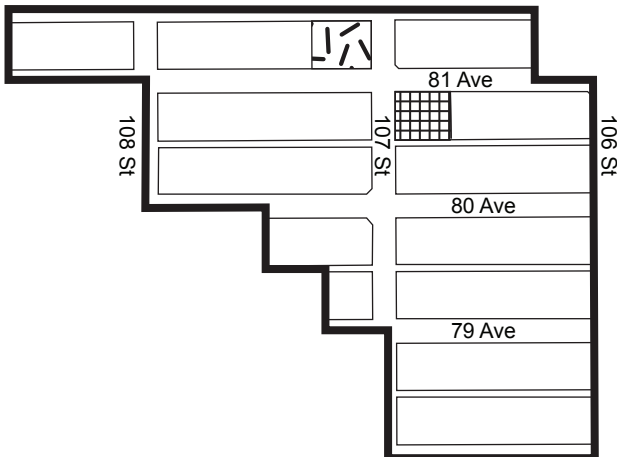
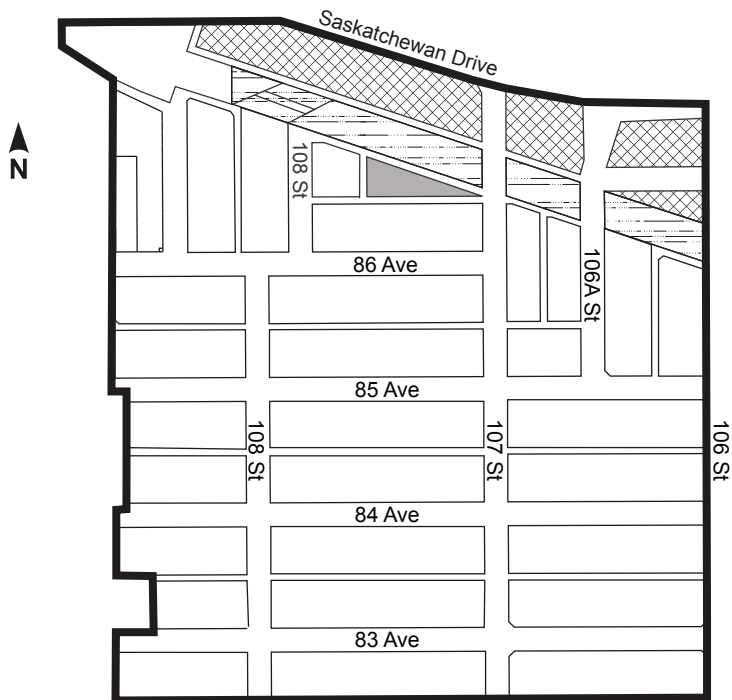


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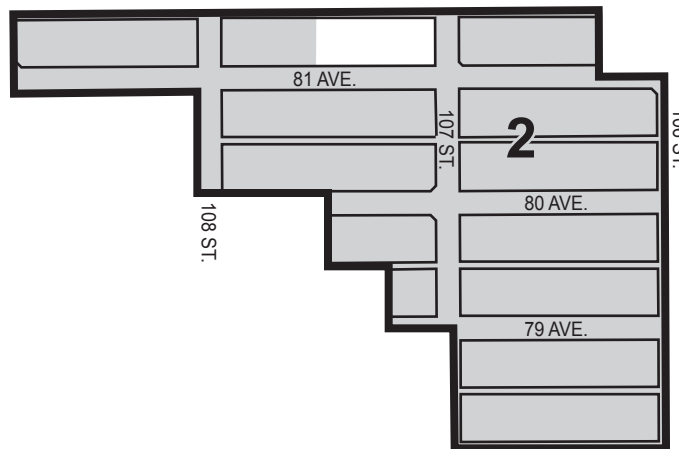
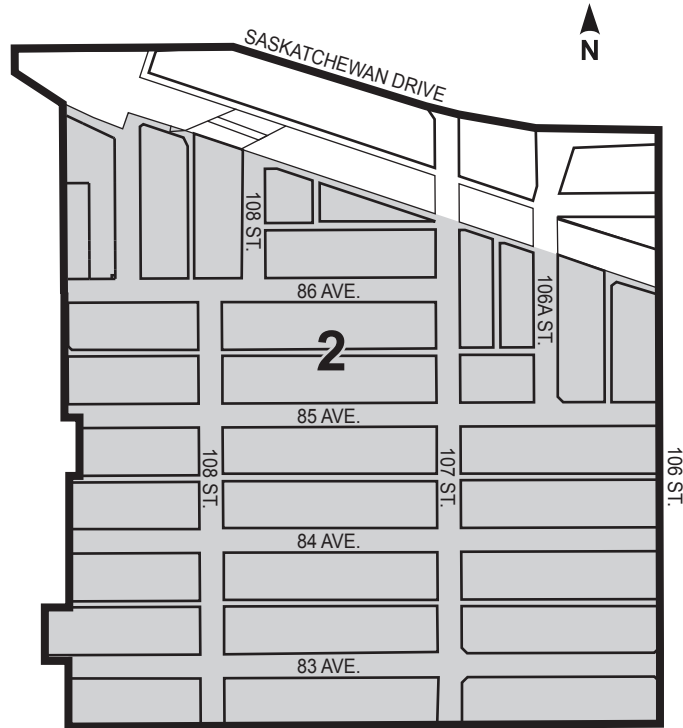
SCHEDULE J Detailed Land Use Sub Area 2

