

Bylaw 18148

A Bylaw to amend Bylaw 6765, as amended,  
the Parkdale Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council, on February 8, 1983, passed Bylaw 5748, as amended, being a bylaw to adopt the Parkdale Area Redevelopment Plan; and

WHEREAS from time to time City Council may find it desirable to amend the Parkdale Area Redevelopment Plan; and;

WHEREAS an application was made to amend the Parkdale Area Redevelopment Plan Bylaw; and

WHEREAS the Municipal Council of the City of Edmonton now deems it in the public interest to amend the Parkdale Area Redevelopment Plan Bylaw; and

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. That Bylaw 6765, as amended, the Parkdale Area Redevelopment Plan is hereby amended by:
  - a. adding a paragraph to the end of 1 Existing Character in Section II Plan Profile that reads:  
“In 2017, the plan boundaries of the Parkdale ARP were amended with the adoption of a new Stadium Station ARP. Portions of land generally located between 112 Avenue NW and 114 Avenue NW, west of the LRT right-of-way were removed from the Parkdale ARP boundaries to be included in the plan for Stadium Station.”
  - b. deleting Policy 3.3 Residential Land Use Policy in its entirety.
  - c. deleting Policy 3.6 Residential Land Use Policy in its entirety.
  - d. deleting the map on page 17 under Policy 3.6 Residential Land Use Policy.
  - e. deleting Policy 3.7 Residential Land Use Policy in its entirety.
  - f. deleting the map on page 18 under Policy 3.7 Residential Land Use Policy.

- g. deleting the first sentence of the section It is the Policy of Council that:, in Policy 3.9 Residential Land Use Policy and replacing it with:  
 “As a result of road widening along 112 Avenue, applications for redistricting to low rise apartment will be encouraged along those properties fronting the north side of 112 Avenue between 88 Street and 89 Street.”
- h. deleting Policy 6.4 Transportation in its entirety.
- i. deleting Policy 6.5 Transportation in its entirety.
- j. deleting Policy 10.2 Pedestrian Circulation in its entirety.
- k. deleting the first paragraph under Area of Application, in RA7 Low Rise Apartment (Overlay Area) on page 66 and replacing it with:  
 “The area located south of 118 Avenue and north of 115 Avenue between 80 and 82 Streets designated as RA7 in the Zoning Bylaw and shown on Schedule G.1 as areas where Medium Density Residential Overlay provisions apply.”
- l. deleting RA9 High Rise Apartment (Overlay Area) on page 67 in its entirety.
- m. deleting the first paragraph of Area of Application under RA9 High Rise Apartment on page 68 and replacing it with:  
 “The area south of 118 Avenue, east of 78 Street and between 79 and 80 Street and north of 117 Avenue; designated as RA9 in the Zoning Bylaw.”
- n. deleting the first paragraph of Area of Application under CB1 Low Intensity Business District (section 330, land Use Bylaw) on page 70 and replacing it with:  
 “The area located at 80 Street and 116 Avenue, designated as CB1 in Bylaw 6766 amending the Land Use Bylaw.”
- o. adopting the boundary of the Parkdale Area Redevelopment Plan attached hereto as Schedule “A”;
- p. delete the map entitled “Location of Parkdale in Edmonton” and replace with the map attached as Schedule “B”;
- q. delete the map entitled “Overall Land Use Concept” and replace with the map attached as Schedule “C”;
- r. delete the map entitled “Schedule A Parkdale Area Redevelopment Plan Boundary” and replace with the map attached as Schedule “D”;
- s. delete the map entitled “Schedule B1 Existing Major Land Uses” and replace with the map attached as Schedule “E”;
- t. delete the map entitled “Schedule B2 Existing Land Use Districts”;

- u. delete the map entitled “Schedule C1 Roadways and Proposed Improvements ” and replace with the map attached as Schedule “F”;
- v. delete the map entitled “Schedule C2 Transit and Circulation ” and replace with the map attached as Schedule “G”;
- w. delete the map entitled “Schedule D Long-Term Arterial Network” and replace with the map attached as Schedule “H”;
- x. delete the map entitled “Schedule F Proposed Pedestrian Circulation/Open Space Network” and replace with the map attached as Schedule “I”;
- y. delete the map entitled “Schedule G.1 Area Where Zoning Overlay Provision Apply” and replace with the map attached as Schedule “J”;
- z. delete the map entitled “Schedule G Proposed Land Uses” and replace with the map attached as Schedule “K”;
- aa. delete the map entitled “Policy 2.2 Transitional Concept” and replace with the map attached as Schedule “L”;
- bb. delete the map entitled “Policy 3.1 Residential Land Use Policy” and replace with the map attached as Schedule “M”;
- cc. delete the map entitled “Policy 3.2 Residential Land Use” and replace with the map attached as Schedule “N”;
- dd. delete the map entitled “Policy 3.3 Residential Land Use”;
- ee. delete the map entitled “Policy 3.4 Residential Land Use” and replace with the map attached as Schedule “O”;
- ff. delete the map entitled “Policy 3.5 Residential Land Use” and replace with the map attached as Schedule “P”;
- gg. delete the map entitled “Policy 3.6 Residential Land Use”;
- hh. delete the map entitled “Policy 3.7 Residential Land Use”;
- ii. delete the map entitled “Policy 3.8 Residential Land Use” and replace with the map attached as Schedule “Q”
- jj. delete the map entitled “Policy 3.9 Residential Land Use” and replace with the map attached as Schedule “R”
- kk. delete the map entitled “Policy 4.3 Commercial Land Use” and replace with the map attached as Schedule “S”
- ll. delete the map entitled “Policy 4.4 Commercial Land Use” and replace with the map attached as Schedule “T”

