

Bylaw 18146

A Bylaw to amend Bylaw 6931, as amended,  
Being the Stadium Station Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on February 22, 1983, passed Bylaw 6931, as amended, a bylaw to adopt the Stadium Station Area Redevelopment Plan; and

WHEREAS an application was received by the City Planning to amend Bylaw 6931, as amended, the Stadium Station Area Redevelopment Plan;

WHEREAS Council considers it desirable to amend the Stadium Station Area Redevelopment Plan;

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. The Stadium Station Area Redevelopment Plan is hereby further amended by:
  - a. deleting all references to "Stadium Station" and replacing it with "Cromdale/Virginia Park."
  - b. deleting the first paragraph of section 1.1 Boundaries and replacing it with:

"The boundaries of the Cromdale/Virginia Park Redevelopment Plan (ARP) are shown on Schedule A. The boundaries are Borden Park Road east to 73 Street, south to 112 Avenue, east to Wayne Gretzky Drive, south to Ada Boulevard, west along the boundary on the North Saskatchewan River Valley Area Redevelopment Plan (ARP), including Kinnaird Ravine to 81 Street, east to 79 Street, north to 113 Avenue, east to 78 Street, north to Borden Park Road, the point of commencement. To the southwest the boundaries of the Comdale/Virginia Park Redevelopment Plan (ARP) are 111 Avenue east to 77 Street, south to Jasper Avenue, west to 82 Street, north to 111 Avenue, the point of commencement. The centrelines of roads, laneways and right-of-ways are considered the boundary line."
  - c. adding a paragraph to section 1.2 Authority of the Plan , which reads:

"On July 18, 1994, a large area west of 84 Street and the LRT corridor was removed from the Stadium Station Area Redevelopment Plan with the adoption of the Boyle Street

McCauley Area Redevelopment Plan. On February 26, 2018, additional area was removed with adoption of a new Stadium Station Area Redevelopment Plan and this plan was renamed the Cromdale/Virginia Park Area Redevelopment Plan.”

- d. deleting the illustration titled “Density Distribution.”
- e. deleting the first bullet of Section 2.1 Basic Strategy that reads:
 

“Promote high-density redevelopment projects in close proximity to the LRT station. The intent will be to direct the increase in population for the Plan Area into a node of density which will support LRT ridership, and provide for mixed use developments with mutually supportive residential and commercial development.”
- f. deleting the fourth bullet of Section 2.1 Basic Strategy and replacing it with “reduce or eliminate on street-parking problems in the area by requiring a certain standard of parking in new development.”
- g. deleting the sixth bullet of Section 2.1 Basic Strategy that reads:
 

“ensure a logical transition of density and built form moving from the highest densities near the LRT station to lower densities in surrounding areas in order to protect stable areas of low density housing and maximize compatibility between adjacent land uses.”
- h. deleting Policy 2.2.4 in its entirety and renumbering thereafter accordingly.
- i. deleting Policy 2.10.1 in its entirety and renumbering thereafter accordingly.
- j. deleting the illustration titled “Transition Zoning.”
- k. deleting Section 3.3 Sub-Area 2 – Stadium East Sub-Area in its entirety and renumbering thereafter accordingly.
- l. deleting Section 3.5 Sub-Area 4 – Cromdale North Sub-Area in its entirety and renumbering thereafter accordingly.
- m. deleting the first sentence of policy 4.2.2 Arterial Roads and replacing it with “The roads that are designated as arterial roads in the Stadium Station Plan Area are 112 Avenue, 82 Street.”
- n. deleting the second, third, and fourth paragraphs of Policy 4.2.4 Traffic Management Scheme.
- o. deleting the second sentence of Policy 4.3.1 General Intent of Parking Policies that reads:
 

“Such facilities shall also fulfill a Park’n’Ride function subject to the policies to be outlined in the Park’n’Ride Location Policy Paper currently under preparation by the Transportation Management Department.”
- p. deleting Policy 4.3.5 Parking Requirements in its entirety.
- q. deleting Policy 4.4.3 CN/LRT Corridor Urban Design Review in its entirety.

