

CITY OF ST. ALBERT

BYLAW 13/2020

LAND USE BYLAW AMENDMENT

Being Amendment 177 to the Land Use Bylaw 9/2005

The municipal council of the City of St. Albert, duly assembled, ENACTS AS FOLLOWS:

1. Bylaw 9/2005, the Land Use Bylaw is amended by this bylaw.
2. Part 10, Section 10.6, Direct Control Mixed Use (DCMU) Land Use District, is amended as follows:
 - 2.1. Subsection (7) Urban Review (a)(iii) is amended to read “is greater than either ten (10) storeys or 35 metres in height; or”
 - 2.2. Subsection (8) Floor Area is amended by adding the following new subsections, immediately after subsection (c):
 - “c.1 Notwithstanding clause (b), a minimum of 5% of the total gross floor area shall be used for commercial (non-residential) purposes 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.
 - c.2 a maximum floor plate of 830 m² for any portion of buildings over 45m in height shall apply to the following properties, in general accordance with Schedule F – Map 2:
 - (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 9, clause (c) is amended:

(a) by deleting the word “clause” and substituting “clauses (a) and”; and

(b) by deleting “Schedule F” and substituting “Schedule F - Map 1”.

2.4 Subsection 9 is further amended by adding the following clauses immediately after clause (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;”

“c.2 Notwithstanding clauses (a) and (c), a maximum building podium height of 25m, with any further elevation in structure requiring a recessed façade, 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;”

2.5 Subsection (10) is amended by adding the following new clause, immediately after clause (b):

“b.1 Notwithstanding clauses (a) and (b), a minimum separation distance of 25 m between the exterior walls of buildings over 45 m in height shall apply to the following properties, in general accordance with Schedule F – Map 2:

(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.”

2.6 Subsection (12) is amended by deleting “Section 6.7” and substituting “Section 6.8”.

2.7 Subsection (12) is further amended by adding the following new clause, immediately after clause (e):

“e.1 a recess in façade on any building with a height of 35m or greater, to create a podium effect.”

2.8 Subsection (15) is amended:

(a) by deleting “Section 6.13” and substituting “Section 6.14” and

(b) by deleting “Section 6.13” and replacing with “Section 6.14”.

3 Schedule F is deleted and replaced with a new Schedule also to be titled Schedule F, which is attached as Schedule A to this bylaw.

4 The Chief Administrative Officer is authorized to issue a consolidated version of Bylaw 9/2005, incorporating the amendments made by this bylaw and otherwise conforming with section 69 of the Municipal Government Act.

5 This Bylaw comes into effect when it is passed.

READ a First time this 19 day of May 2020.

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

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

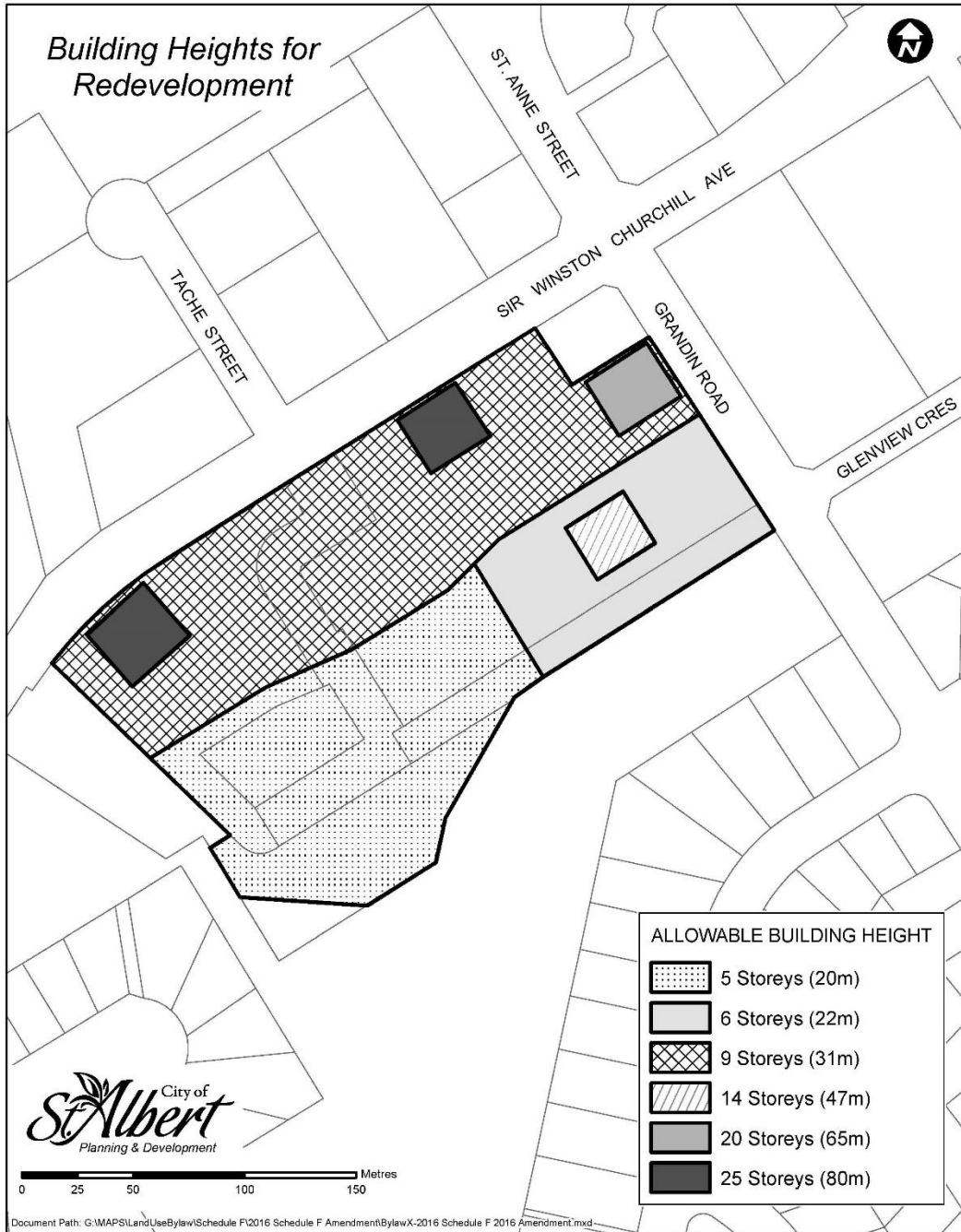
SIGNED AND PASSED this ____ day of _____ 20____.