- mm. delete the map entitled “”Policy 5.1 Institutional Land Use” and replace with the map attached as Schedule “U”
- nn. delete the map entitled “Policy 5.2 Public Utility Land Use” and replace with the map attached as Schedule “V”; and
- oo. delete the map entitled “Policy 5.3 Public Utility Land Use” and replace with the map attached as Schedule “W”.

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

THE CITY OF EDMONTON

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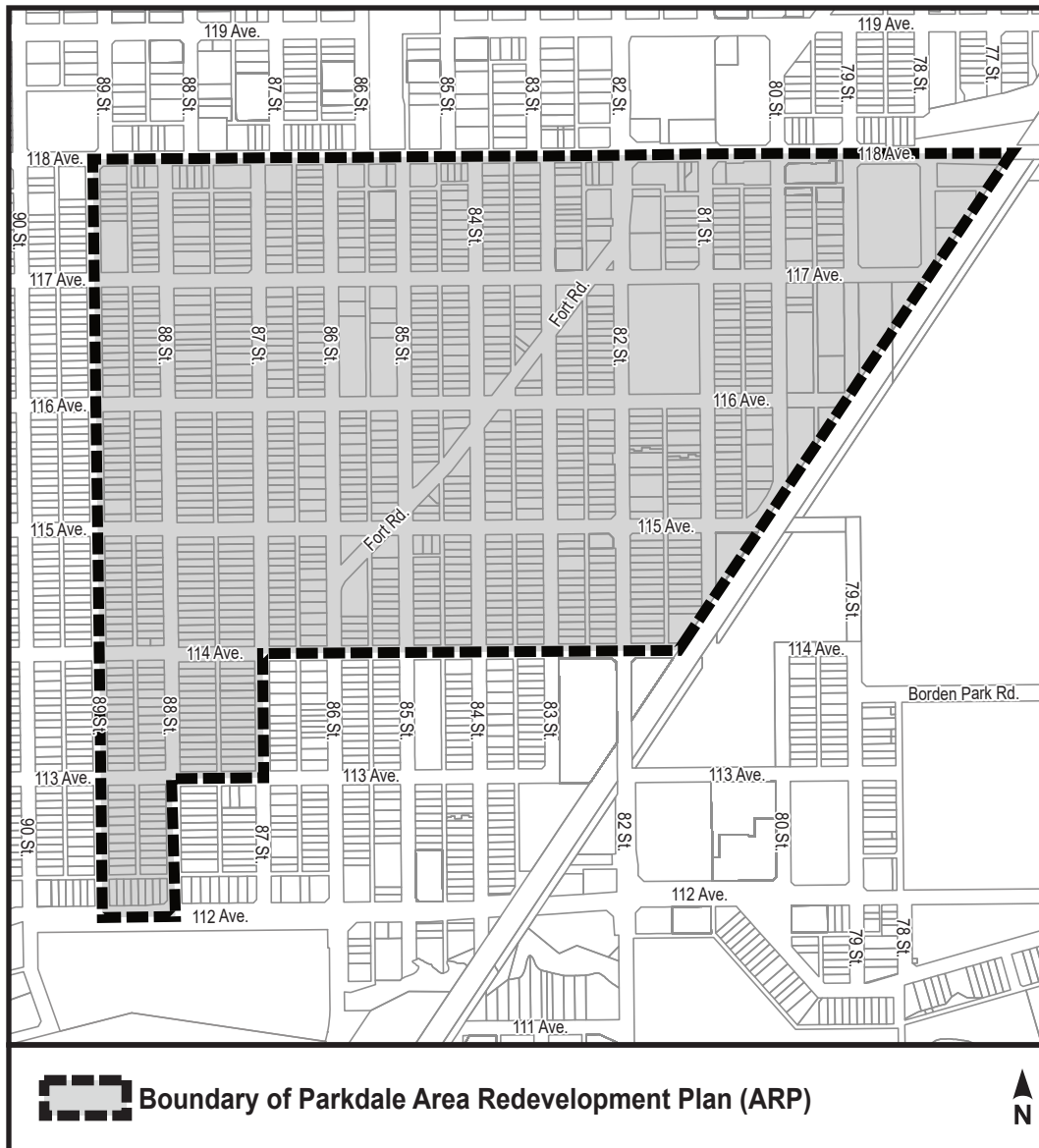
MAYOR

