

CITY OF ST. ALBERT

BYLAW 9/2021

LAND USE BYLAW AMENDMENT

Being Amendment 187 to the Land Use Bylaw 9/2005

The Council of the City of St. Albert, duly assembled, hereby ENACTS AS FOLLOWS:

1. Bylaw 9/2005, Land Use Bylaw is hereby amended by this Bylaw.
2. Part 10, Section 10.6, Direct Control Mixed Use (DCMU) Land Use District, is amended by:
 - 2.1. Subsection (7) Urban Review (a)(iii) is amended to read “is greater than either ten (10) storeys or 25 metres in height; or”
 - 2.2. Subsection (8) Floor Area is amended by adding the following as a new subsection, immediately after subsection (a):
 - “a.1 Notwithstanding clause (a), the maximum gross floor area for any building is 1.9 times the site area for the following properties:
 - (i) Lot 5, Block 1, Plan 1224934 (230 Bellerose Drive);
 - (ii) Lot 1B, Block 1, Plan 1224934 (250 Bellerose Drive), and
 - (iii) Lot 2A, Block 1, Plan 1021490 (300 Orchard Court).including any future revisions to these legal descriptions based on a subdivision or condominium plan.
 - 2.3. Subsection (8) Floor Area (c) is amended to read “Notwithstanding clause (c)”

2.4. Subsection (8) Floor Area is amended by adding the following as a new subsection, immediately after subsection (d):

“d.1 Notwithstanding clause (c), a minimum of 5% of the total gross floor area shall be used for commercial (non-residential) purposes for the following properties:

(iv) Lot 5, Block 1, Plan 1224934 (230 Bellerose Drive);

(v) Lot 1B, Block 1, Plan 1224934 (250 Bellerose Drive), and

(vi) Lot 2A, Block 1, Plan 1021490 (300 Orchard Court).

including any future revisions to these legal descriptions based on a subdivision or condominium plan.

2.5. Subsection 9 Building Height (c) is amended by deleting the word “clause” and adding “clauses (a) and”.

2.6. Subsection 9 Building Height (c) is amended by adding after “Schedule F” “-Map 1”.

2.7. Subsection (9) Building Height is amended by adding the following as a new subsection, immediately after subsection (c):

“c.1 Notwithstanding clauses (a) and (c), the maximum building heights shown in Schedule F – Map 2 of this Bylaw shall apply to the following properties:

(i) Lot 5, Block 1, Plan 1224934 (230 Bellerose Drive);

(ii) Lot 1B, Block 1, Plan 1224934 (250 Bellerose Drive), and

(iii) Lot 2A, Block 1, Plan 1021490 (300 Orchard Court).

including any future revisions to these legal descriptions based on a subdivision or condominium plan;”

3. That, Building Heights for Redevelopment, being Schedule F to Land Use Bylaw 9/2005, is deleted in its entirety and replaced with the new Schedule F, attached as Schedule A hereto.

4. The Chief Administrative Officer is authorized to issue a consolidated version of Bylaw 9/2005.
5. This Bylaw comes into effect when it is passed.

READ a First time this ____ day of _____ 20____.

READ a Second time this ____ day of _____ 20____.

READ a Third time this ____ day of _____ 20____.

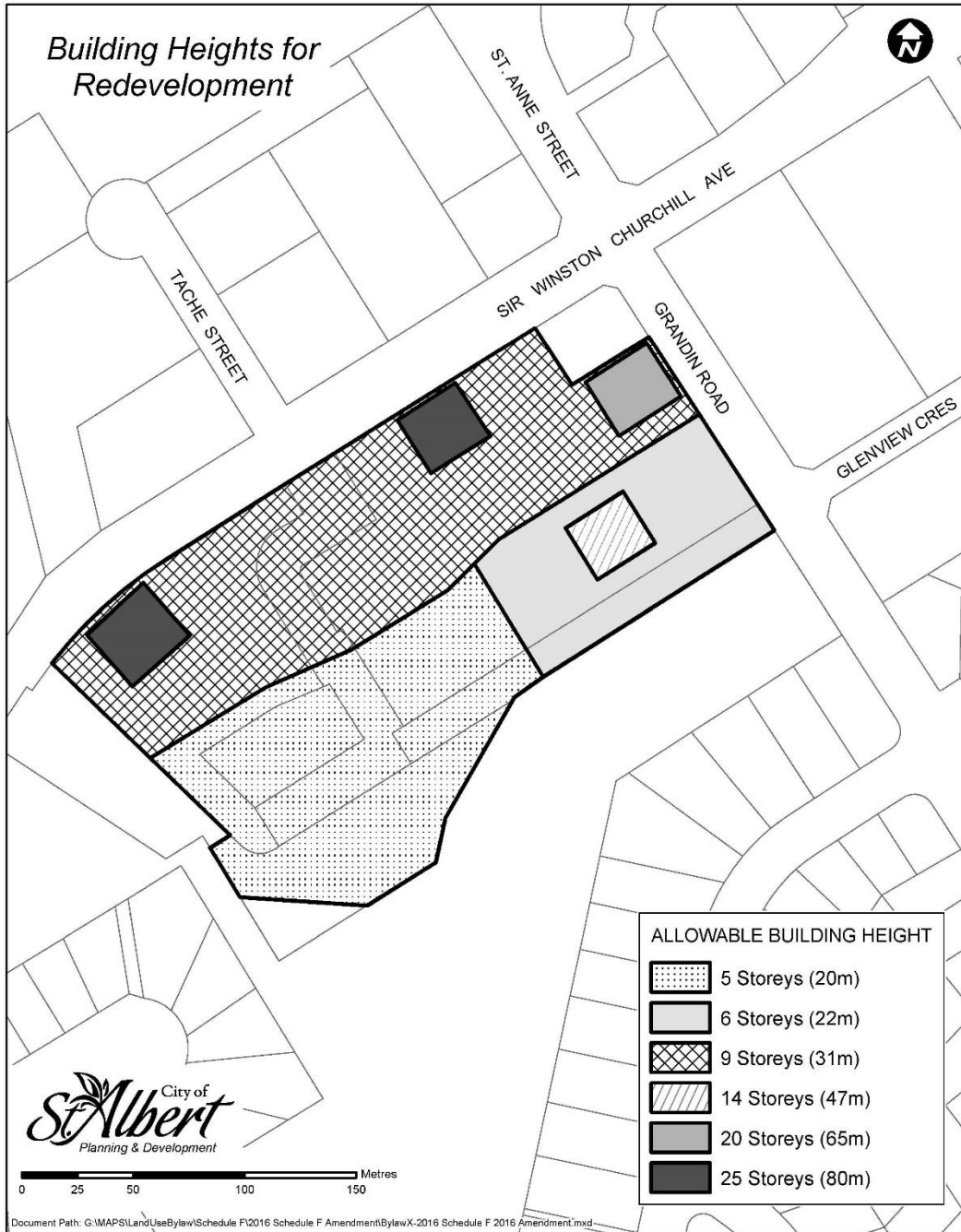
SIGNED AND PASSED this ____ day of _____ 20____.

