Bylaw 18441

A Bylaw to amend Bylaw 16242, as amended,
109 Street Corridor Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on August 26, 2013, passed Bylaw 16242, being a bylaw to adopt 109 Street Corridor Area Redevelopment Plan; and

WHEREAS from time to time Council finds it desirable to amend 109 Street Corridor Area Redevelopment Plan; and

WHEREAS City Council now deems it in the public interest to further amend 109 Street Corridor Area Redevelopment 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. Bylaw 16242, 109 Street Corridor Area Redevelopment Plan as amended, is hereby further amended by:
   a) Deleting Map 6 “Mixed Use Commercial District”, and substituting therefor a new Map 6 “Mixed Use Commercial District” attached hereto as Schedule “A” to this bylaw; and
   b) Deleting Section 3.2.3.9 in its entirety and substituting with

   “Building height will not exceed four floors (14.0 metres)

   At locations that abut Whyte Avenue and form part of that higher order business corridor, building height may increase to six storeys (23 metres) where the storeys above the fourth storey consist of a hotel, apartment hotel, or residential development.

   Building height above 14.0 meters may also be supported at the following location if done through a (DC2) Site Specific Development Control Provision to ensure the development is sensitive to and compatible with the surrounding development and aligns with the District's General Intent:
8307 - 109 street NW, legally described as Lots 9-15, Block 177, Plan N4000R”.

READ a first time this day of , A. D. 2018;
READ a second time this day of , A. D. 2018;
READ a third time this day of , A. D. 2018;
SIGNED and PASSED this day of , A. D. 2018.

THE CITY OF EDMONTON

____________________________________
MAYOR

____________________________________
CITY CLERK
SCHEDULE “A”

BYLAW 18441

MAP 6: MIXED USE COMMERCIAL DISTRICT