- r. deleting Policy 4.5.2 Pedestrian Routes to Stadium Station in its entirety and renumbering thereafter accordingly.
- s. deleting Policy 6.2.2 Cromdale and Virginia Park School and replacing it with:  
  - “6.2.2 Virginia Park School
  - The off-school hours use of the “Virginia Park Elementary School” grounds as a park space is reaffirmed by this plan.”
- t. deleting all rows under the heading of “Sub-Area 4 Cromdale North” of Policy 10.1 Implementation of Land Use Policies.
- u. deleting the second row under the heading of “Parking” of Policy 10.2 Implementation of Roadways and Circulation Policies.
- v. deleting the first row under the heading of “Pedestrian Routes/ Bikeways” of Policy 10.2 Implementation of Roadways and Circulation Policies.
- w. deleting the third row under the heading of “Pedestrian Routes/ Bikeways” of Policy 10.2 Implementation of Roadways and Circulation Policies.
- x. deleting the second row under the heading of “Parks” of Policy 10.4 Implementation of Proposed Recreational and School Facilities Policies.
- y. deleting the row beginning with 3.5.5 on page 43.
- z. Deleting the row beginning with 4.4.3 on page 44.
- aa. deleting Policy 11.4 RA7 – Low Rise Apartment District (Section 210, Land Use Bylaw) in its entirety and renumbering thereafter accordingly.
- bb. deleting Policy 11.5 RA8 – Medium Rise Apartment District (Section 220, Land Use Bylaw) in its entirety and renumbering thereafter accordingly.
- cc. deleting Policy 11.6 RA9 – High Rise Apartment District (Section 230, Land Use Bylaw) in its entirety and renumbering thereafter accordingly.
- dd. deleting Policy 11.8 CB1 (Low Intensity Business) District (Section 330, Land Use Bylaw) in its entirety and renumbering thereafter accordingly.
- ee. deleting the first sentence of Policy 11.13.1 Area of Application and replacing it with:  
“Portions of Sub-Area 6 between Ada Boulevard and 112 Avenue, between 71 and 74 Streets, designated US in Bylaw 6930, amending the Land Use Bylaw.”
- ff. deleting Policy 11.19 RA9 – Medium Rise Apartment District (Section 220, Land Use Bylaw) in its entirety and renumbering thereafter accordingly.
- gg. deleting the first sentence of Policy 11.20.1 Area of Application and replacing it with:  
“Portions of Sub-Area 6, the properties on the east side of 79 Street between 112 Avenue and 113 Avenue, designated (AP) Public Parks Zone in Bylaw 9255, amending the Land Use Bylaw.”

- hh. deleting Policy 11.21 Site Specific Development Control Provisions (DC2) in its entirety.
- ii. deleting the map entitled "Schedule A – Plan Area Boundary" and substituting the map attached hereto as Schedule "A" and forming part of this Bylaw;
- jj. deleting the map entitled "Schedule B – Sub Areas " and substituting the map attached hereto as Schedule "B" and forming part of this Bylaw;
- kk. deleting the map entitled "Schedule C – Proposed Land Uses" and substituting the map attached hereto as Schedule "C" and forming part of this Bylaw;
- ll. deleting the map entitled "Schedule D1 – Road Proposals" and substituting the map attached hereto as Schedule "D" and forming part of this Bylaw;
- mm. deleting the map entitled "Schedule D2 – Proposed Pedestrian and Bicycle Circulation" and substituting the map attached hereto as Schedule "E" and forming part of this Bylaw;
- nn. deleting the map entitled "Schedule D3 – Transit and Circulation Proposals" and substituting the map attached hereto as Schedule "F" and forming part of this Bylaw;
- oo. deleting the map entitled "Schedule E – Public Development" and substituting the map attached hereto as Schedule "G" and forming part of this Bylaw; and
- pp. deleting the map entitled "Schedule F – Proposed District Development Control Districts" and substituting the map attached hereto as Schedule "H" and forming part of this Bylaw.

2. That Bylaw 6931 – the Stadium Station Area Redevelopment Plan is hereby further amended by renaming and adopting the Cromdale Virginia Park Area Redevelopment Plan.

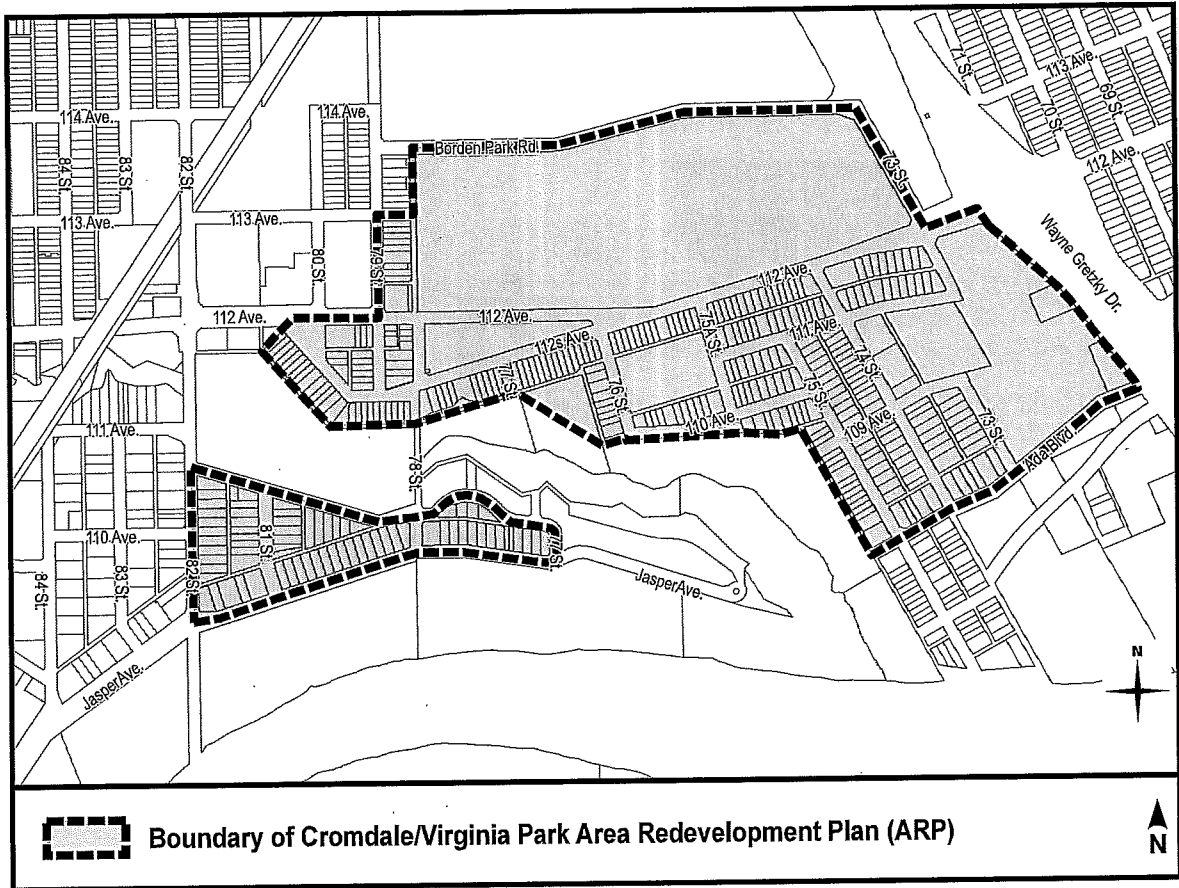
READ a first time this	26th	day of	February	, A. D. 2018;
READ a second time this	26th	day of	February	, A. D. 2018;
READ a third time this	26th	day of	February	, A. D. 2018;
SIGNED and PASSED this	26th	day of	February	, A. D. 2018.