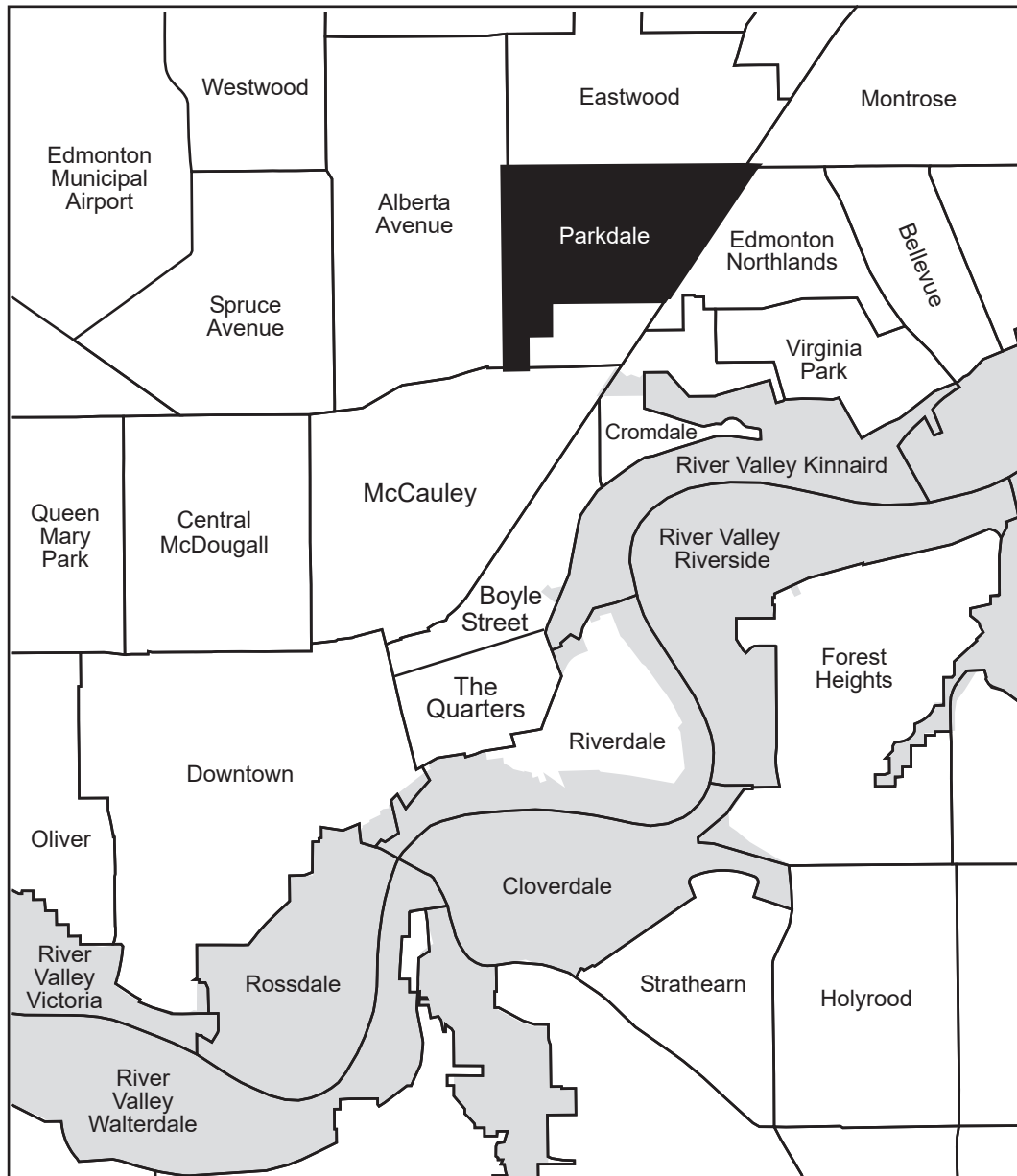
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CITY CLERK



