

Bylaw 20063

Bylaw to amend Bylaw 7972, as amended,
being the Cloverdale Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on January 14, 1986 passed Bylaw 7972, being a bylaw to adopt the Cloverdale Area Redevelopment Plan; and

WHEREAS an application was received by Administration to amend Bylaw 7972, as amended, the Cloverdale Area Redevelopment Plan;

WHEREAS City Council considers it desirable to amend the Cloverdale Area Redevelopment Plan;

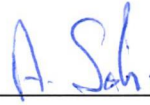
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Cloverdale Area Redevelopment Plan is hereby further amended by:
 - a. deleting from section 3.3 Commercial Policies a) Commercial Policy 1: “and 3.2”
 - b. deleting from section 5.3.1 Area of Application, “, and 2 lots each on the southwest corners of the intersection of 98 Avenue and 95 Street.” and replacing it with: “.”
 - c. deleting the map entitled “Map 4 - Proposed Land Use Concept” and replacing it with “Map 4 - Proposed Land Use Concept”, attached hereto as Schedule “A” and forming part of this bylaw;

- d. deleting the map entitled “Map 12 – Proposed Land Use Zones” and replacing it with “Map 12 – Proposed Land Use Zones”, attached hereto as Schedule “B”, and forming part of this bylaw;
- e. deleting Figure 3.2 (CNC*) Neighbourhood Commercial Types Corner of 98 Avenue at 95 Street.

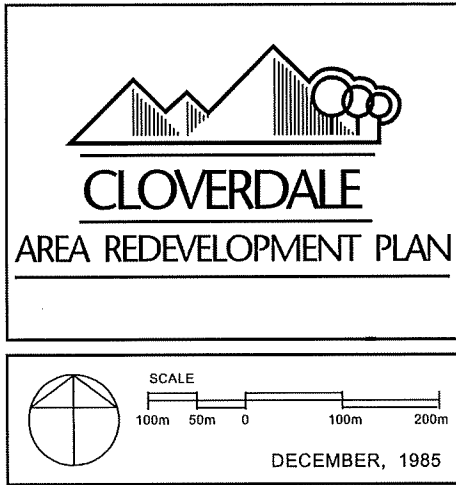
READ a first time this	20th day of April	, A. D. 2022;
READ a second time this	20th day of April	, A. D. 2022;
READ a third time this	20th day of April	, A. D. 2022;
SIGNED and PASSED this	20th day of April	, A. D. 2022.