MAYOR

CHIEF LEGISLATIVE OFFICER

Schedule "A"

Schedule F - Map 1



(BL6/2016)

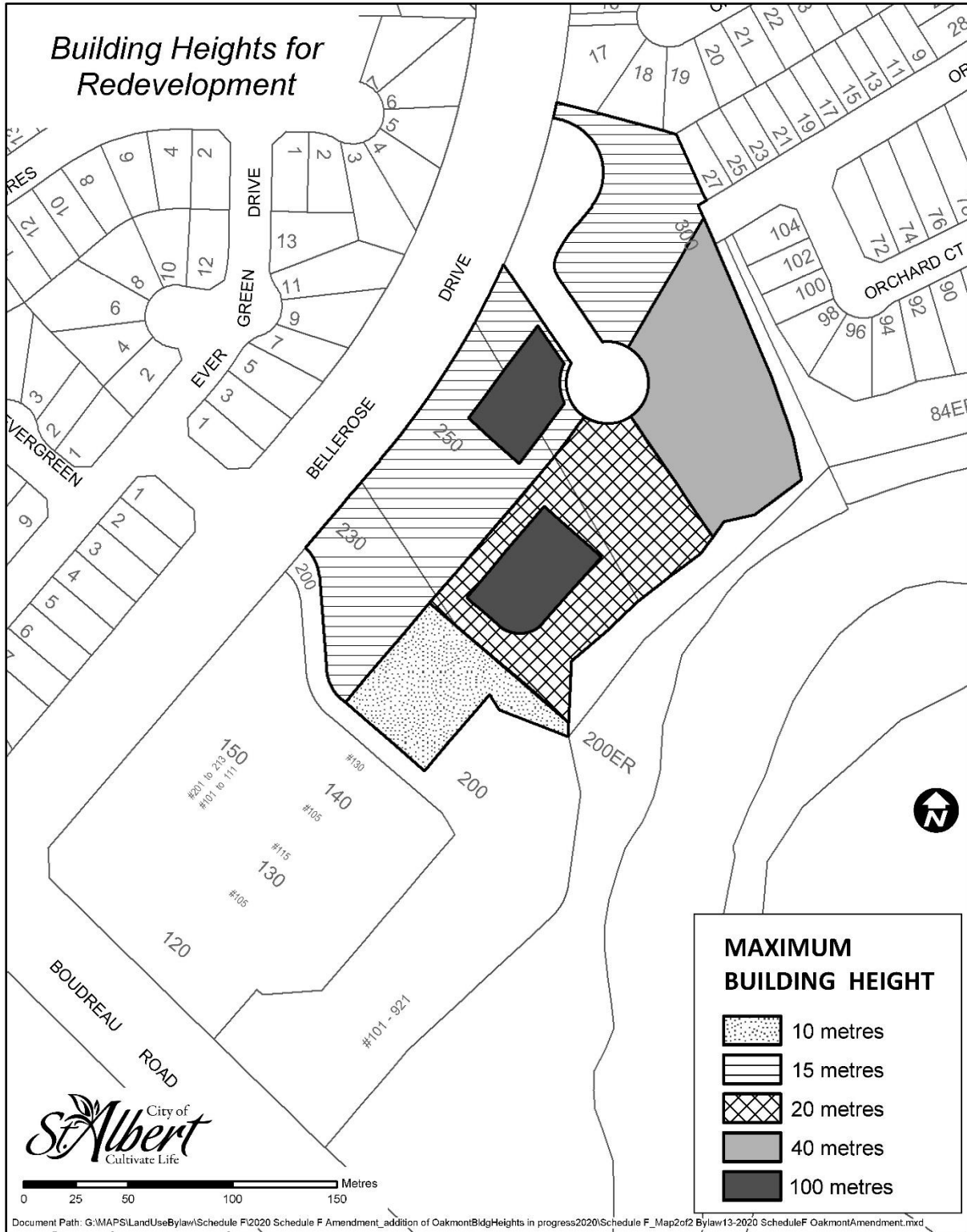
Downtown Neighbourhood



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Schedule F - Map 2



OAKMONT NEIGHBOURHOOD