## BYLAW 18148



**Location of Parkdale**

# Amendment to Parkdale Area Redevelopment Plan



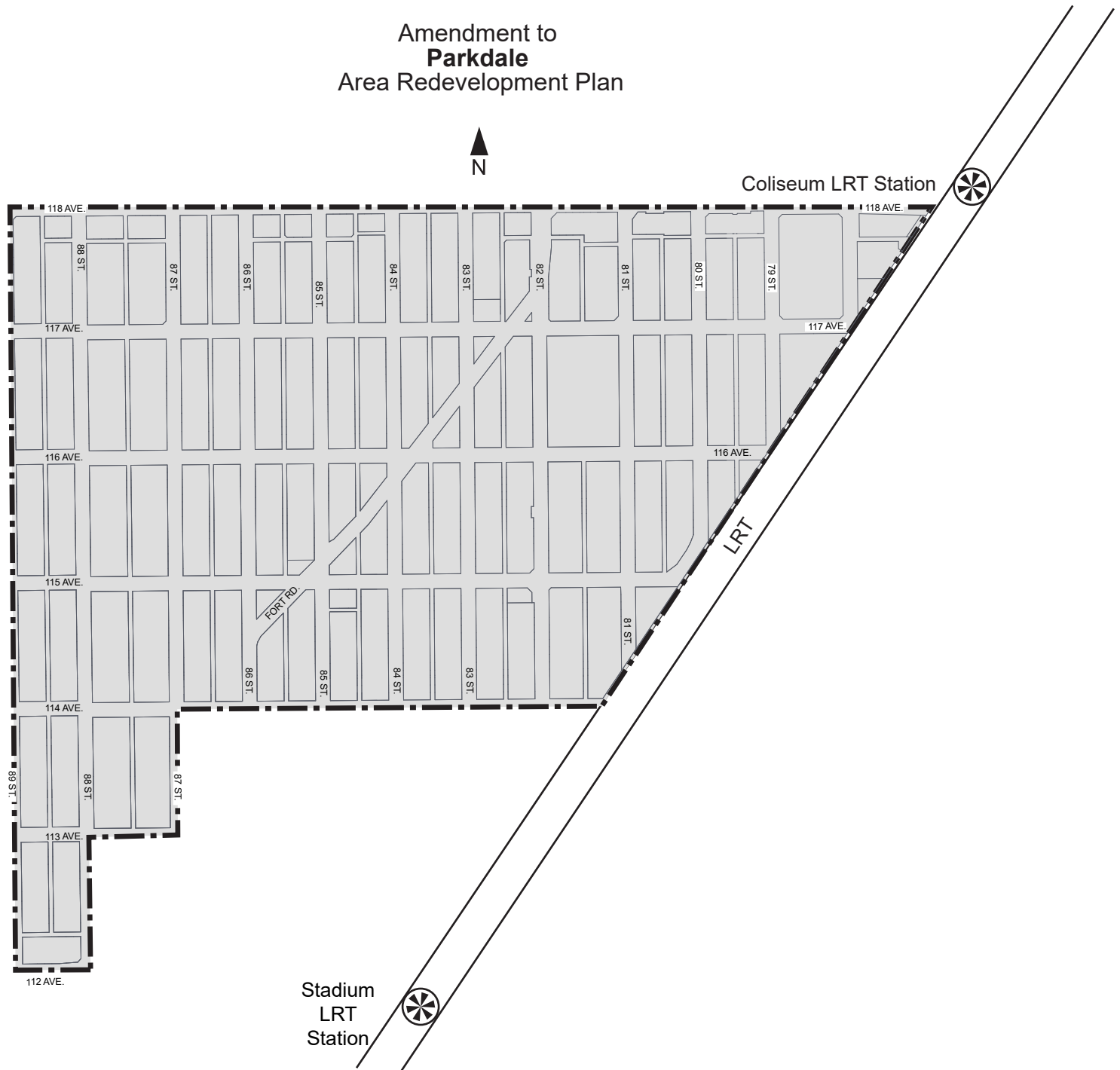
Coliseum LRT Station



## OVERALL LAND USE CONCEPT



Amendment to  
**Parkdale**  
Area Redevelopment Plan