THE CITY OF EDMONTON



MAYOR

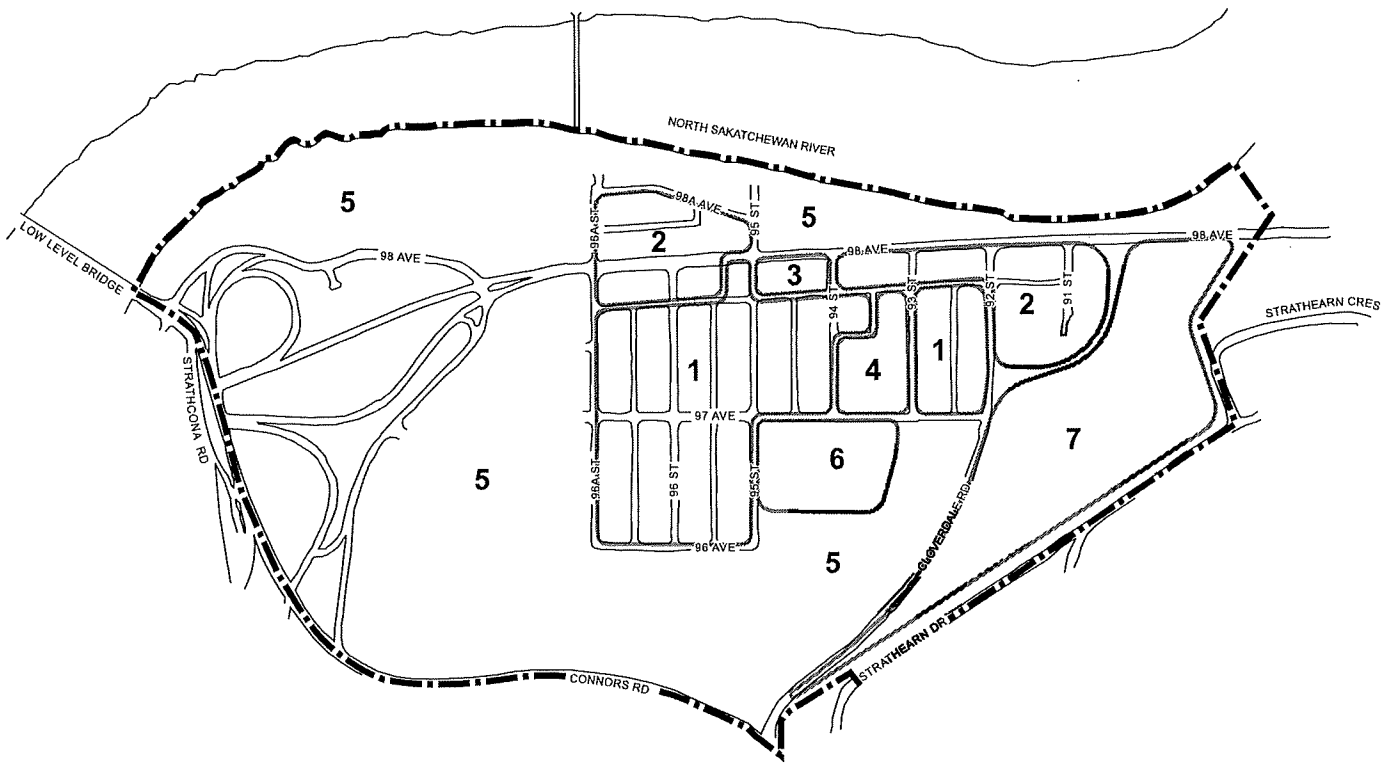

CITY CLERK



Map 4

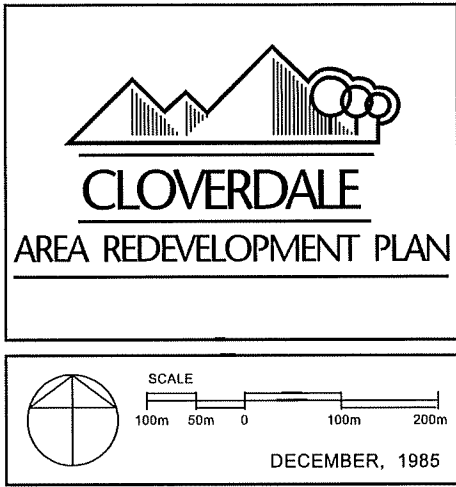
Proposed Land Use Concept

- 1 Low Density Redevelopment - Infill Housing
- 2 Medium Density - Multiple Family Housing
- 3 Neighbourhood Convenience Retail
- 4 Environmental Education Centre
- 5 City-Level Recreation and Open Space
- 6 Neighbourhood Park
- 7 "Camel Humps" Nature Preserve





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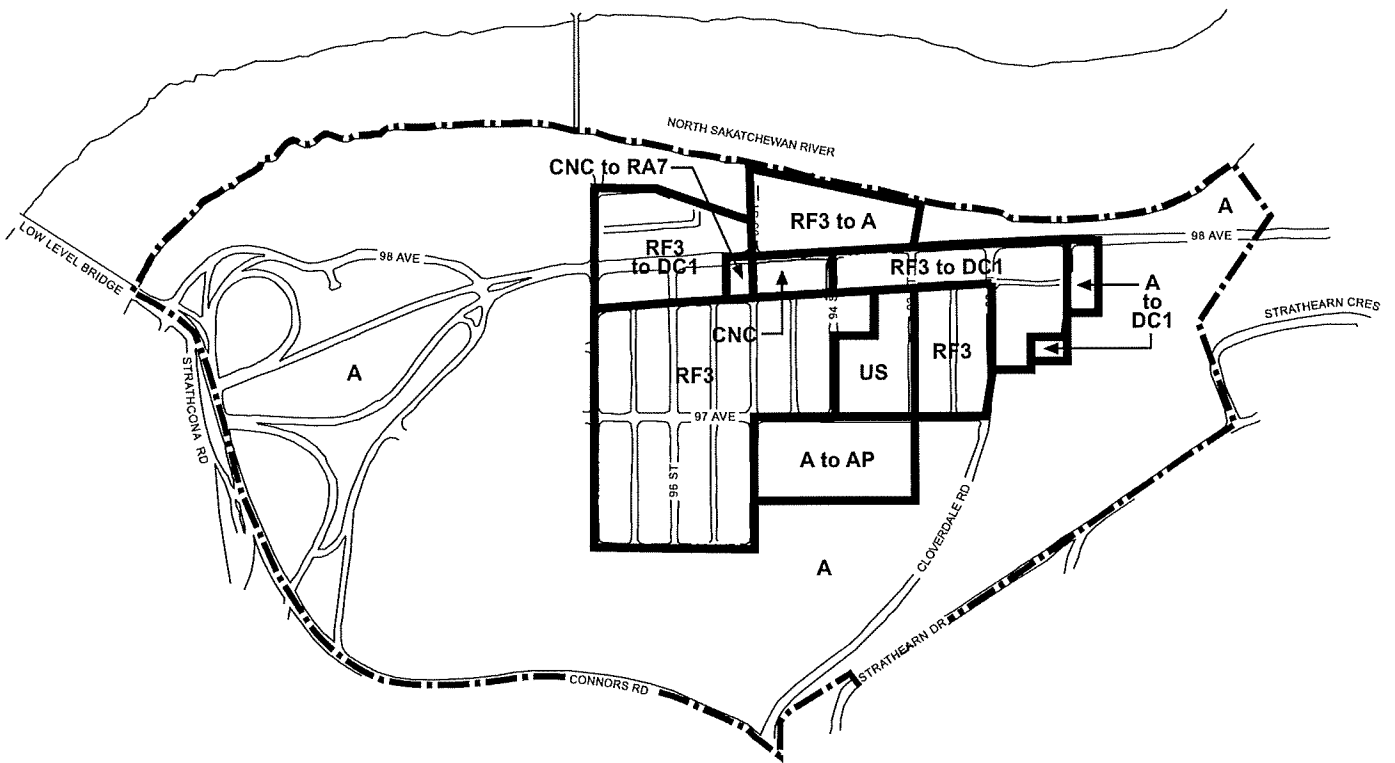
THIS MAP REPRESENTS A CONCEPTUAL ILLUSTRATION
IT IS NOT INTENDED TO PROVIDE SITE-SPECIFIC DIRECTION
TO LAND USE REGULATION MECHANISMS



Map 12

Proposed Land Use Zones

-  RF3, CNC, & A to RF3, RA7, CNC, AP, & DC1
-  Pedestrian Commercial Shopping Street Overlay Provisions apply



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