

Bylaw 19271

A Bylaw to amend Bylaw 6767 as amended,  
the Montrose/Santa Rosa Area Redevelopment Plan Bylaw

WHEREAS pursuant to the authority granted to it by the Planning Act on January 11, 1983, the Municipal Council of the City of Edmonton passed Bylaw 6767, being the Montrose/Santa Rosa Area Redevelopment Plan Bylaw; and

WHEREAS from time to time the City Council found it desirable to amend the Montrose/Santa Rosa Area Redevelopment Plan Bylaw and

WHEREAS the Municipal Council of the City of Edmonton now deems it in the public interest to further amend the Montrose/Santa Rosa Area Redevelopment Plan Bylaw;

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 6767 as amended, is hereby further amended by:
  - a. deleting the text of Section 1.3 and substituting:

“Definition of Plan Area  
The Montrose/Santa Rosa neighbourhood is located in the northeast sector of Edmonton, bounded on the east by 58 Street, on the west by Wally Footz Field, the lane to the west of 69 Street and the lane to the west of 71 Street, on the south by 118 Avenue, and on the north by Yellowhead Trail. The south side of 118 Avenue is also included in the Plan area so that both sides of the avenue can be dealt with as a unit. Schedule "A" shows the location of the neighbourhood.”
  - b. deleting therefrom the map entitled “Schedule A - Plan Area Boundary” and substituting “Schedule A - Plan Area Boundary”, attached hereto as Appendix “1” and forming part of this Bylaw;

- c. deleting the text of Section 1.9 and substituting:

“The overall development concept for Montrose/Santa Rosa is based upon the existing land use pattern, transportation system, city policies, development trends and general planning principles. The concept is to focus higher intensity development near the Coliseum Light Rail Transit station and arterial roads, while preserving and rehabilitating the remainder of the neighbourhood for low-density residential land uses. The intensity of development would decrease from high to moderate to low eastward from Northlands Coliseum. The industrial sector in Montrose/Santa Rosa would be reduced in size and intensity to minimize conflict with the neighbouring residential area. Commercial developments will be consolidated to form two major commercial nodes. The area around the 66 Street/Yellowhead Trail intersection will be designated for commercial development relating to Yellowhead Trail and the industrial districts. The 118 Avenue commercial strip will be maintained and upgraded for local shopping needs.”

- d. deleting therefrom the map entitled “Overall Development Concept” and substituting “Overall Development Concept”, attached hereto as Appendix “2” and forming part of this Bylaw;

- e. deleting “Schedule A.1 - Montrose-Burns Development Concept”;

- f. deleting the first paragraph of Policy Number 1.3 and substituting:

“It is the Policy of Council that:

A TRANSITION ZONE BE ESTABLISHED FROM 70 STREET TO THE WESTERN PLAN BOUNDARY BETWEEN 118 AVENUE AND 120 AVENUE, FOLLOWING THE DESIGN CONCEPT OUTLINED BELOW:

(i) building heights and densities shall decrease gradually eastward from the western plan boundary to 70 Street;

(ii) commercial land uses shall decrease eastward from the western plan boundary to 70 Street;

(iii) residential land uses shall increase eastward from the western plan boundary to 70 Street;

(iv) building heights and densities on 70 Street shall be compatible with existing residential character of 69 Street south of 120 Avenue.”

- g. deleting therefrom the map entitled “Decreasing Height and Density” and substituting “Decreasing Height and Density”, attached hereto as Appendix “3” and forming part of this Bylaw;

- h. deleting therefrom the map entitled “Low Rise Apartment Area” and substituting “Low Rise Apartment Area”, attached hereto as Appendix “4” and forming part of this Bylaw;

- i. deleting therefrom "Schedule B - Town and Row Housing Area" and substituting "Schedule B - Town and Row Housing Area", attached hereto as Appendix "5" and forming part of this Bylaw;
- j. deleting therefrom "Schedule C - Low Density Residential Area" and substituting "Schedule C - Low Density Residential Area", attached hereto as Appendix "6" and forming part of this Bylaw;
- k. deleting therefrom "Schedule D - Low Rise Apartment Area Along 66 Street And 118 Avenue" and substituting "Schedule D - Low Rise Apartment Area Along 66 Street And 118 Avenue", attached hereto as Appendix "7" and forming part of this Bylaw;
- l. deleting therefrom "Schedule E - Low Density Residential Area (Bylaw No. 10091)" and substituting "Schedule E - Low Density Residential Area (Bylaw No. 10091)", attached hereto as Appendix "8" and forming part of this Bylaw;
- m. deleting therefrom "Schedule F - Row Housing Area" and substituting "Schedule F - Row Housing Area", attached hereto as Appendix "9" and forming part of this Bylaw;
- n. deleting Policy 1.16 in its entirety;
- o. deleting "Schedule F.1 - Commercial Office Area";
- p. deleting therefrom "Schedule G - Low Intensity Commercial Area" and substituting "Schedule G - Low Intensity Commercial Area", attached hereto as Appendix "10" and forming part of this Bylaw;
- q. deleting therefrom "Schedule H - Low Intensity Commercial Area" and substituting "Schedule H - Low Intensity Commercial Area", attached hereto as Appendix "11" and forming part of this Bylaw;
- r. deleting therefrom "Schedule I - Medium Industrial Area" and substituting "Schedule I - Medium Industrial Area", attached hereto as Appendix "12" and forming part of this Bylaw;
- s. deleting therefrom the map entitled "Industrial Business Area" and substituting "Industrial Business Area", attached hereto as Appendix "13" and forming part of this Bylaw;
- t. deleting Policy 1.22 in its entirety;

- u. deleting "Schedule I.1 - Burns Industrial";
- v. deleting Policy 1.23 in its entirety;
- w. deleting the map entitled "Residential Mixed Use Area";
- x. deleting Policy 1.24 in its entirety;
- y. deleting "Schedule I.2 - Burns Residential";
- z. deleting Policy 1.25 in its entirety;
- aa. deleting Policy 1.26 in its entirety;
- bb. deleting Policy 1.27 in its entirety;
- cc. deleting Policy 1.28 in its entirety;
- dd. deleting Policy 1.29 in its entirety;
- ee. deleting "Schedule 1.2A - Interim Parking for Coliseum Events";
- ff. deleting therefrom the map entitled "Existing Truck Routes" and substituting "Existing Truck Routes", attached hereto as Appendix "14" and forming part of this Bylaw;
- gg. deleting therefrom the map entitled "Existing Arterial Network" and substituting "Existing Arterial Network", attached hereto as Appendix "15" and forming part of this Bylaw;
- hh. deleting therefrom "Schedule I.3 - Proposed Arterial Network" and substituting "Schedule I.3 - Proposed Arterial Network", attached hereto as Appendix "16" and forming part of this Bylaw;
- ii. deleting Policy 2.3 in its entirety and substituting:  
    "It is the Policy of Council that:  
    UPON THE COMPLETION OF THE 121 AVENUE EXTENSION, APPROPRIATE  
    LANDSCAPING WILL BE PROVIDED:  
        (ii) on the north and south side of 121 Avenue and west of 66 Street

Objective:



- To protect the residential areas abutting 121 Avenue.

Summary of Action:

This policy will be implemented as follows:

- (i) The south side of 121 Avenue between 66 and 69 Streets will be landscaped by the City.
- (ii) The north and south side of 121 Avenue west of 69 Street will be landscaped by the City and property owners abutting that portion of 121 Avenue will be responsible for buffering along the edge of their property.

Explanations

- With proper landscaping and buffering, 121 Avenue will become the natural boundary separating the two major land use types (residential and industrial).
- jj. deleting therefrom "Schedule I.4 - Proposed Landscaped Area" and substituting "Schedule I.4 - Proposed Landscaped Area", attached hereto as Appendix "17" and forming part of this Bylaw;
  - kk. deleting therefrom the map entitled "Traffic Short-Cutting Routes" and substituting "Traffic Short-Cutting Routes", attached hereto as Appendix "18" and forming part of this Bylaw;
  - ll. deleting therefrom the map entitled "Roadway Intersection Improvements" and substituting "Roadway Intersection Improvements", attached hereto as Appendix "19" and forming part of this Bylaw;
  - mm. deleting therefrom "Schedule I.5 - Parking Area Affected By Coliseum Events" and substituting "Schedule I.5 - Parking Area Affected By Coliseum Events", attached hereto as Appendix "20" and forming part of this Bylaw;
  - nn. deleting Policy 2.7 in its entirety;
  - oo. deleting "Schedule I.6 - Burns Parking";
  - pp. deleting therefrom the map entitled "Proposed Pedestrian Corridor" and substituting "Proposed Pedestrian Corridor", attached hereto as Appendix "21" and forming part of this Bylaw;
  - qq. deleting Policy 2.11 in its entirety;
  - rr. deleting the map entitled "Pedestrian Walkway";

- ss. deleting the first paragraph of Policy 3.2 and substituting:  
"It is the Policy of Council that:  
 MONIES COLLECTED UNDER A REDEVELOPMENT LEVY FOR MONTROSE/  
 SANTA ROSA WILL BE SPENT ON THE FOLLOWING PROJECTS:  
 (i) Purchase of properties approximately 1.2 ha (3 acres) in area for a  
 neighbourhood park in the northeast portion of Montrose/Santa Rosa.";
- tt. deleting therefrom the map entitled "Future Park Space Acquisition" and substituting  
 "Future Park Space Acquisition", attached hereto as Appendix "22" and forming part of  
 this Bylaw;
- uu. deleting therefrom "Schedule 1.7 - Montrose Santa Rosa - Land Uses" and substituting  
 "Schedule 1.7 - Montrose Santa Rosa - Land Uses", attached hereto as Appendix "23" and  
 forming part of this Bylaw;
- vv. deleting from section 6.0, CB1 - Low Intensity Business "Portions of the area along 118  
 Avenue and at the 66 Street and Yellowhead Trail intersection, and the area east of 72  
 Street between 118 Avenue and 120 Avenue, designated CB1 in the Zoning Bylaw" and  
 substituting "Portions of the area along 118 Avenue and at the 66 Street and Yellowhead  
 Trail intersection designated CB1 in the Zoning Bylaw.";
- ww. deleting section 6.0, CO – Commercial Office District (Section 360, Land Use Bylaw)  
 in its entirety.