THE CITY OF EDMONTON

  
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 MAYOR

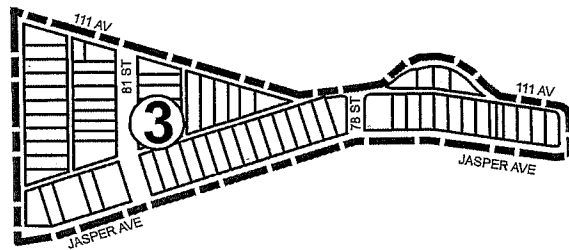
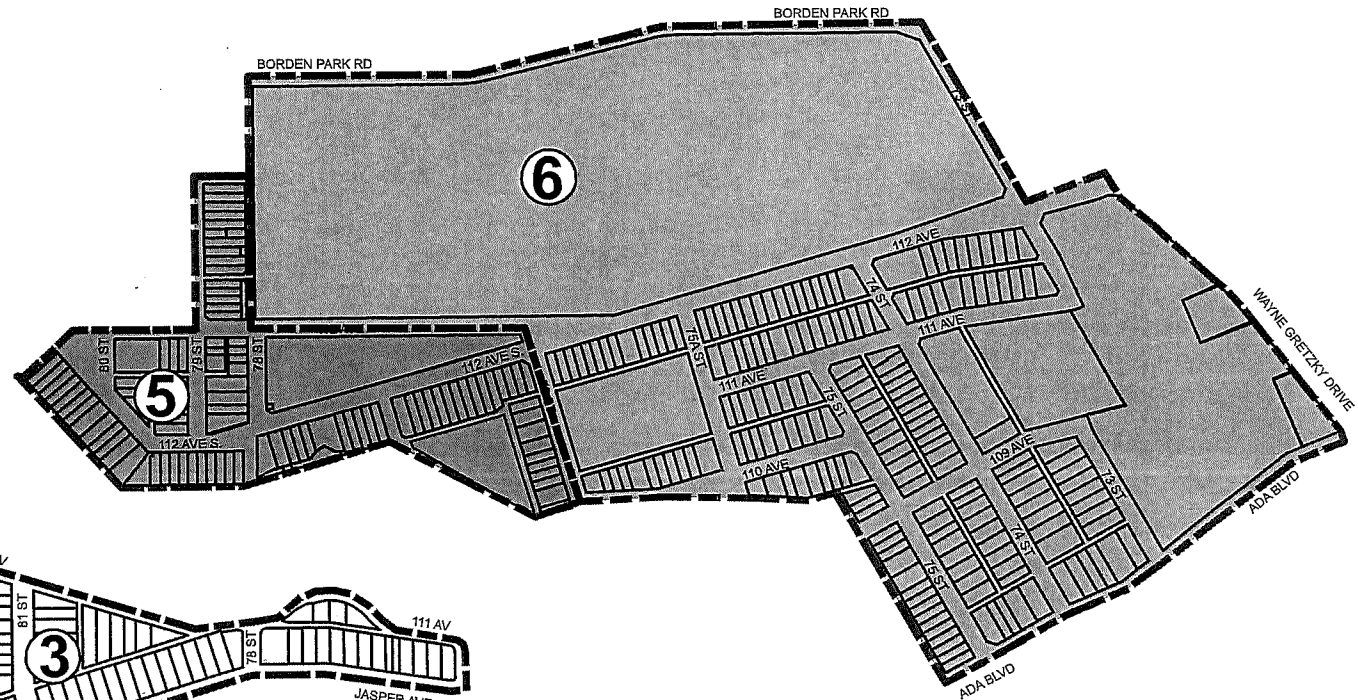
  