Parkdale Area Redevelopment Plan Boundary



# Amendment to Parkdale Area Redevelopment Plan



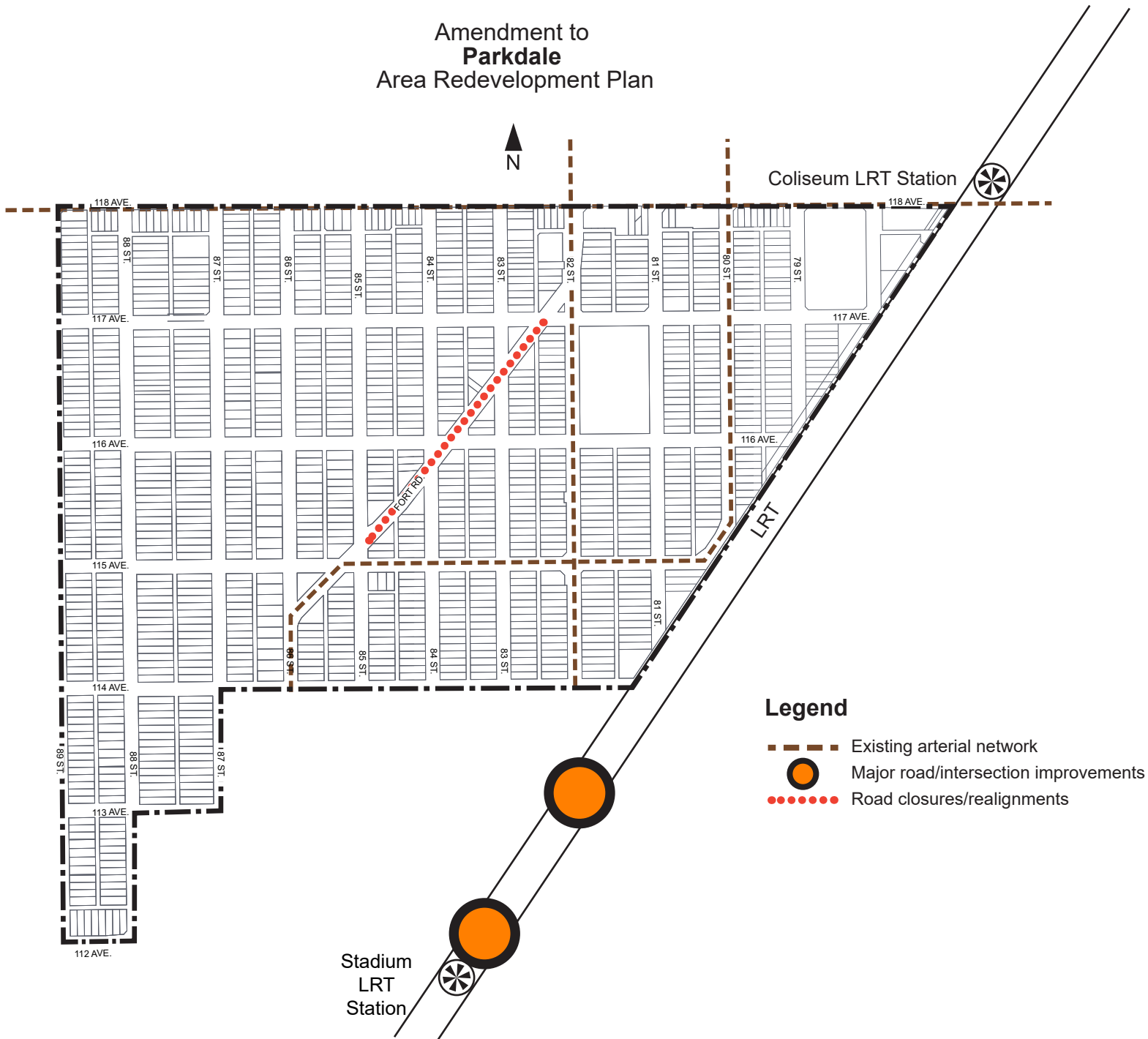
Coliseum LRT Station



Existing Major Land Uses



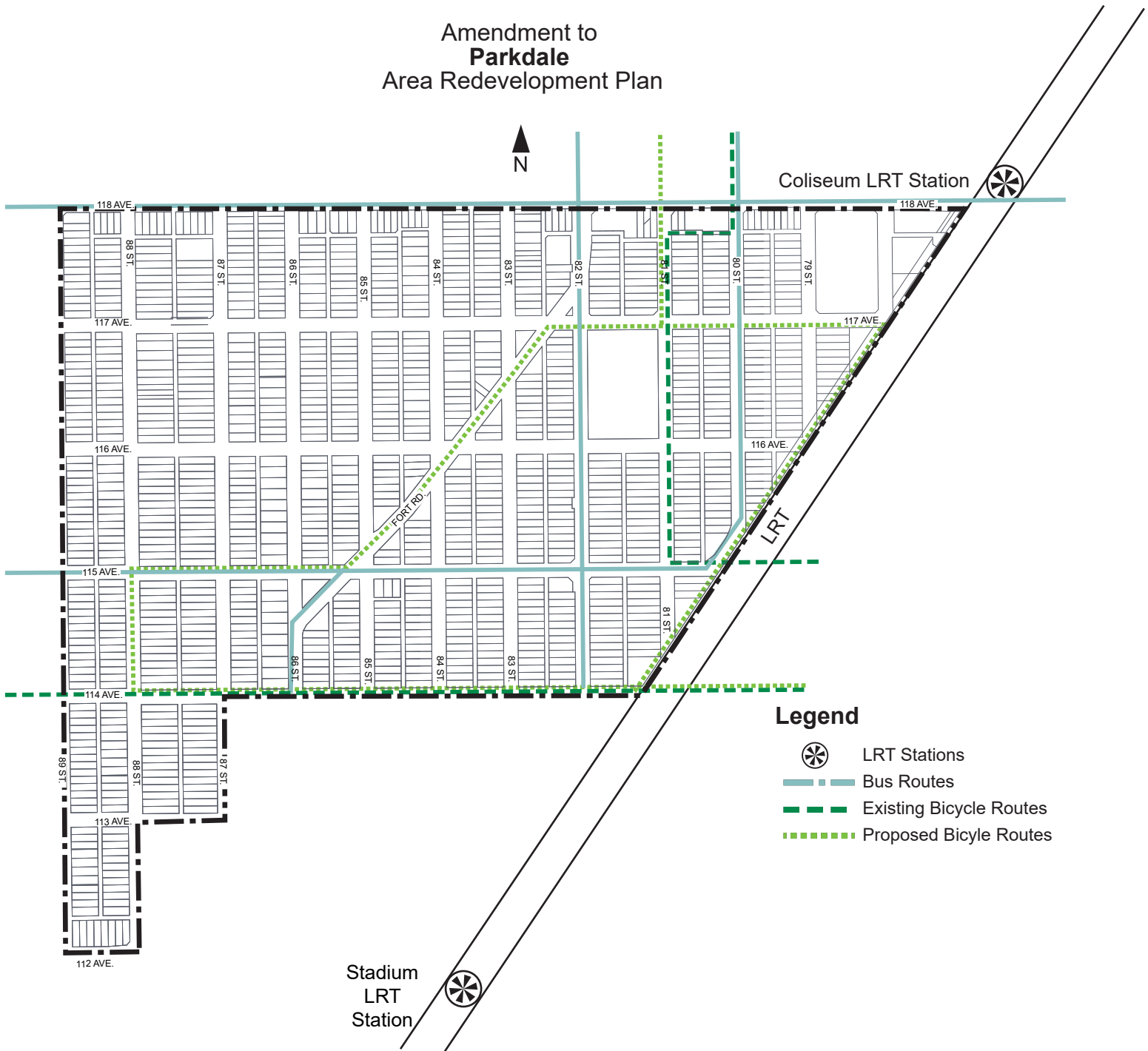
# Amendment to Parkdale Area Redevelopment Plan