Area Redevelopment Plan

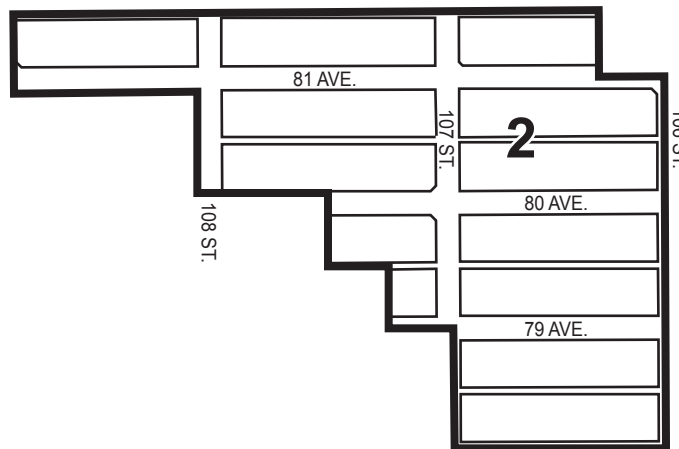
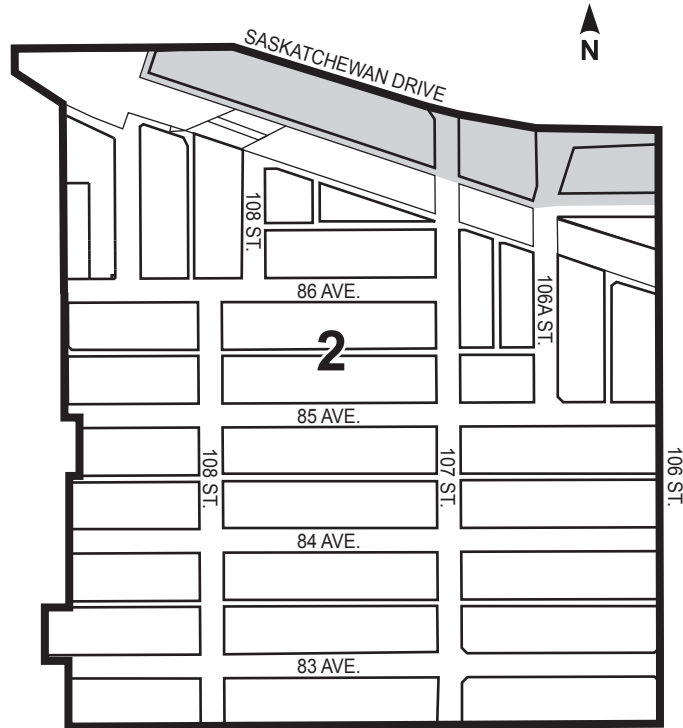
-  Low Rise Apartment
-  High Rise Apartment
-  Urban Services
-  Public Parks
-  Mixed Use Development - Commercial and Residential
-  Special Public Service