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 CITY CLERK

BYLAW 18146



Amendment to  
**Cromdale/Virginia Park**  
 Area Redevelopment Plan  
 (as amended)

SCHEDULE "B"



Existing Land Use

- One Unit Dwelling
- 3** Unit Dwelling
- 5** Unit Dwelling
- Apartment (4 storeys or less)
- 6** Rise Apartment (5 storeys or more)
- Other Residential
- Commercial
- Industrial / Utilities
- Institutional
- Recreation and Open Space

Viewpoint Sub Area  
 Cromdale South Sub Area  
 Virginia Park Sub Area

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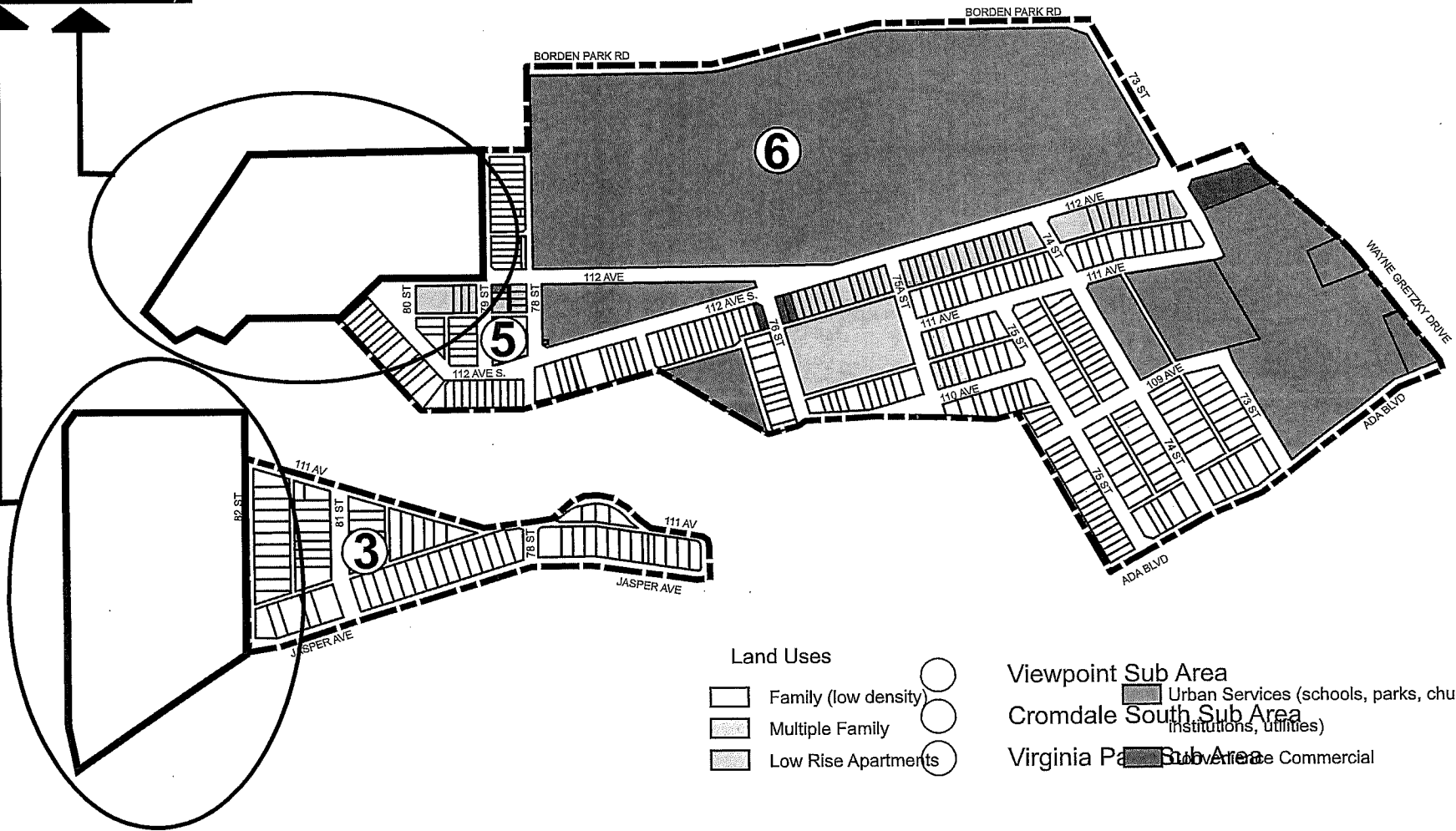
Amendment to  
**Cromdale/Virginia Park**  
 Area Redevelopment Plan  
 (as amended)

SCHEDULE "C"

Areas of Amendment  
 (to be removed from  
 the old Stadium Station ARP)