## Legend

- Existing arterial network
- Major road/intersection improvements
- Road closures/realignments

# Amendment to Parkdale Area Redevelopment Plan



## Legend



LRT Stations



Bus Routes

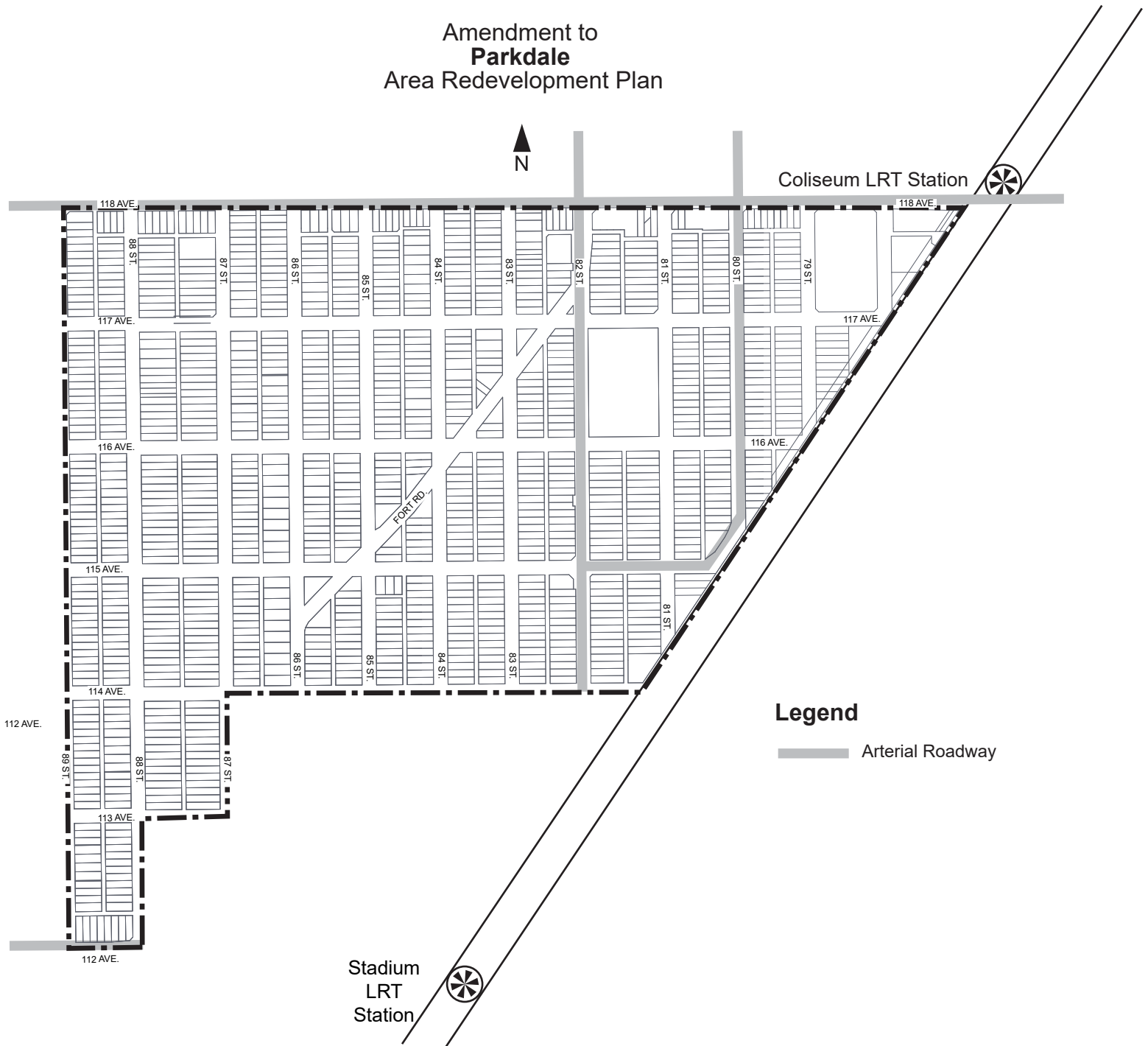


Existing Bicycle Routes



Proposed Bicycle Routes

# Amendment to Parkdale Area Redevelopment Plan



Long-Term Arterial Network





# Amendment to Parkdale Area Redevelopment Plan



# Amendment to Parkdale Area Redevelopment Plan



Coliseum LRT Station

Stadium  
LRT  
Station

## Zoning Overlay Provisions



High Rise Residential Zoning Overlay Provisions Apply



Medium Density Residential Zoning Overlay Provisions Apply



Alberta Avenue Pedestrian Commercial Shopping Street Zoning Overlay Provisions Apply

## Areas Where Zoning Overlay Provision Apply










# Amendment to Parkdale Area Redevelopment Plan



Coliseum LRT Station



## Existing Land Use

-  Low Density Redevelopment
-  Low Rise Apartment
-  Medium Rise Apartments
-  High Rise Apartment
-  Row Housing
-  General Business
-  Parks
-  Public Utility
-  Urban Services
-  Low Intensity Business