MAYOR

CHIEF LEGISLATIVE OFFICER

Schedule "A"

Schedule F - Map 1



(BL6/2016)

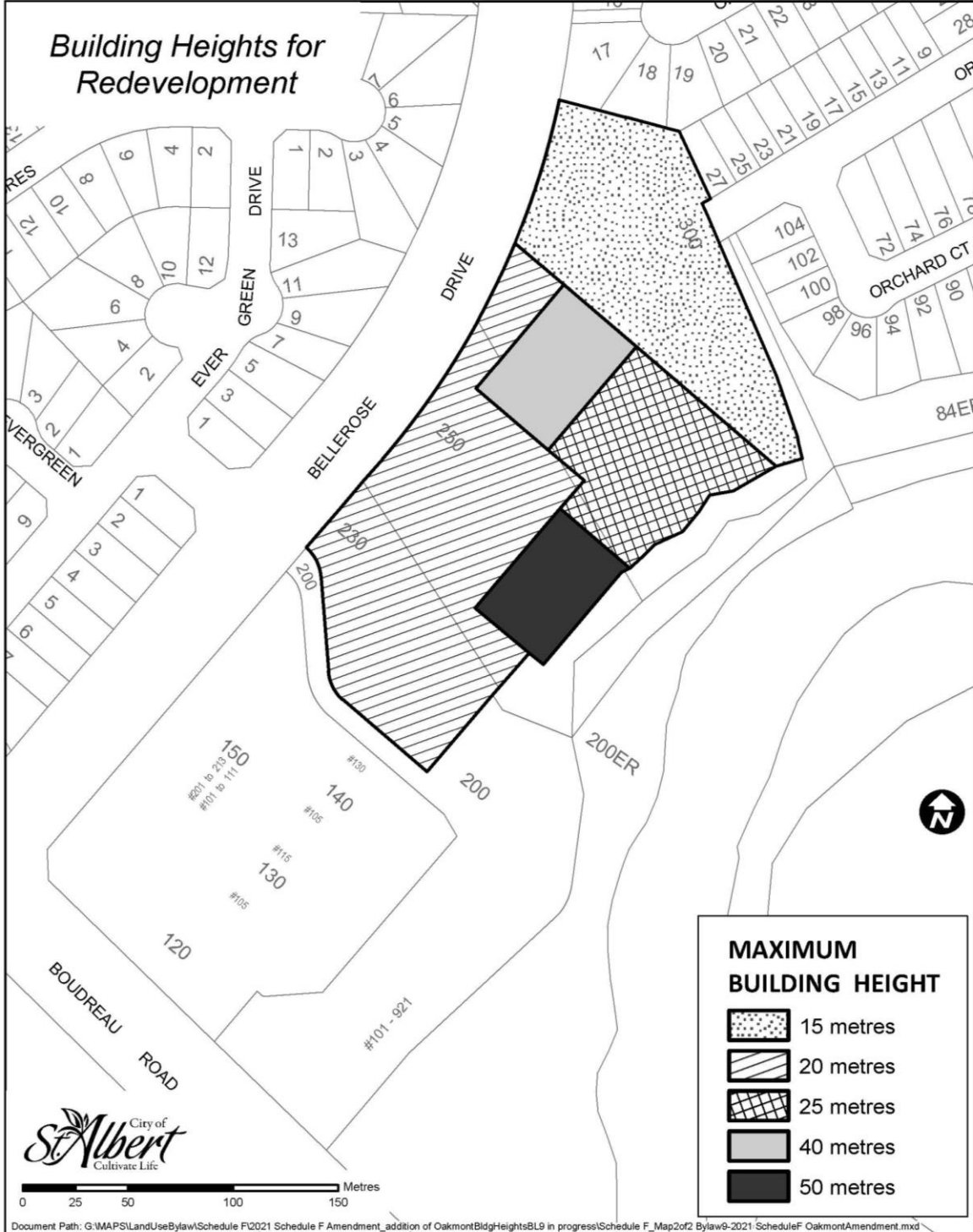
Downtown Neighbourhood



BYLAW 9/2005 (Page 327)



Schedule F - Map 2



(Bylaw 9/2021)

OAKMONT NEIGHBOURHOOD