READ a first time this	5th	day of	November,	A.D. 2020;
READ a second time this	5th	day of	November,	A.D. 2020;
READ a third time this	15th	day of	March,	A.D. 2021;
SIGNED and PASSED this	15th	day of	March,	A.D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

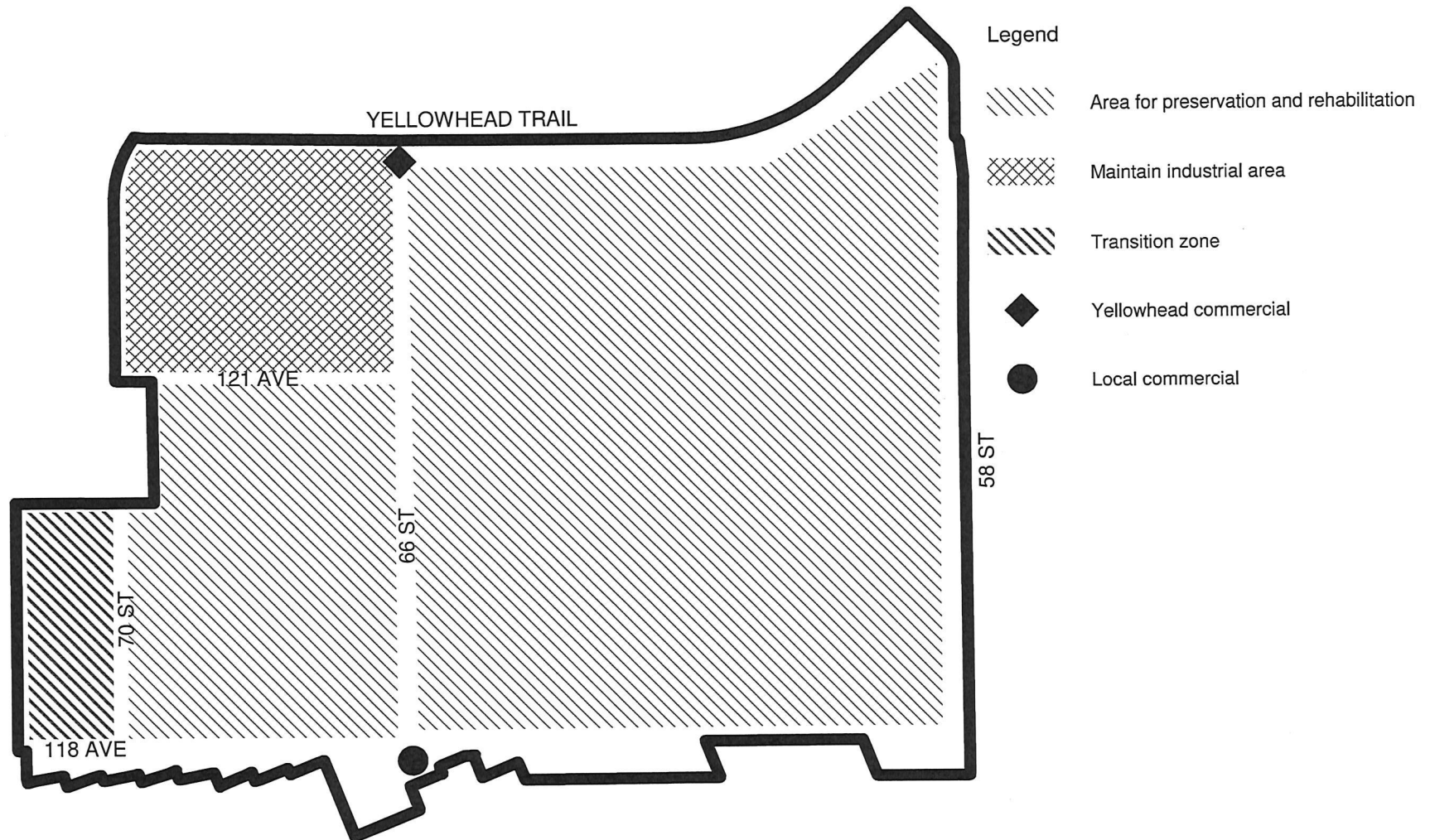
Montrose / Santa Rosa Area Redevelopment Plan Office Consolidation



SCHEDULE A \_ PLAN AREA BOUNDARY

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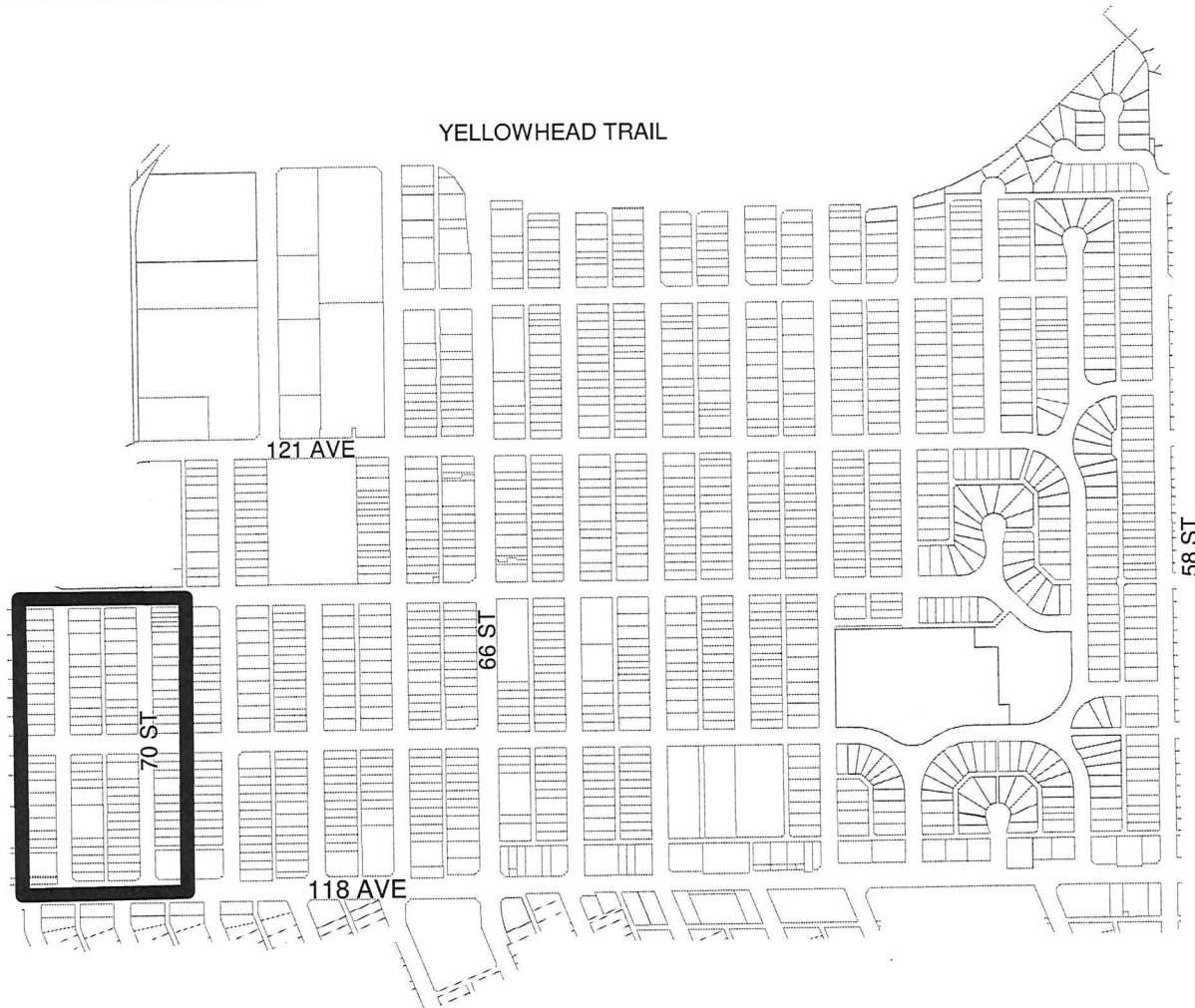
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**OVERALL DEVELOPMENT CONCEPT**

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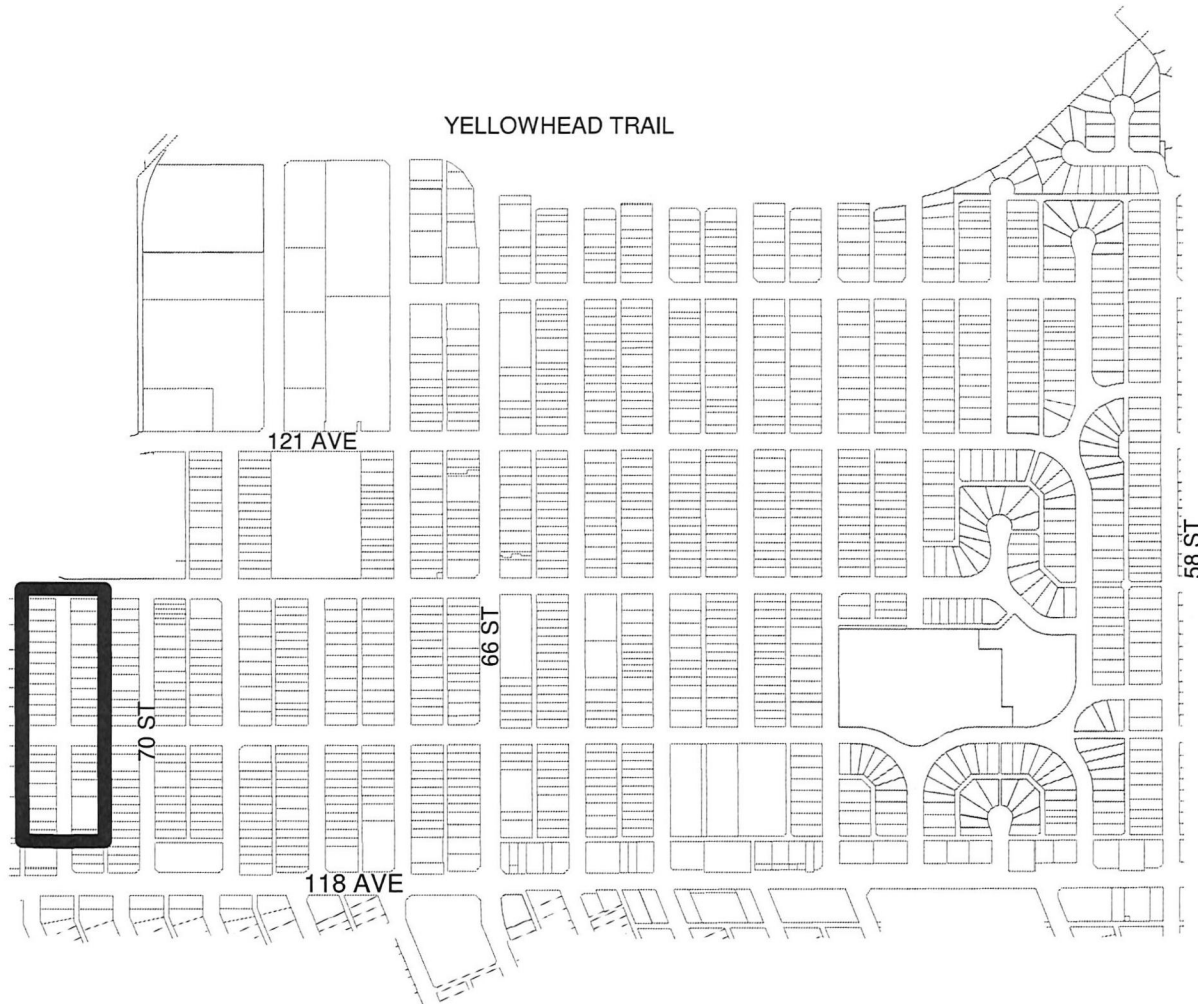
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**DECREASING HEIGHT AND DENSITY**