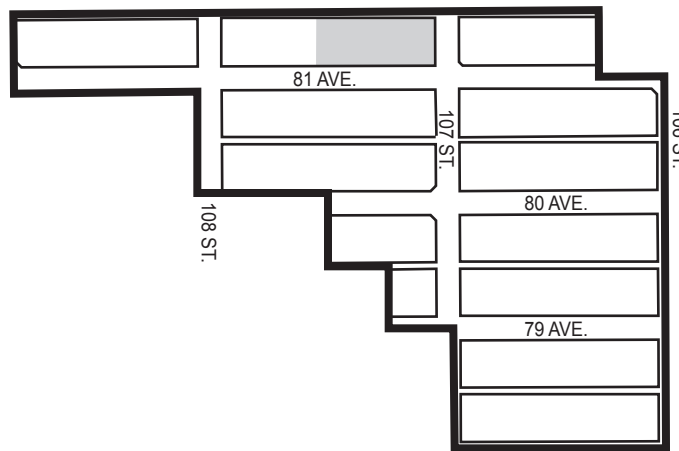
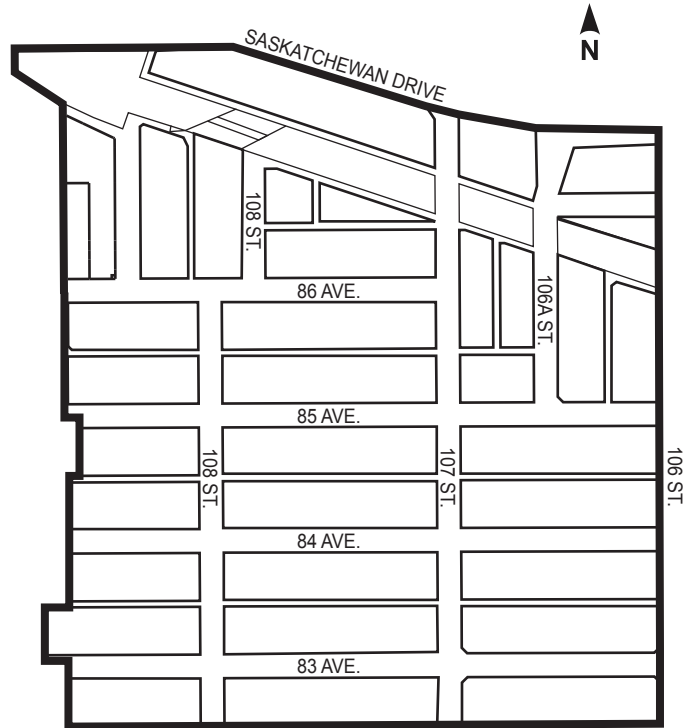
Walk Up Apartments / Stacked Row Housing