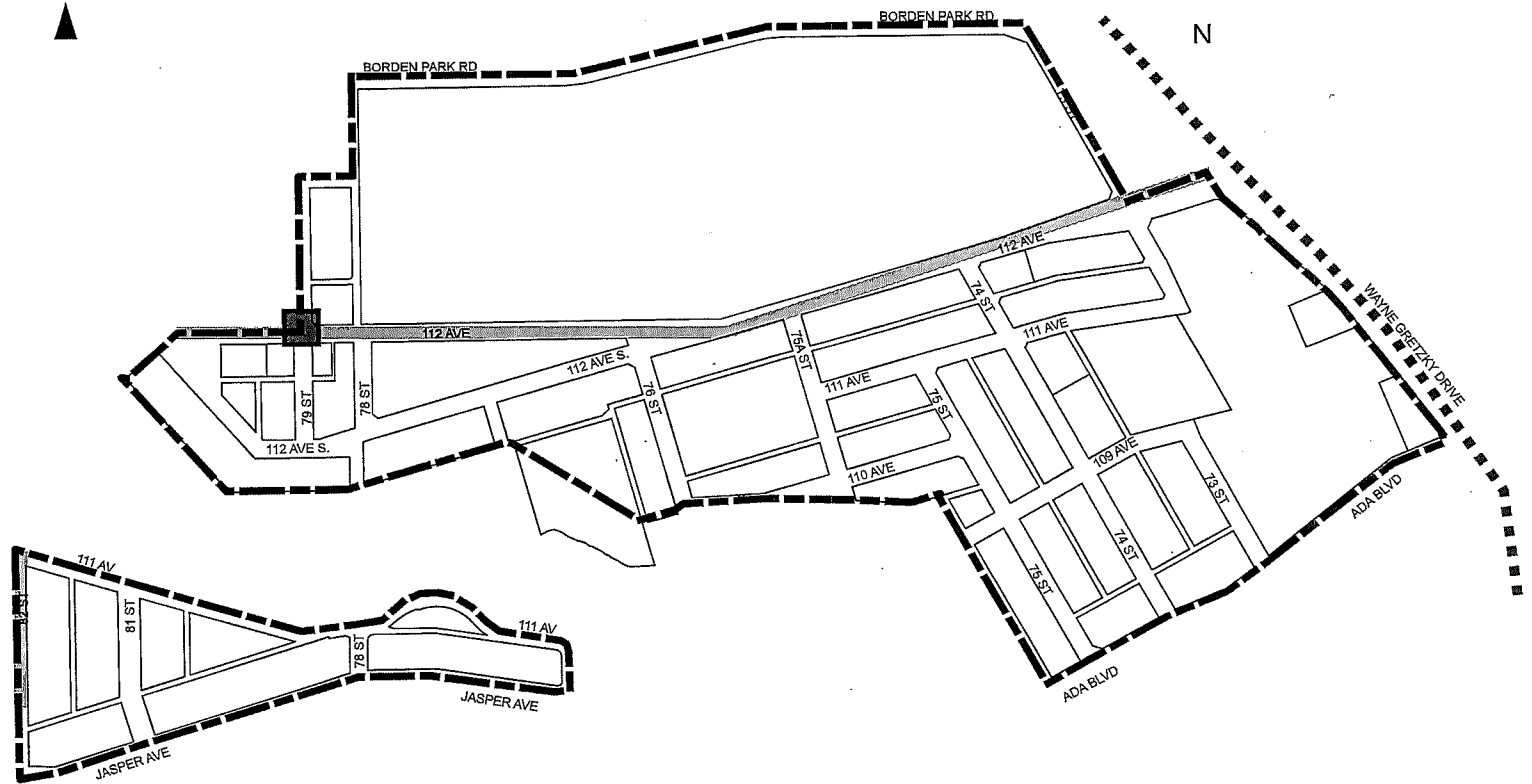


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Amendment to  
**Cromdale/Virgina Park**  
Area Redevelopment Plan  
(as amended)

SCHEDULE "D"