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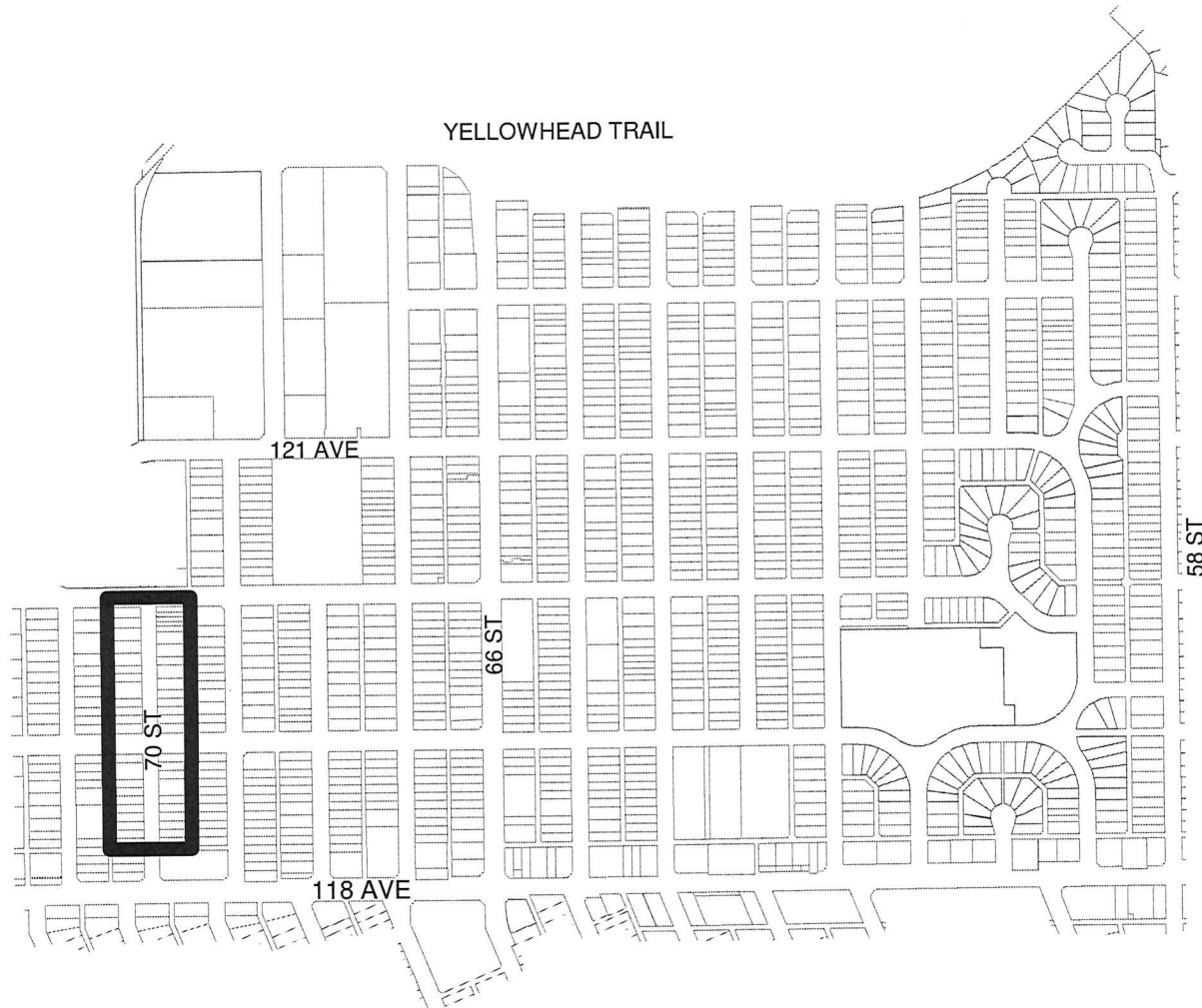
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**LOW RISE APARTMENT AREA**

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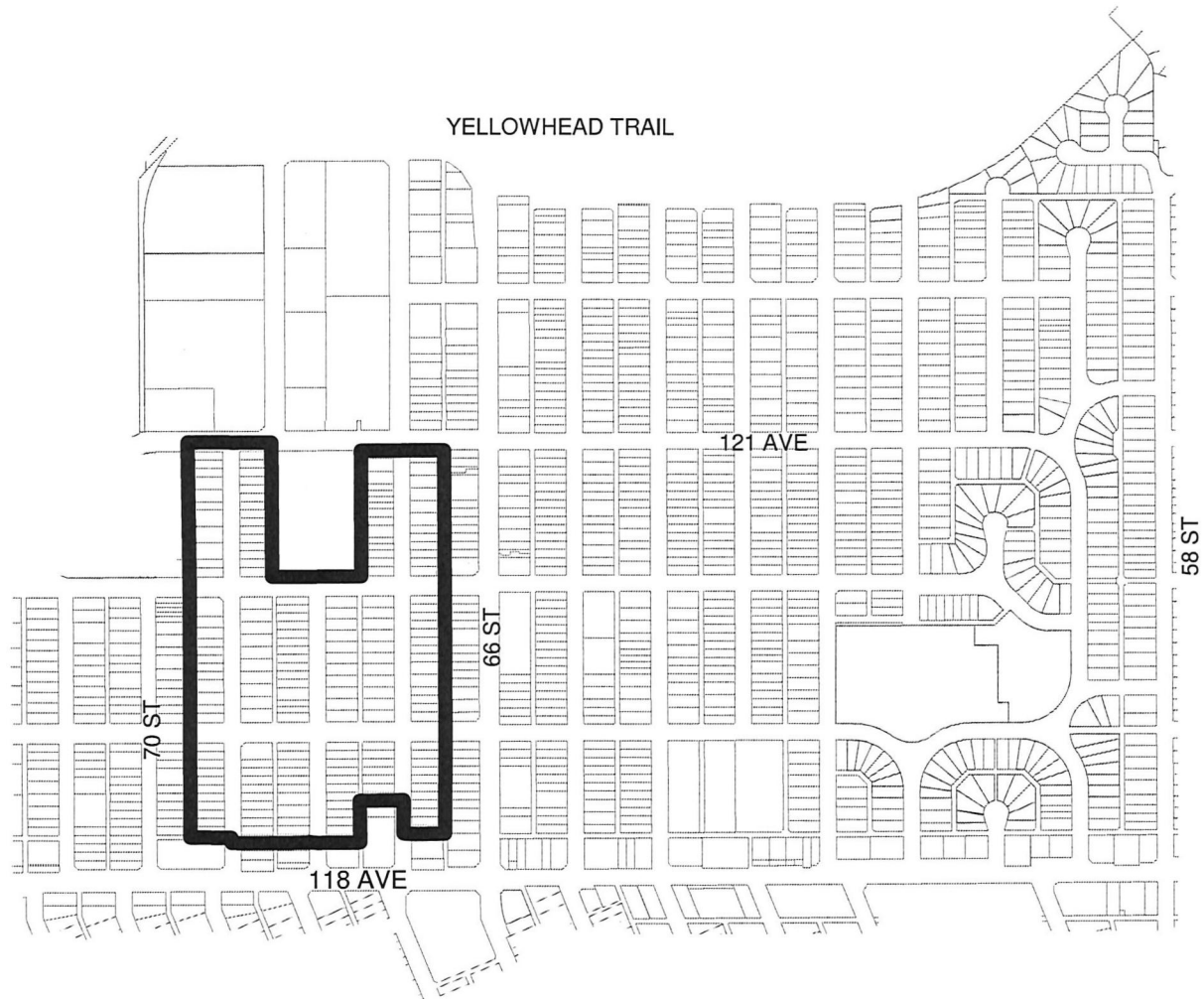


**SCHEDULE B - TOWN AND ROW HOUSING AREA**



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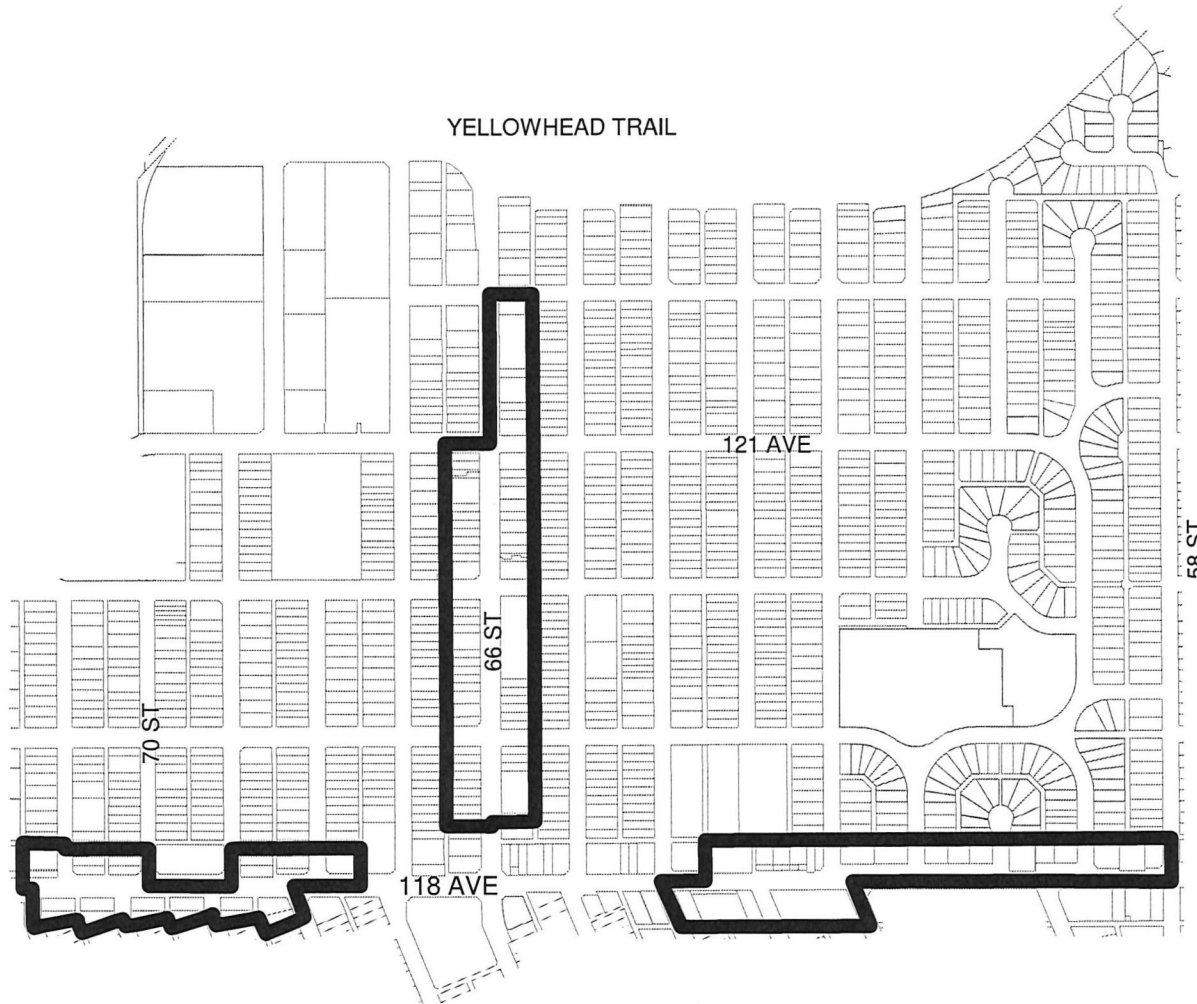