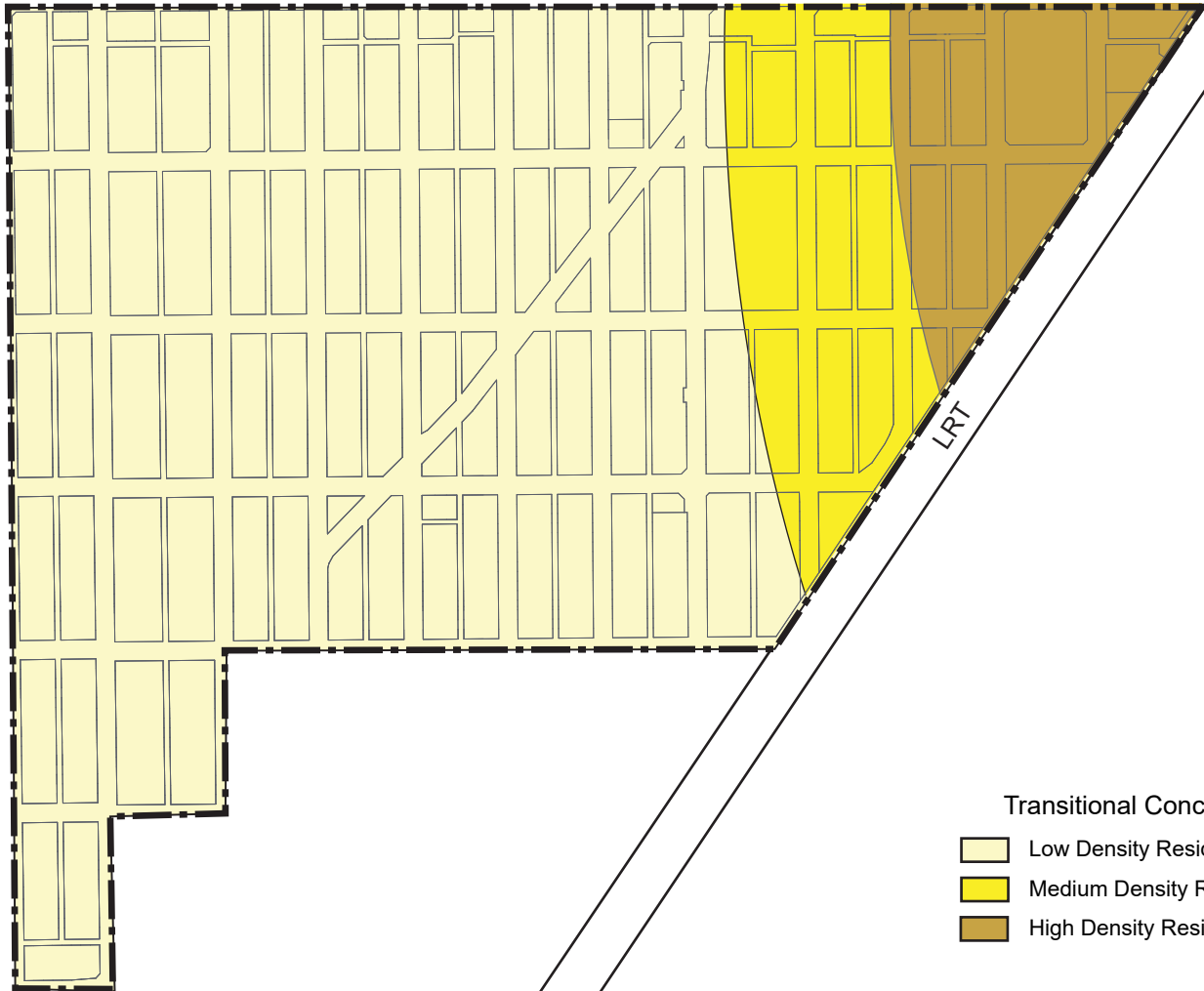
Proposed Land Uses






Amendment to  
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Area Redevelopment Plan



Coliseum LRT Station



Transitional Concept

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential