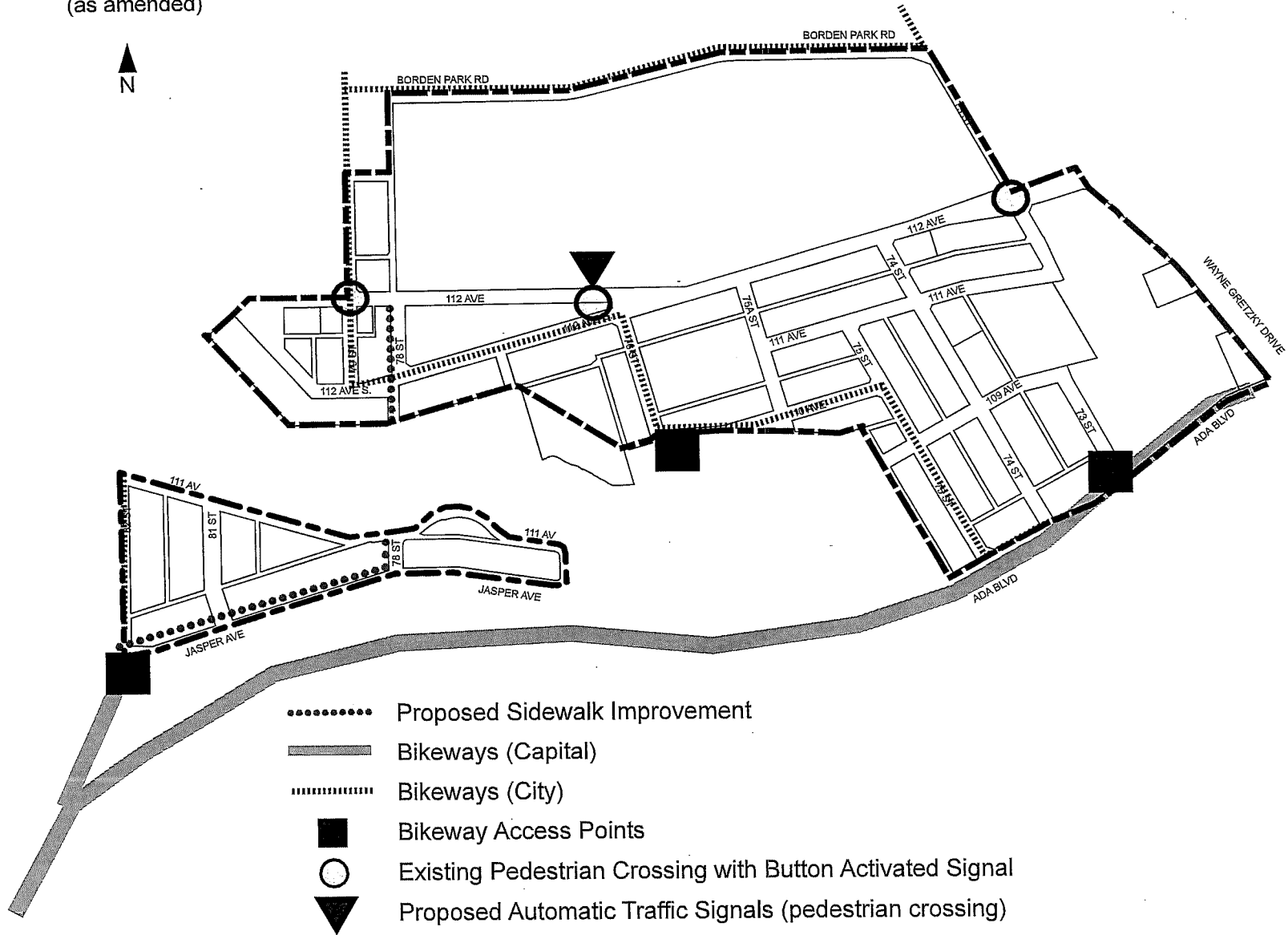


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Amendment to  
**Cromdale/Virgina Park**  
 Area Redevelopment Plan  
 (as amended)

SCHEDULE "E"



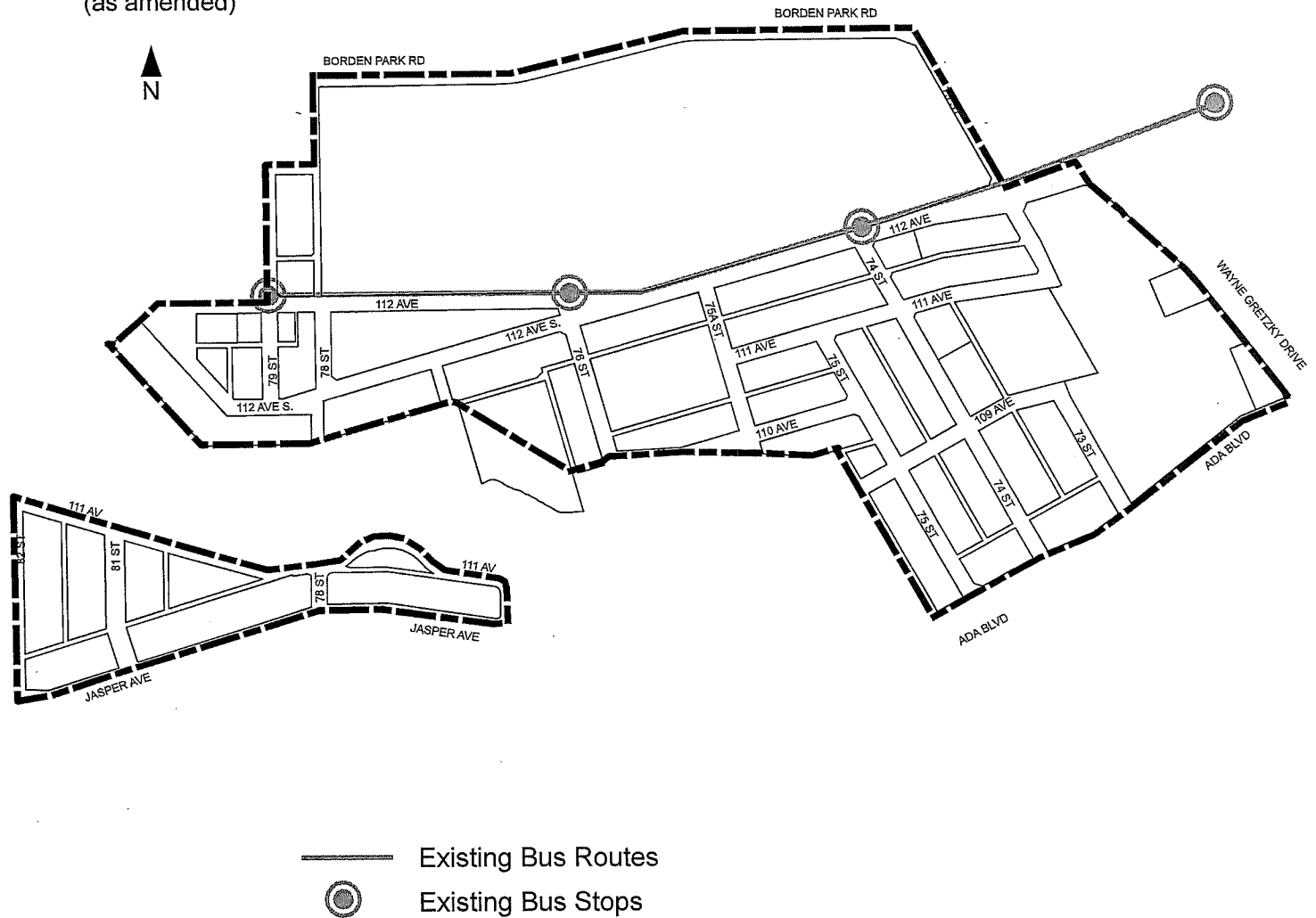
- ..... Proposed Sidewalk Improvement
- Bikeways (Capital)
- Bikeways (City)
- Bikeway Access Points
- Existing Pedestrian Crossing with Button Activated Signal
- ▼ Proposed Automatic Traffic Signals (pedestrian crossing)