**SCHEDULE C - LOW DENSITY RESIDENTIAL AREA**



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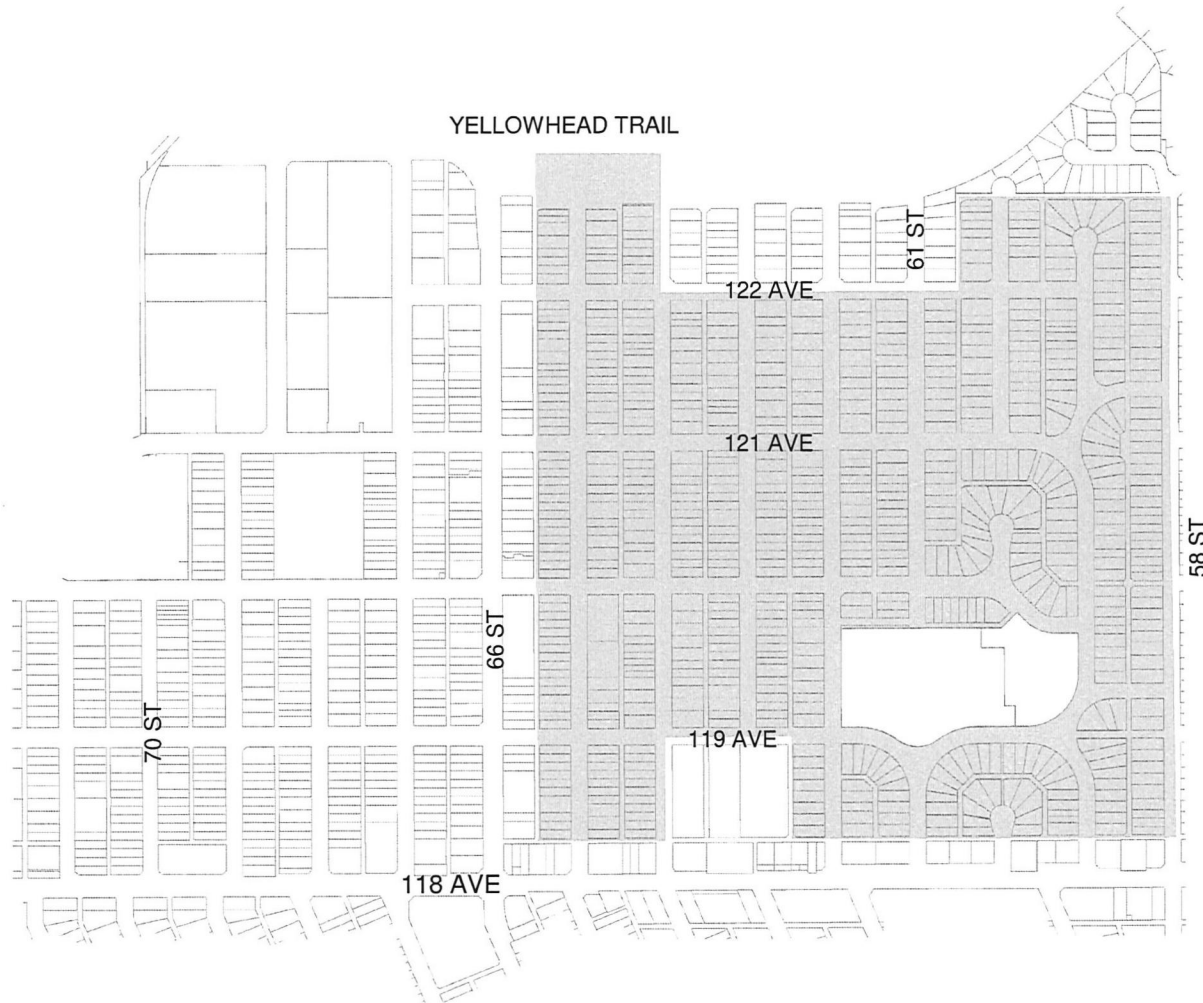
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**SCHEDULE D - LOW RISE APARTMENT AREA ALONG 66 STREET AND 118 AVENUE**

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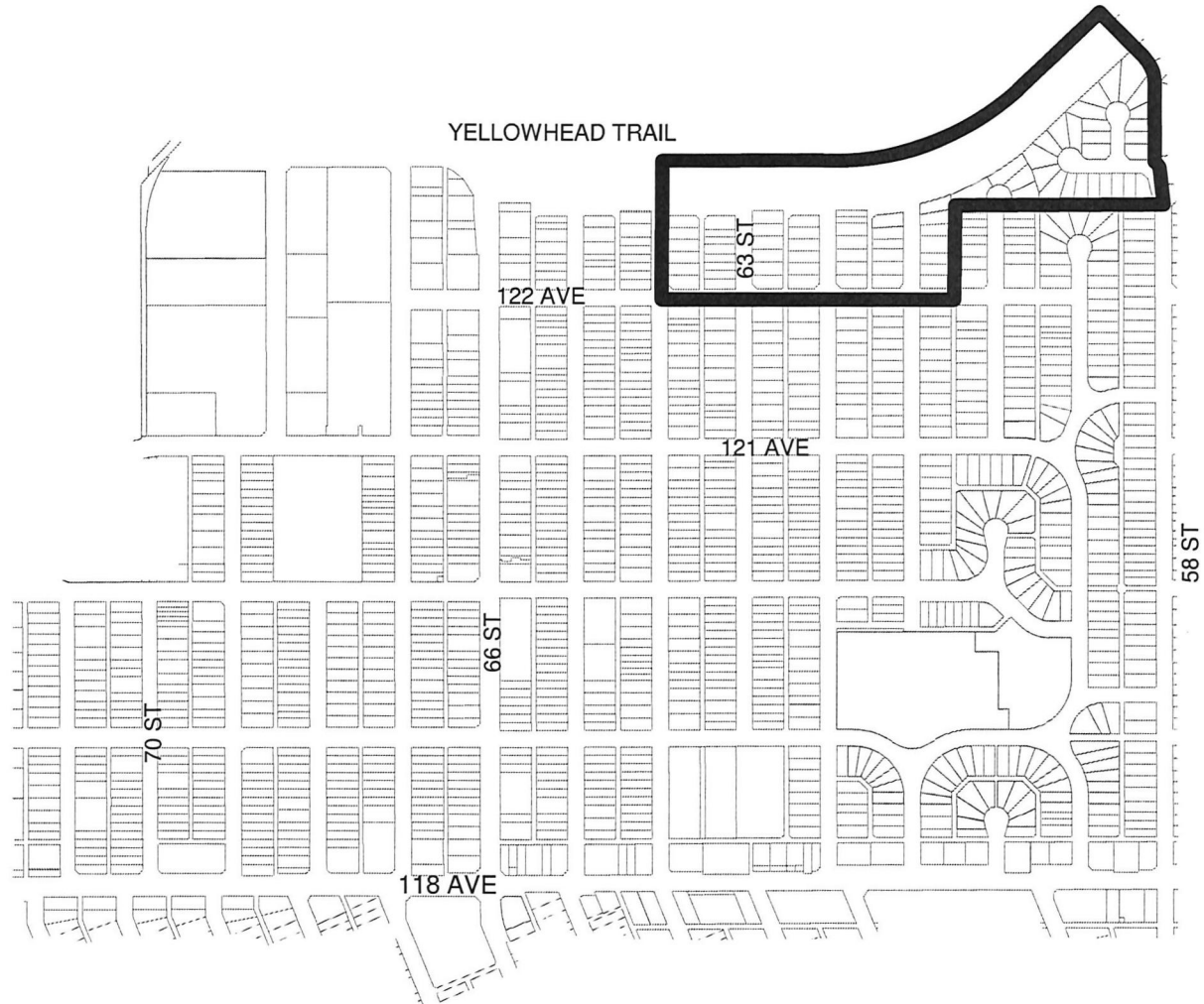
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**SCHEDULE E - LOW DENSITY RESIDENTIAL AREA (BYLAW NO. 10091)**

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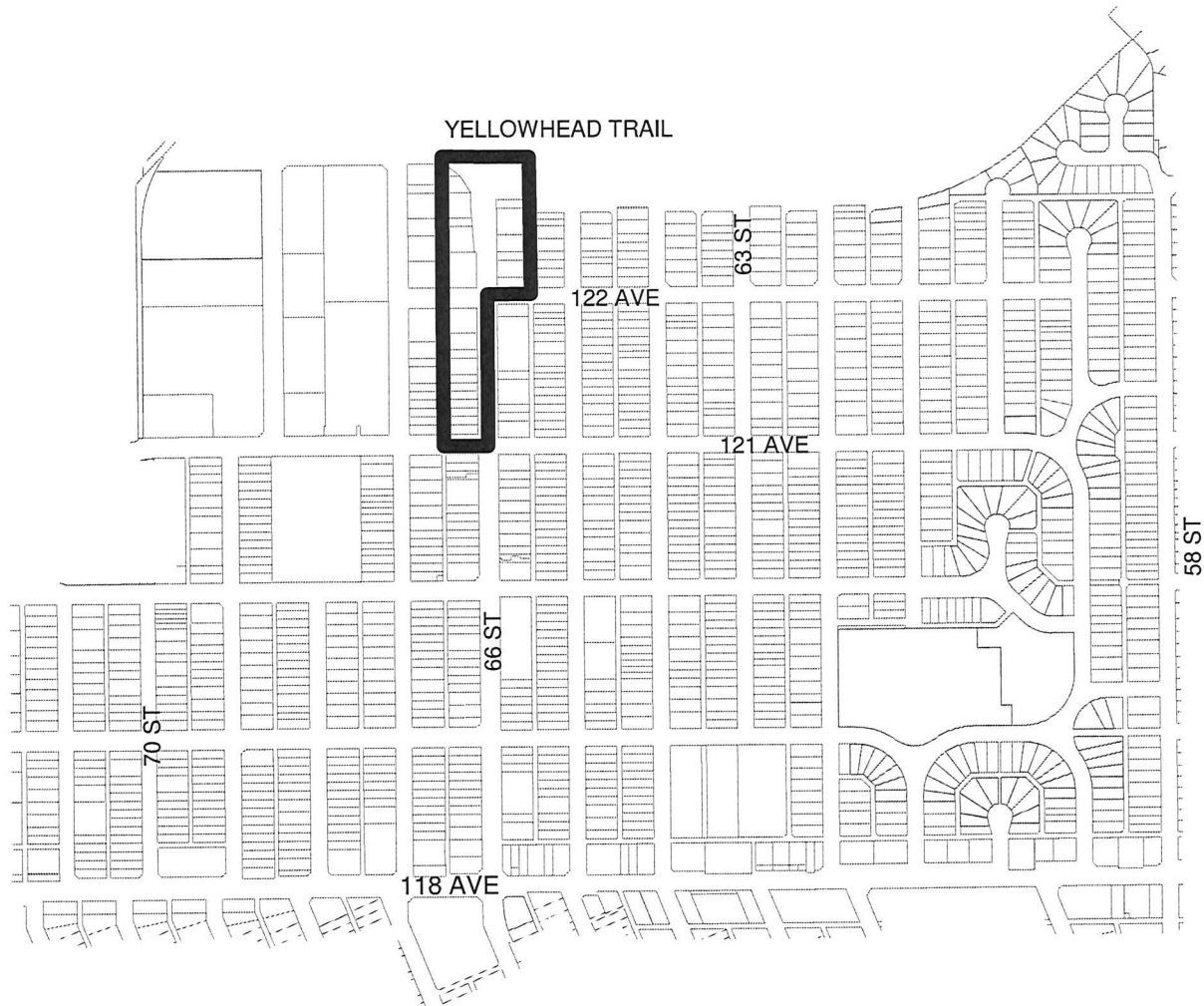
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**SCHEDULE F - ROW HOUSING AREA**

