

CITY OF ST. ALBERT

BYLAW 17/2017

Being Amendment 145 to Land Use Bylaw 9/2005

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

1. That Part 10, Section 10.6, Direct Control Mixed Use (DCMU) Land Use District be amended as follows:
 - a) Sub-section (8)(b) is amended by removing “11.6%” and replacing it with “25%”.
 - b) Adding a new Sub-section (8)(c) as follows:

“(c) Notwithstanding clause (b), a minimum of 11.6% of the total gross floor area shall be used for commercial (non-residential) purposes for the following properties:

 - (i) Lot 67, Block 1, Plan 152 4029 (5 St. Louis Street);
 - (ii) Lot 68, Block 1, Plan 152 4029 (4 St. Louis Street); and
 - (iii) Lot 69, Block 1, Plan 152 4029 (22 Sir Winston Churchill Avenue).

including any future revisions to these legal descriptions based on a subdivision or condominium plan.”
 - c) Sub-section (9)(a) is deleted in its entirety and replaced with the following:

“(a) The maximum building height is 25 m.

(b) Notwithstanding clause (a), the building heights for parcels located within the Downtown Area Redevelopment Plan area are subject to the minimum and maximum building heights defined in the Downtown Area Redevelopment Plan Bylaw 5/2010 as amended.
2. All sections are renumbered accordingly.

3. The Chief Administrative Officer is authorized to consolidate Bylaw 9/2005.

READ a first time this day of , 2017.

READ a second time this day of , 2017.

READ a third time this day of , 2017.

SIGNED AND PASSED this _____ day of _____, 2017.

MAYOR

CHIEF LEGISLATIVE OFFICER