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Schedule E  
 Proposed Pedestrian and Bicycle Circulation

Amendment to  
**Old Stadium Station (to be renamed)**  
Area Redevelopment Plan  
(as amended)

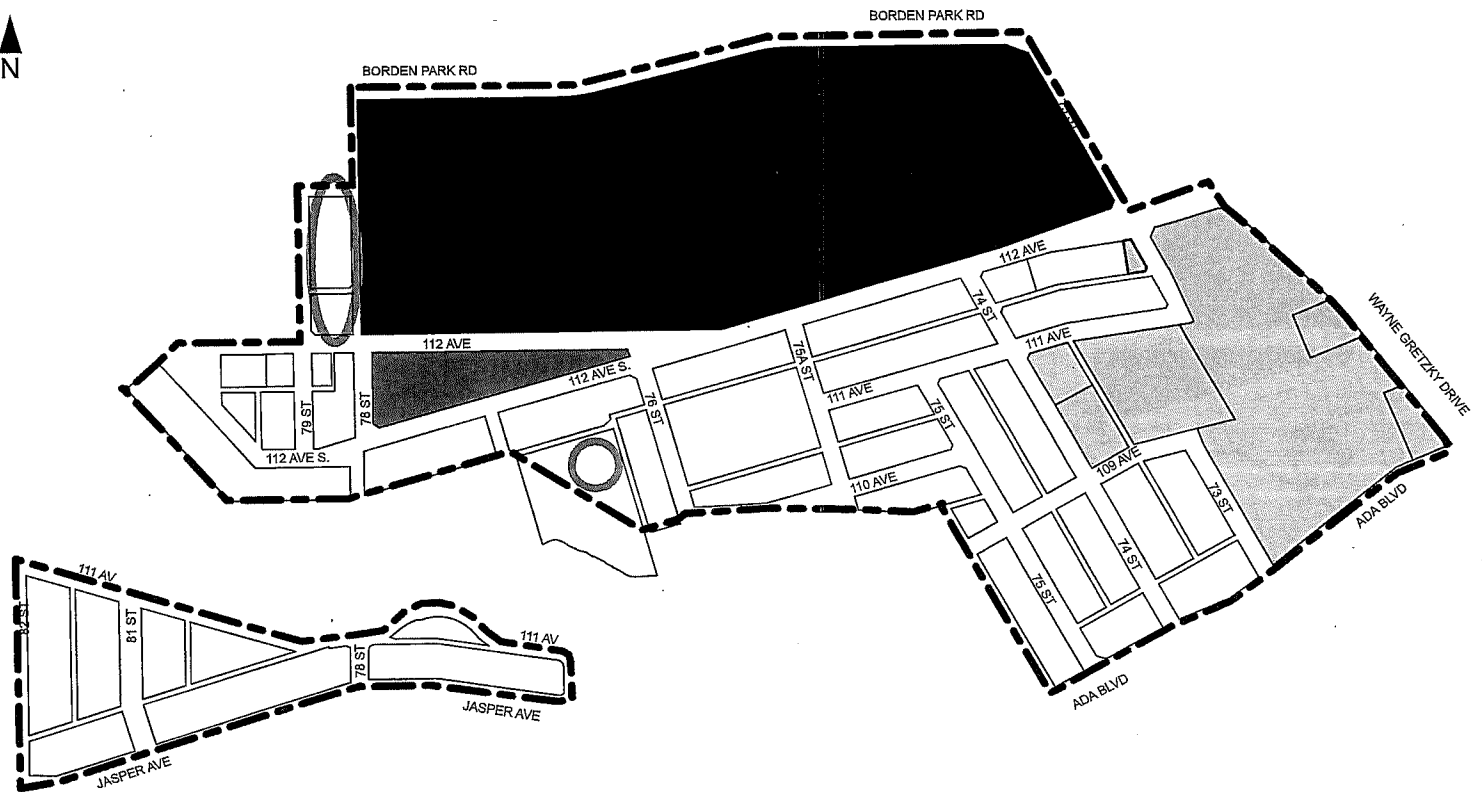
SCHEDULE "F"