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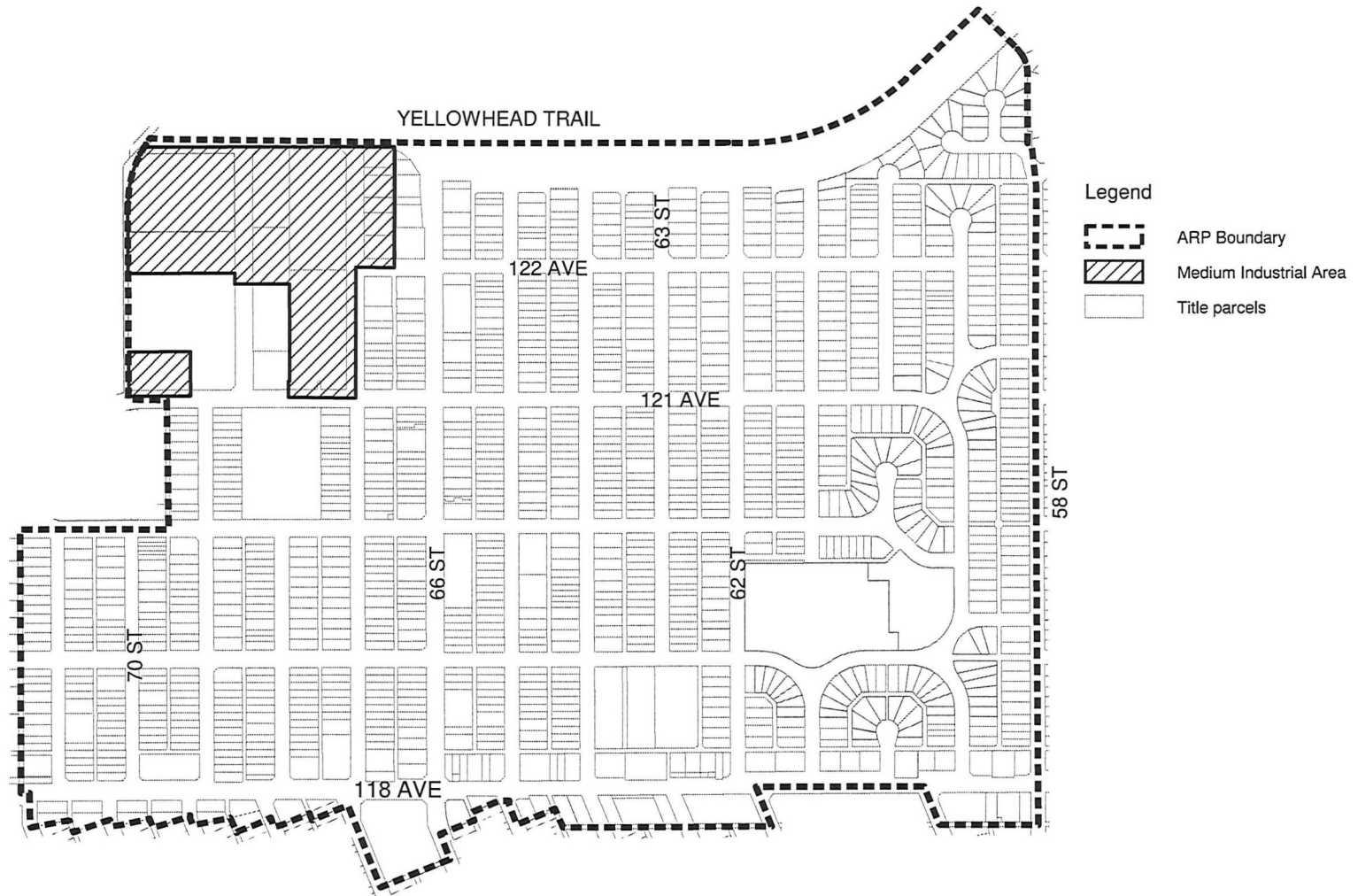
**SCHEDULE G - LOW INTENSITY COMMERCIAL AREA**

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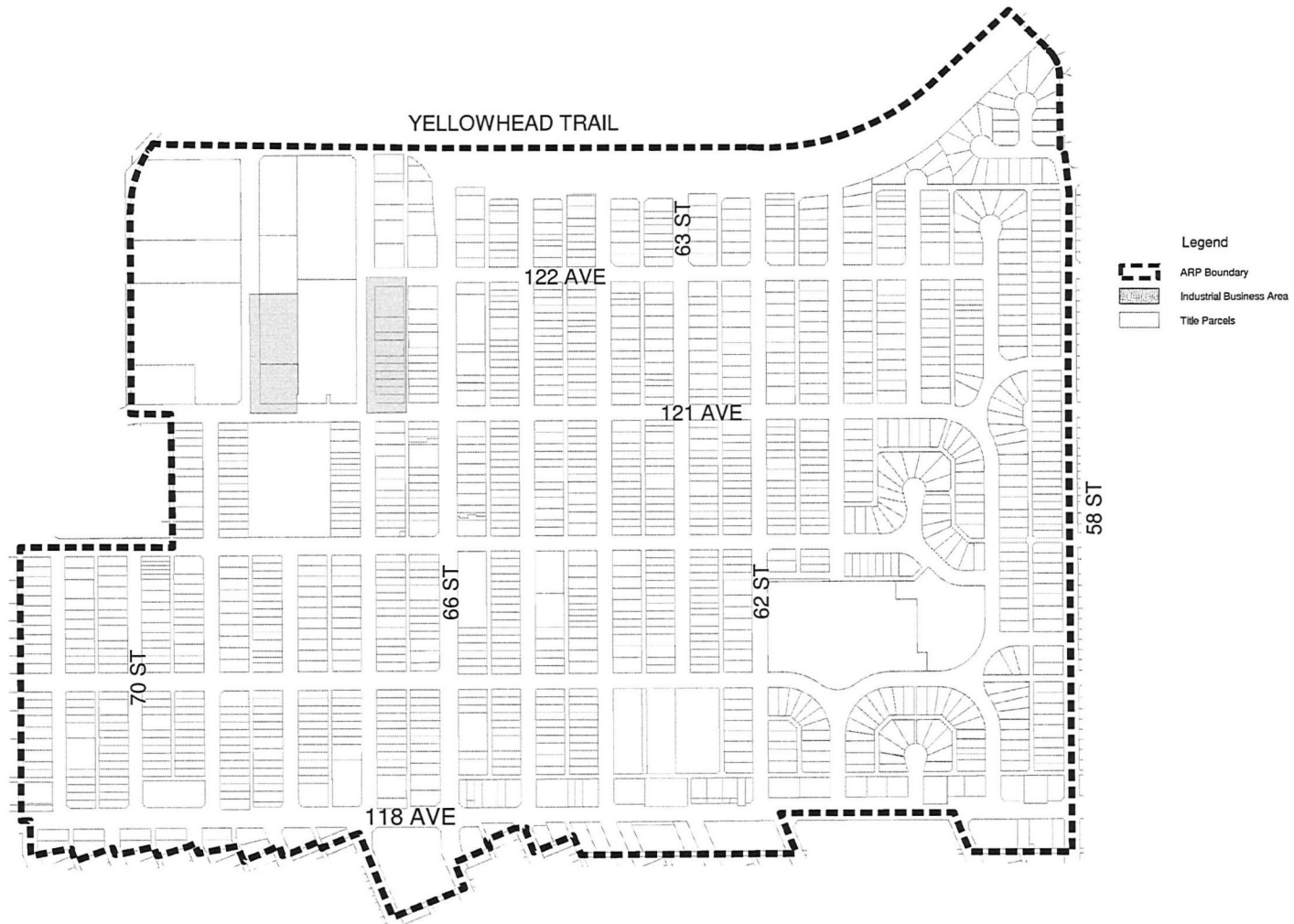
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**SCHEDULE H - LOW INTENSITY COMMERCIAL AREA**

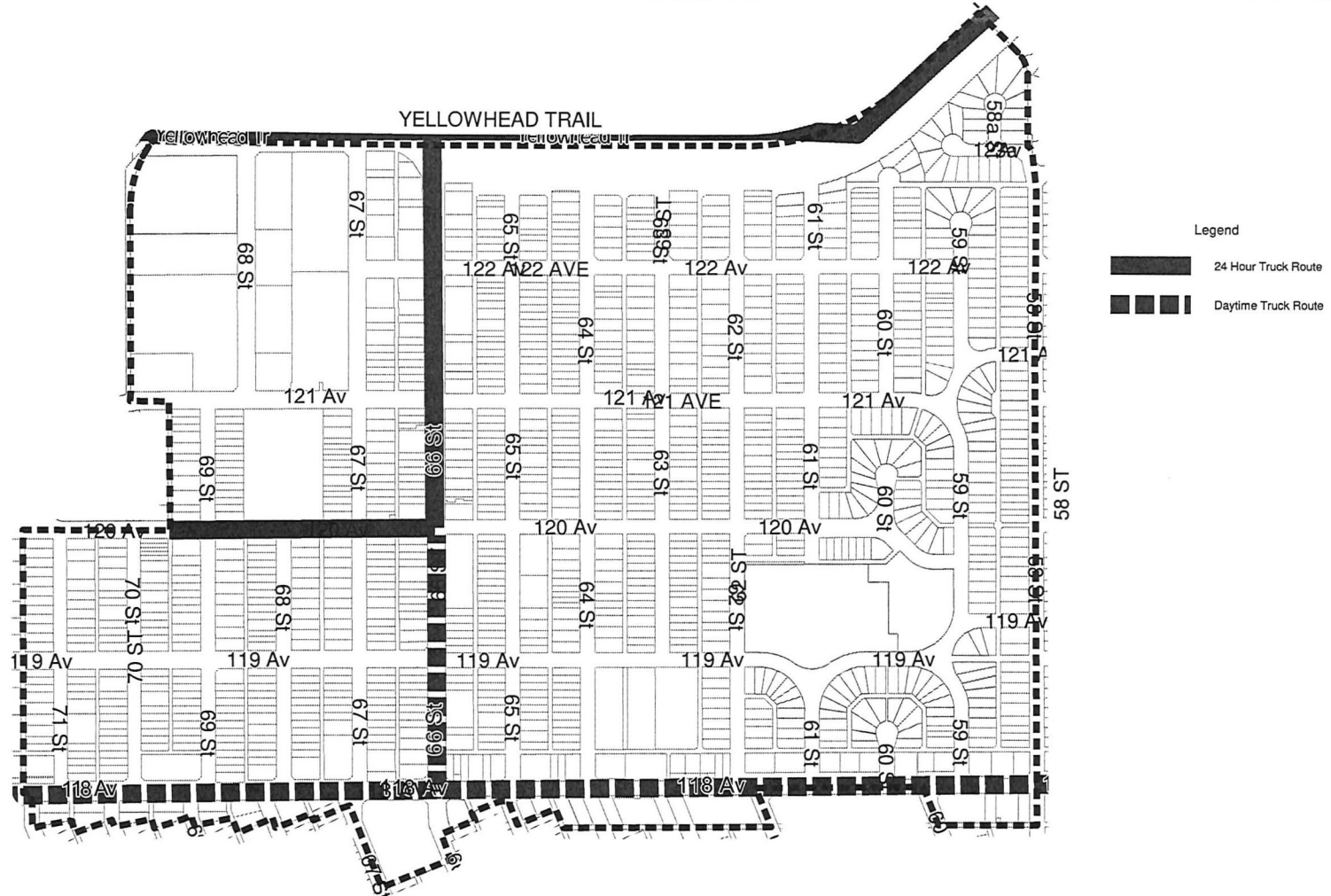
*Montrose / Santa Rosa Area Redevelopment Plan Office Consolidation***SCHEDULE I - MEDIUM INDUSTRIAL AREA**

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**INDUSTRIAL BUSINESS AREA**