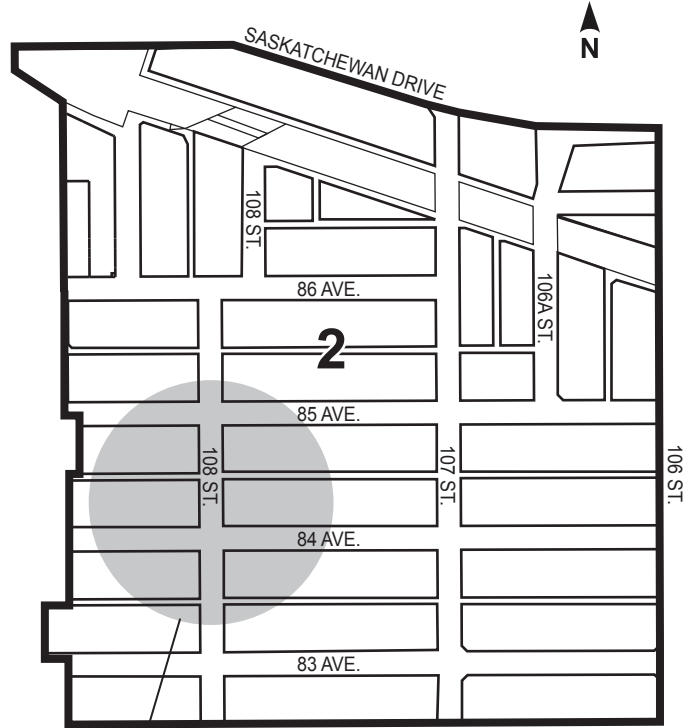
High Rise Apartment Area



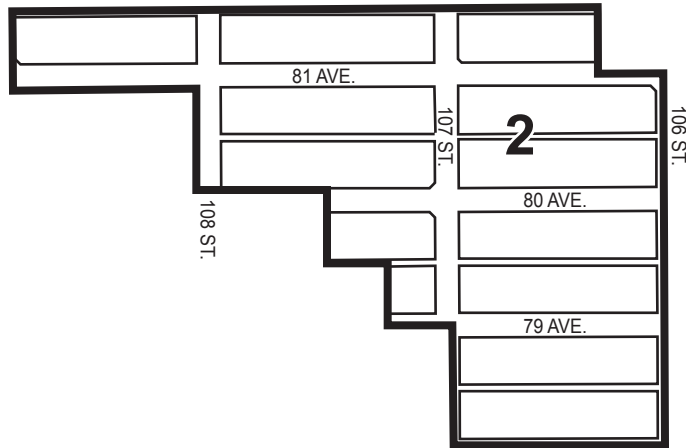
Accessory and Non Accessory Parking



Proposed New Park Facility



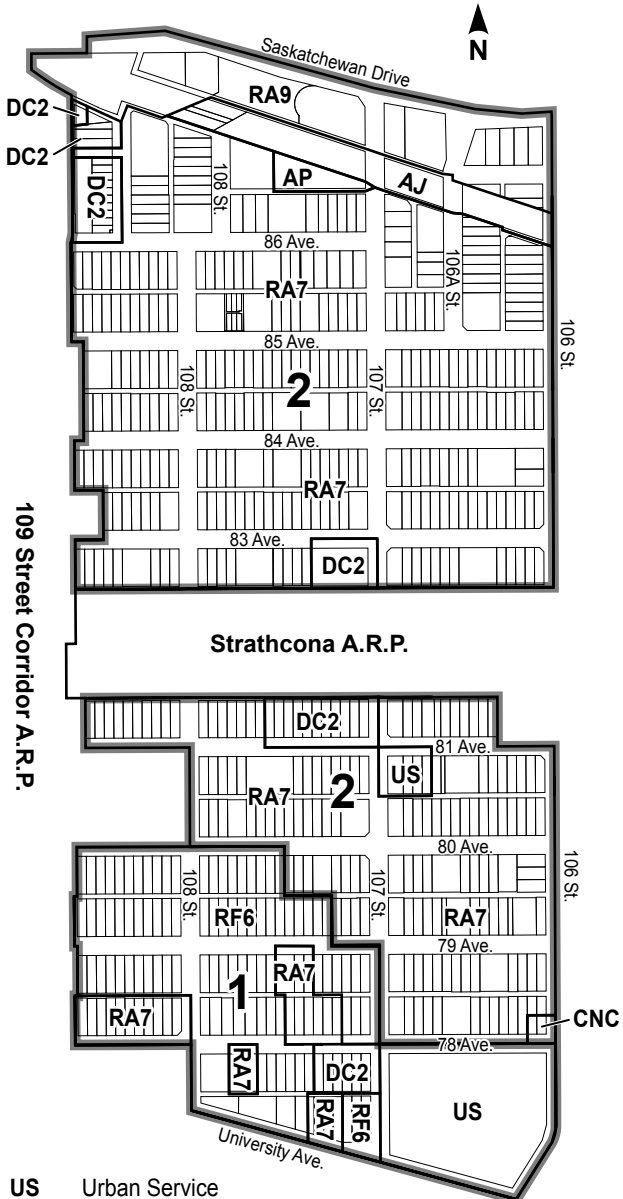
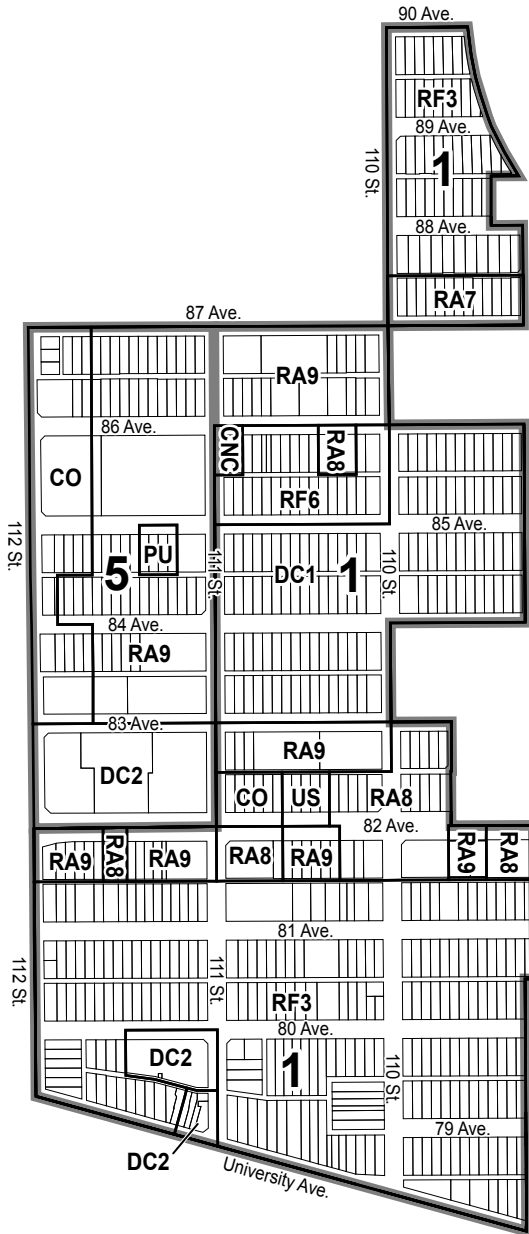
Area for Long-Term
Parkland Acquisition



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

Note: Map does not reflect Overlays