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Amendment to  
**Cromdale/Virgina Park**  
Area Redevelopment Plan  
(as amended)

SCHEDULE "G"

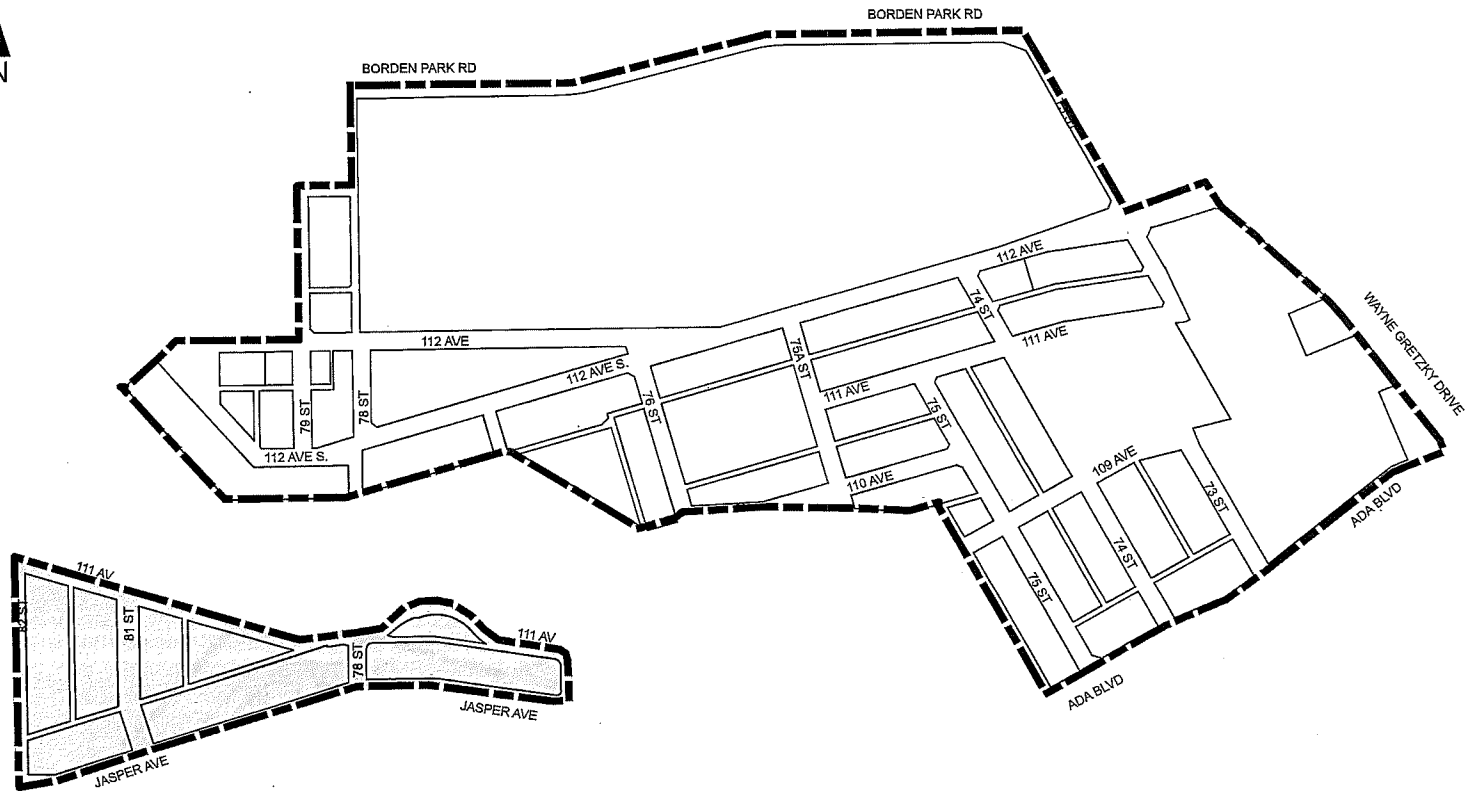


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-  Parks (district)
-  Parks (neighbourhood)
-  Open Space Development
-  Schools

Amendment to  
**Cromdale/Virgina Park**  
Area Redevelopment Plan  
(as amended)

SCHEDULE "H"



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 (DC1 - Area 3) Viewpoint Direct Development Control District