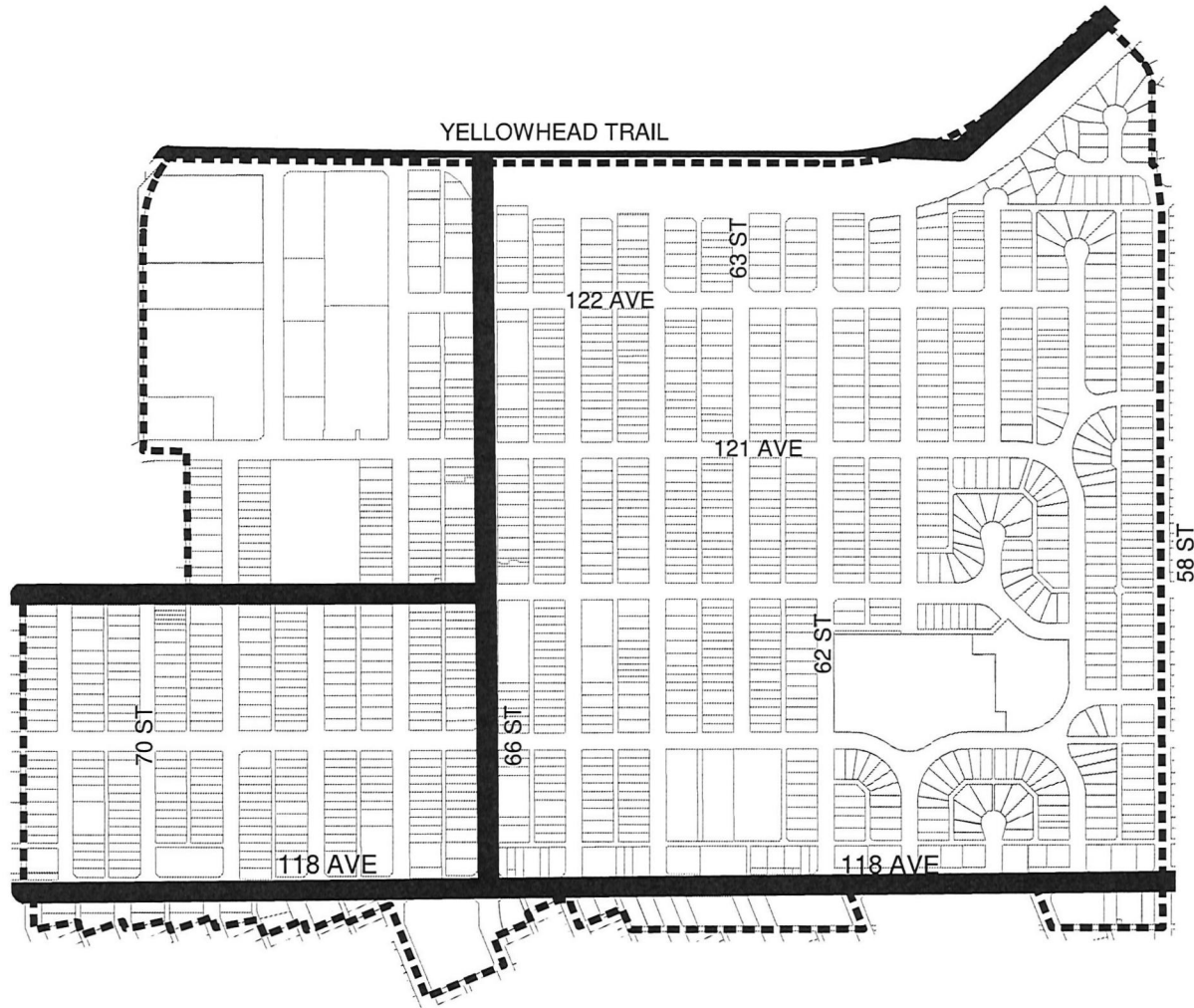
## EXISTING TRUCK ROUTES





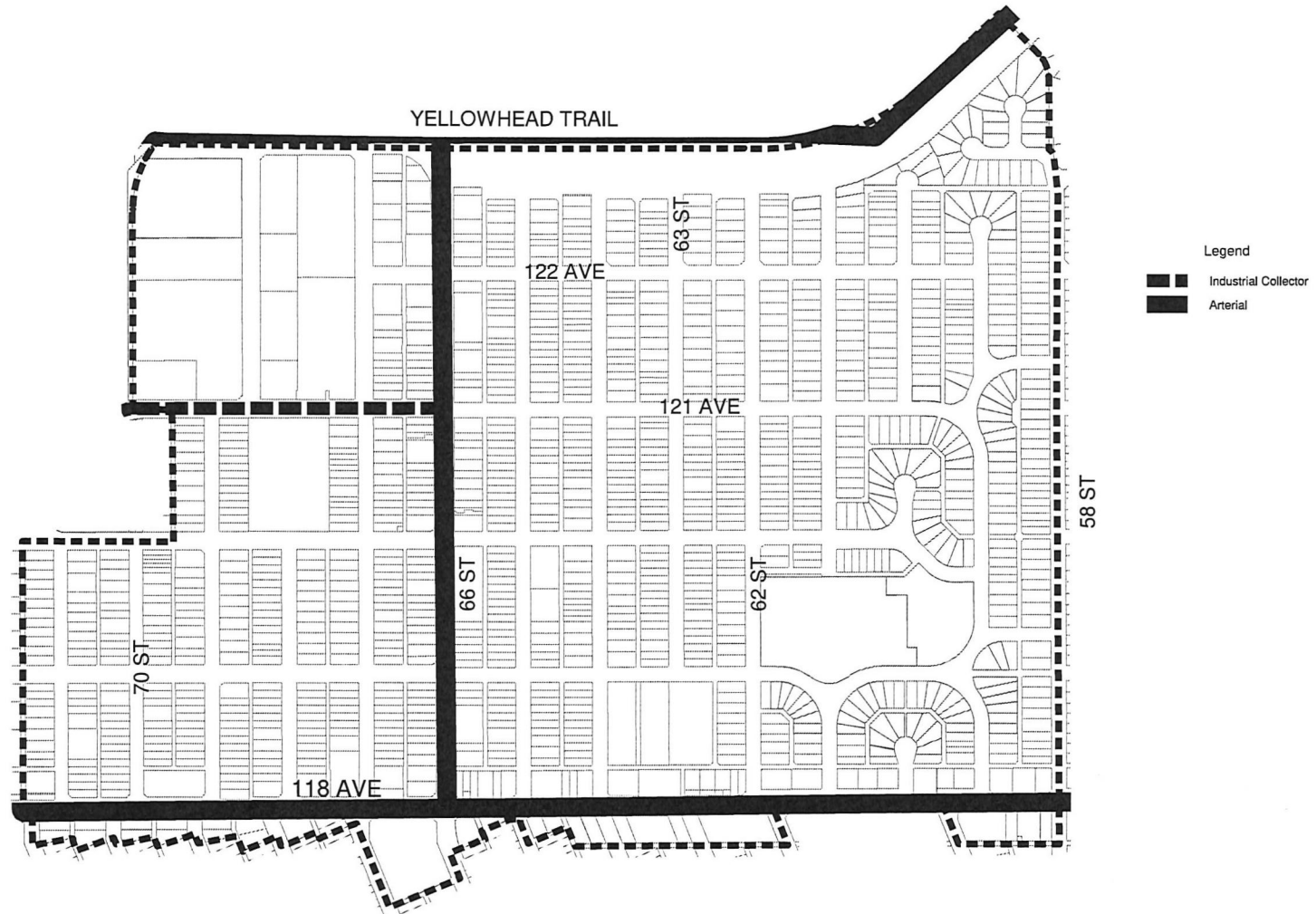
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**EXISTING ARTERIAL NETWORK**

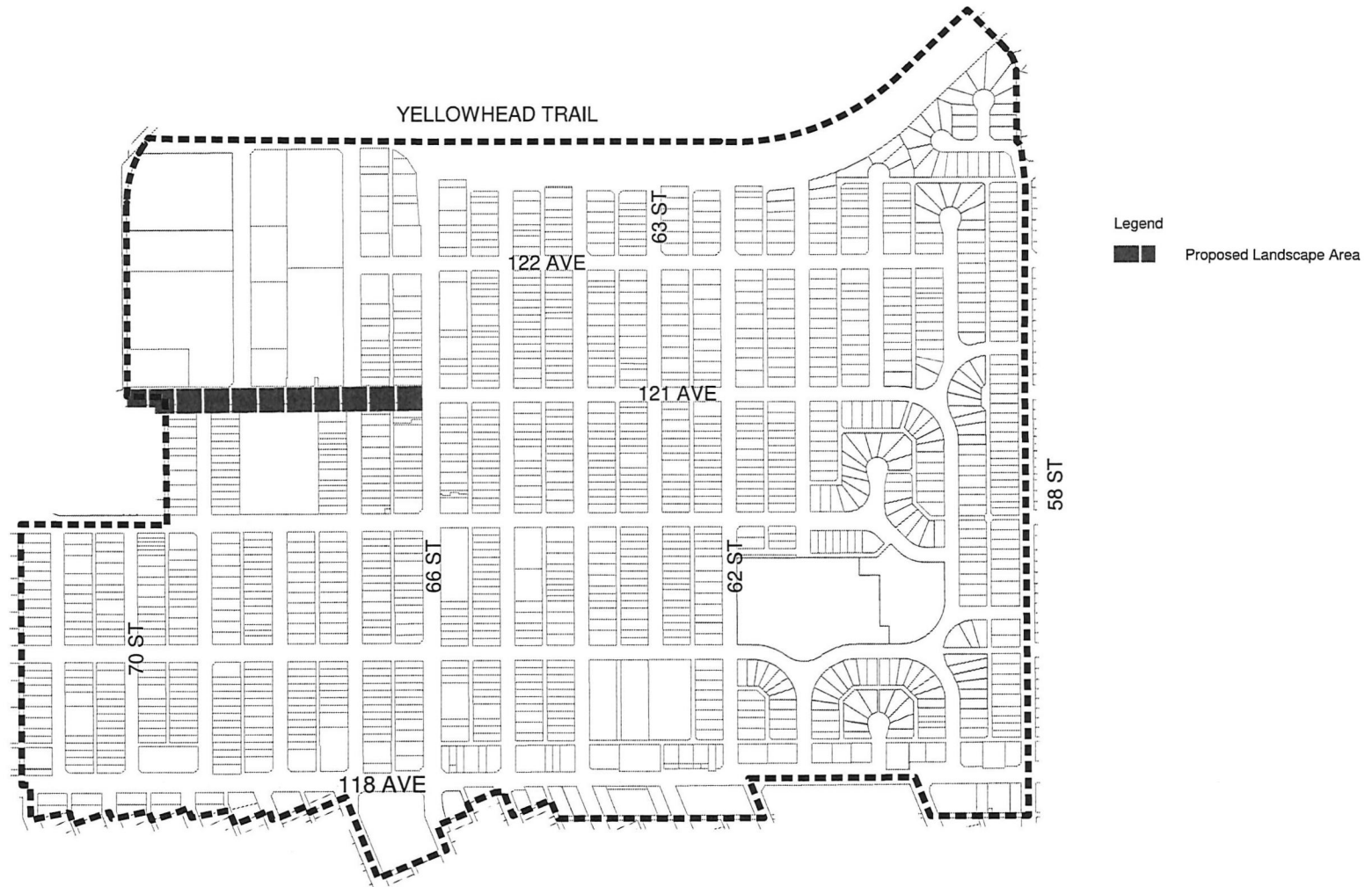
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**SCHEDULE I.3 - PROPOSED ARTERIAL NETWORK**

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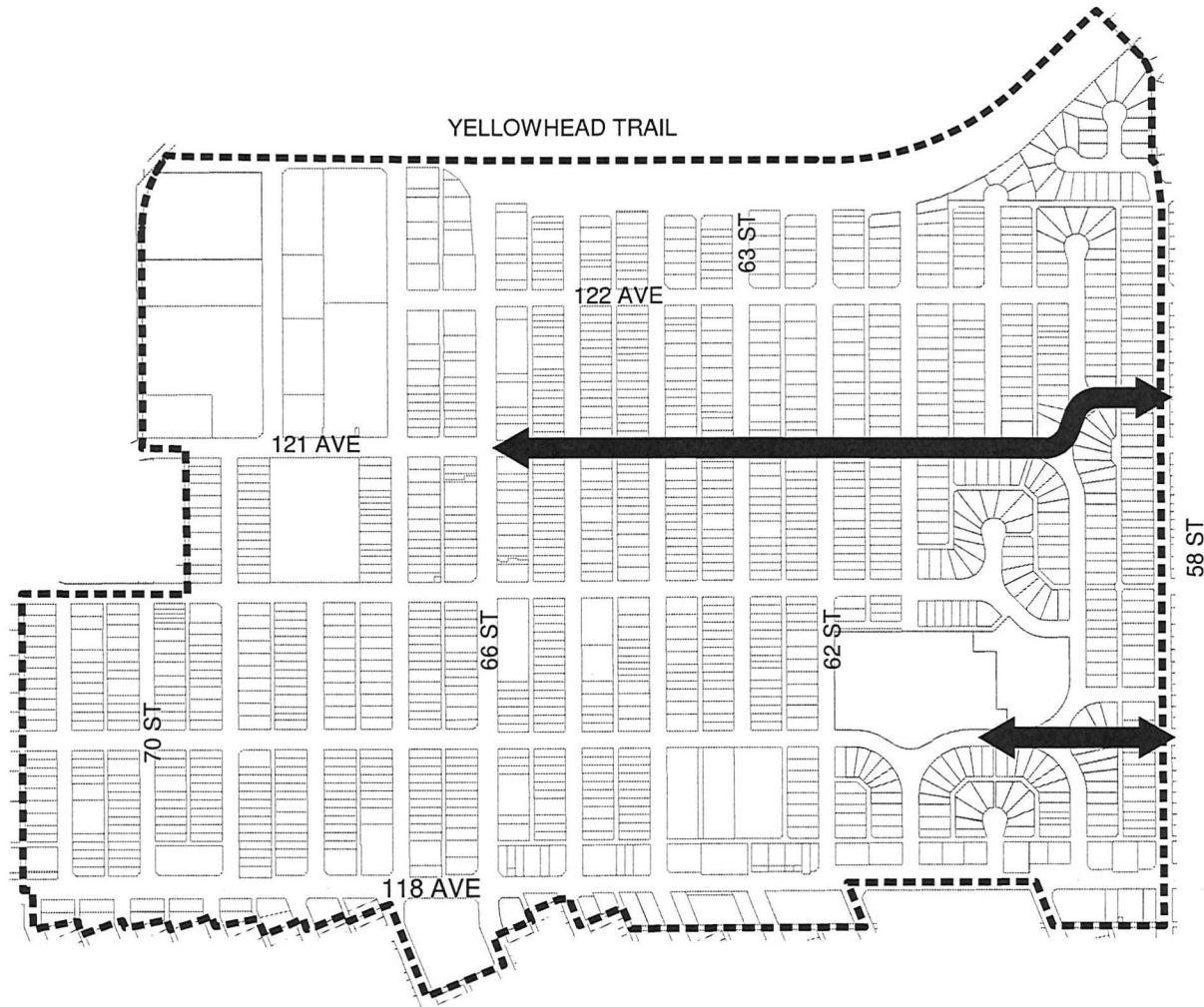
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**SCHEDULE I.4 - PROPOSED LANDSCAPE AREA**

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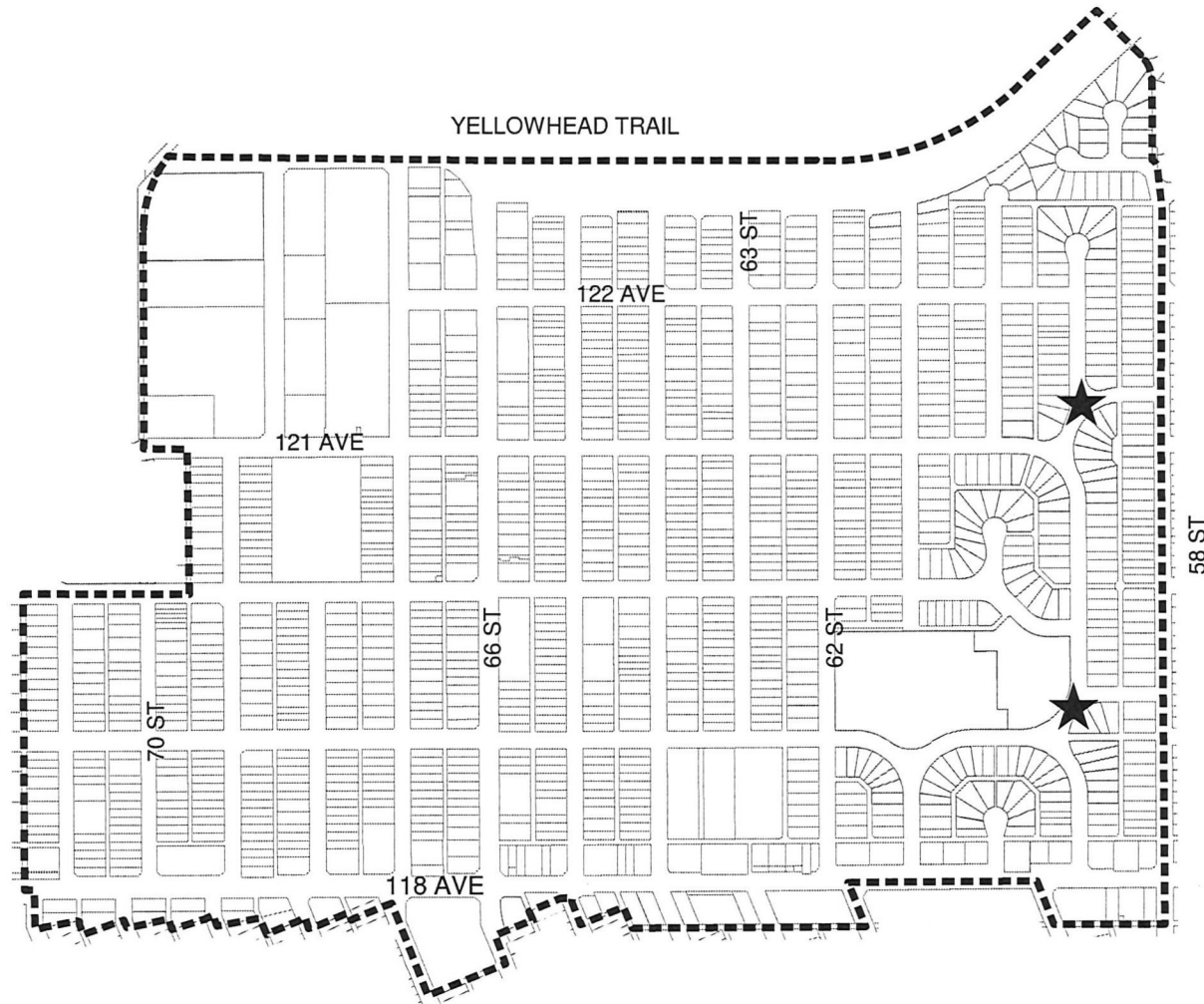
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**TRAFFIC SHORT-CUTTING ROUTES**

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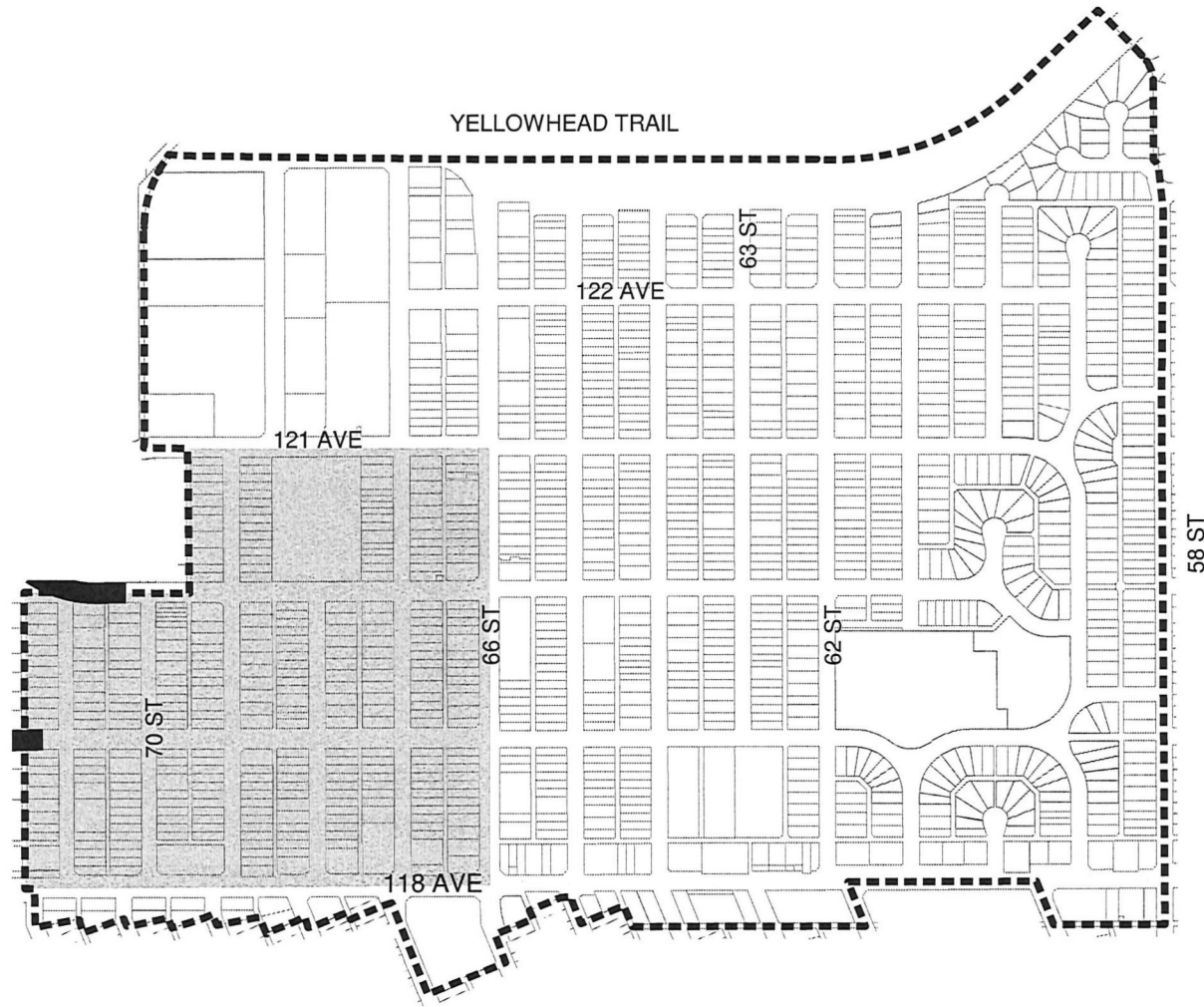
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**ROADWAY INTERSECTION IMPROVEMENTS**

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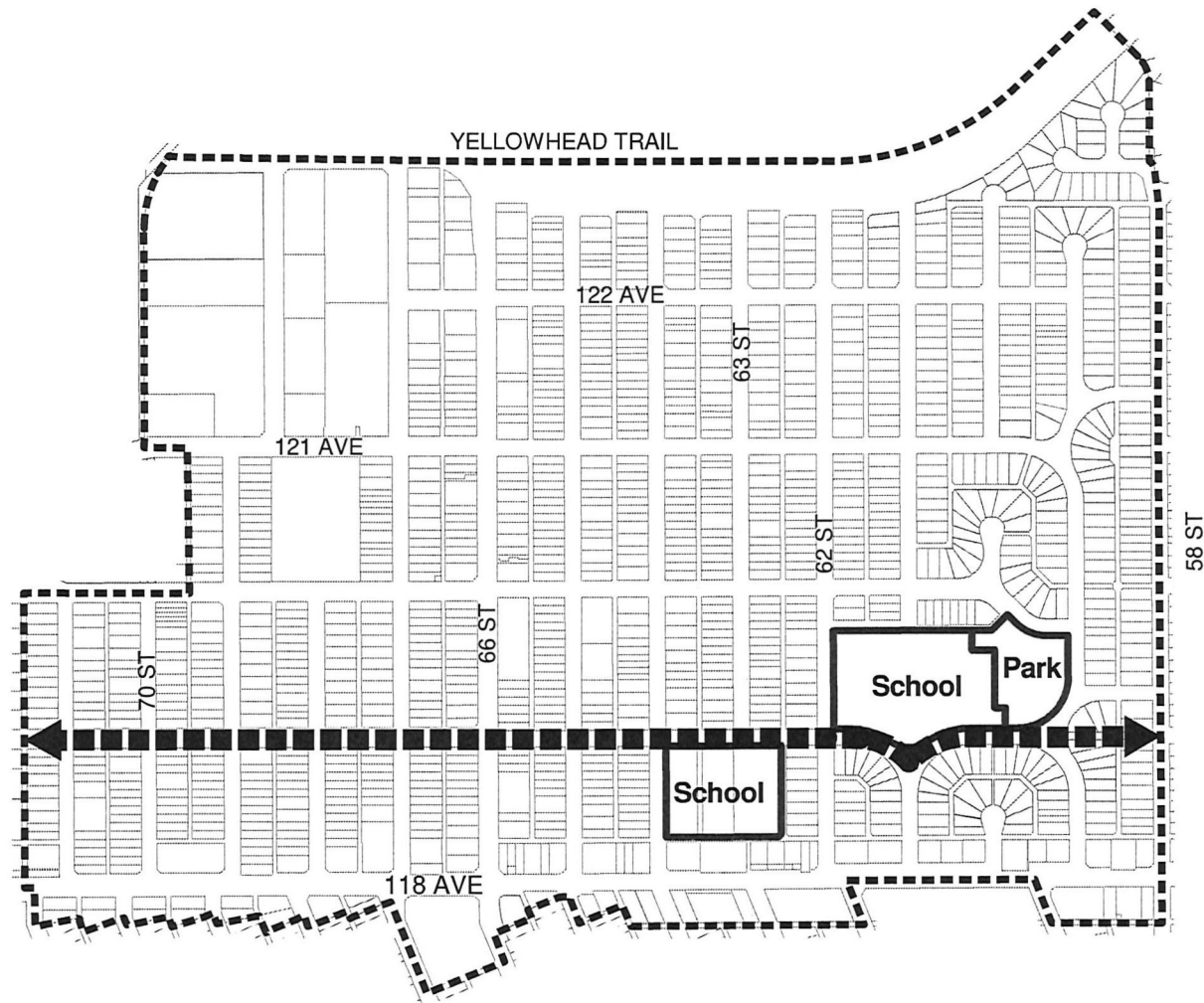
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**SCHEDULE I.5 - PARKING AREA AFFECTED BY COLISEUM EVENTS**

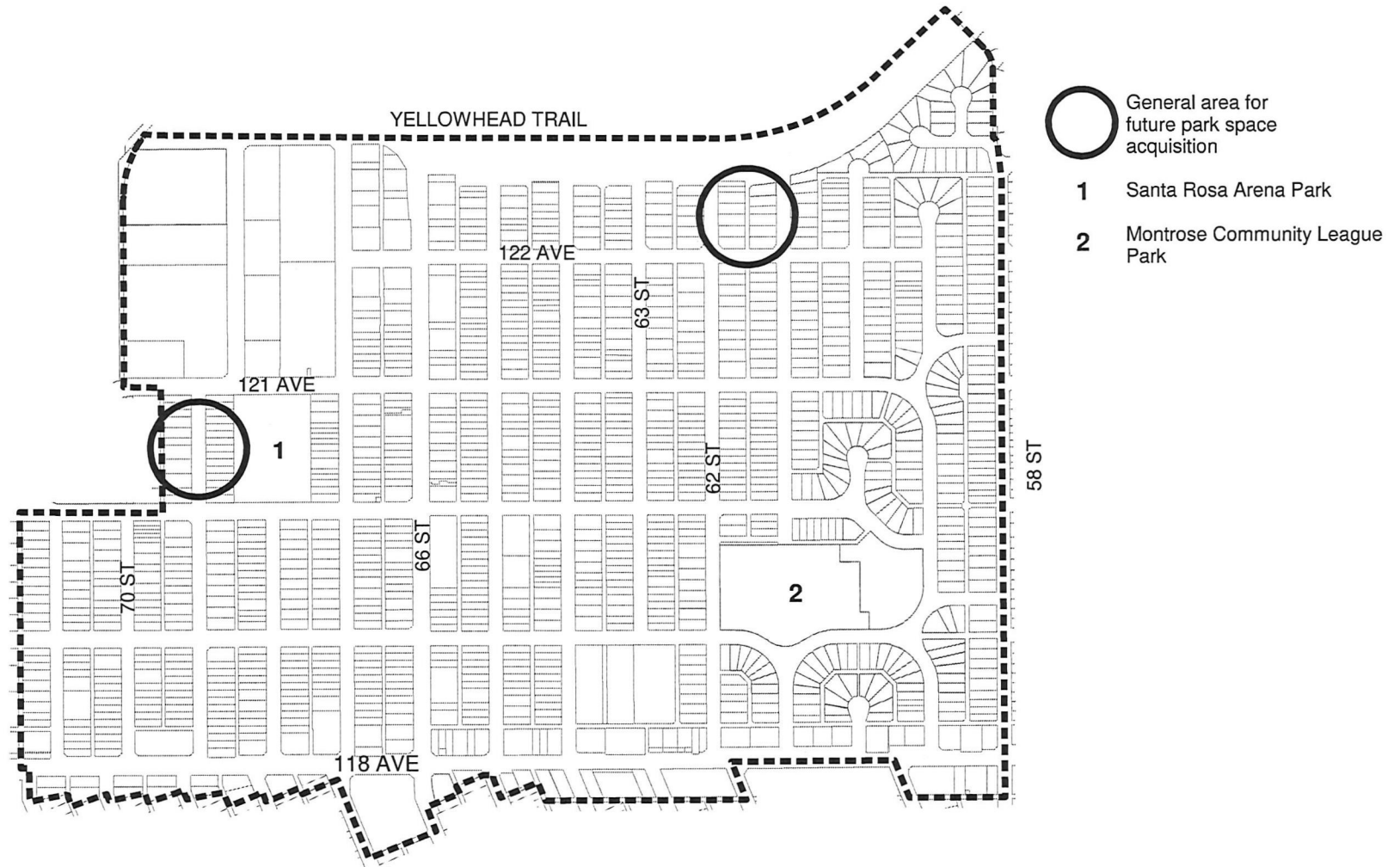
*Montrose / Santa Rosa Area Redevelopment Plan Office Consolidation*

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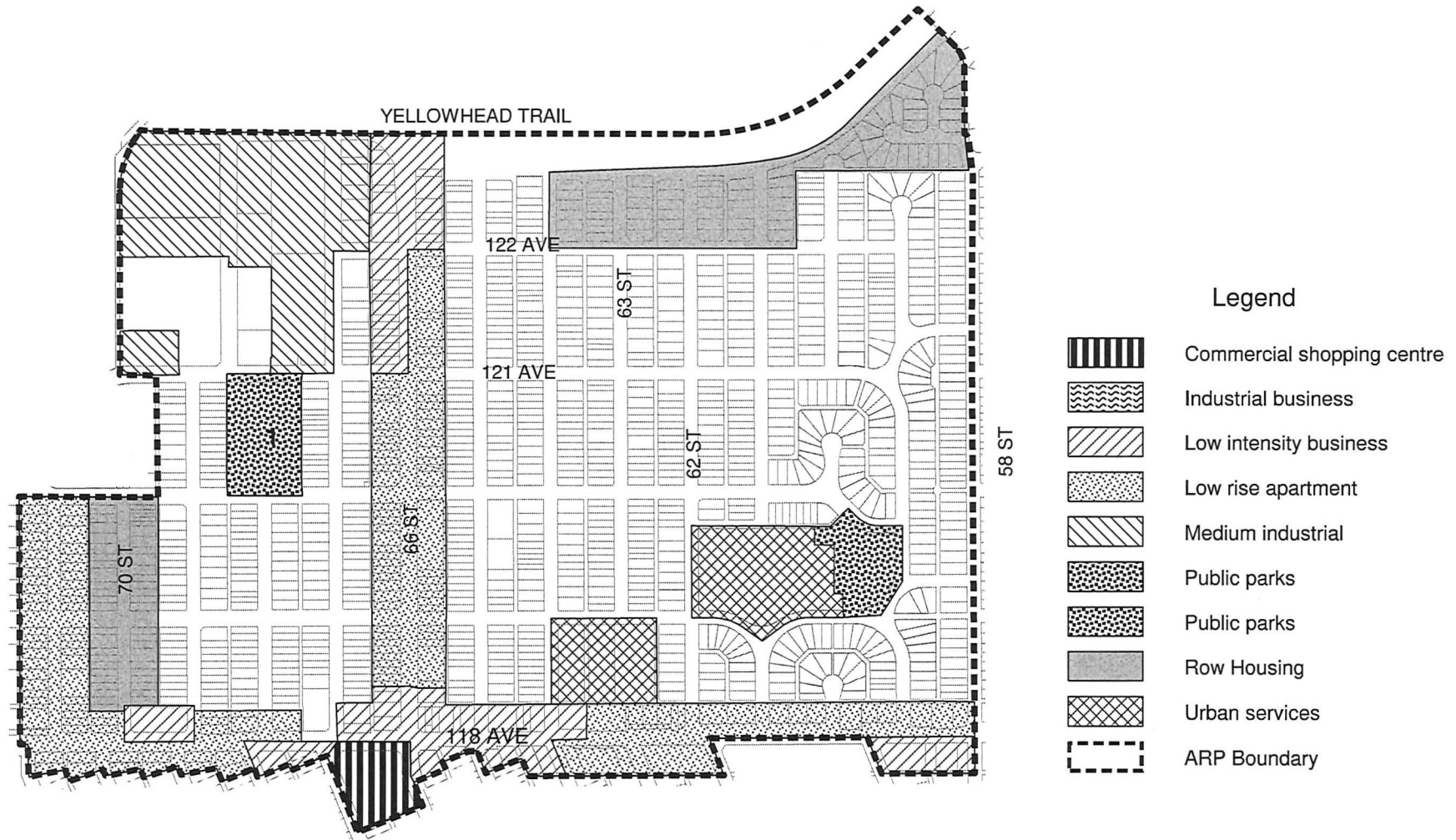
**PROPOSED PEDESTRIAN CORRIDOR**



*Montrose / Santa Rosa Area Redevelopment Plan Office Consolidation***FUTURE PARK SPACE ACQUISITION**



# *Montrose / Santa Rosa Area Redevelopment Plan Office Consolidation*



**SCHEDULE 1.7 - MONTROSE / SANTA ROSA LAND USES**