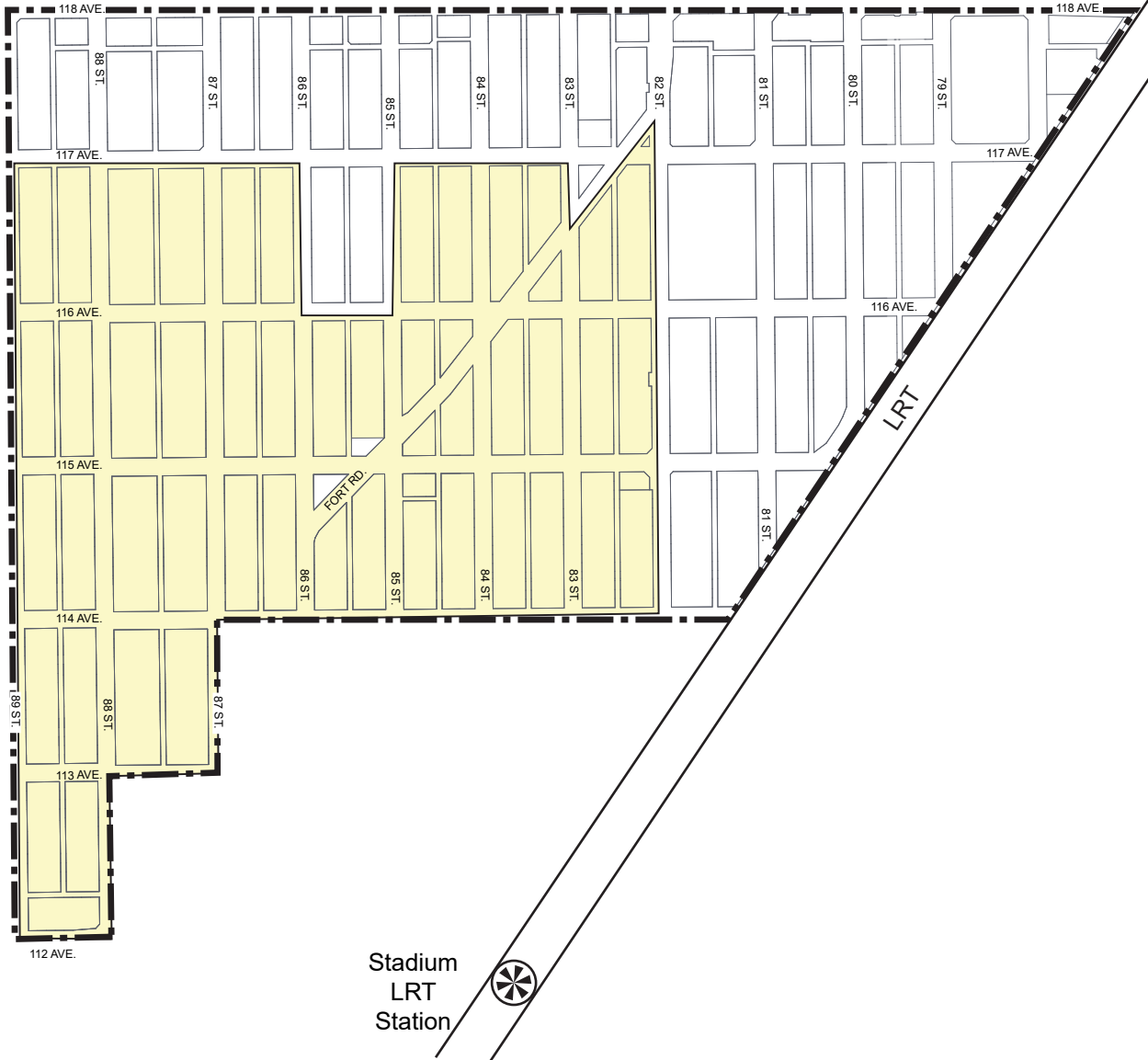
Stadium  
LRT  
Station



Amendment to  
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Coliseum LRT Station



Amendment to  
**Parkdale**  
Area Redevelopment Plan



Coliseum LRT Station



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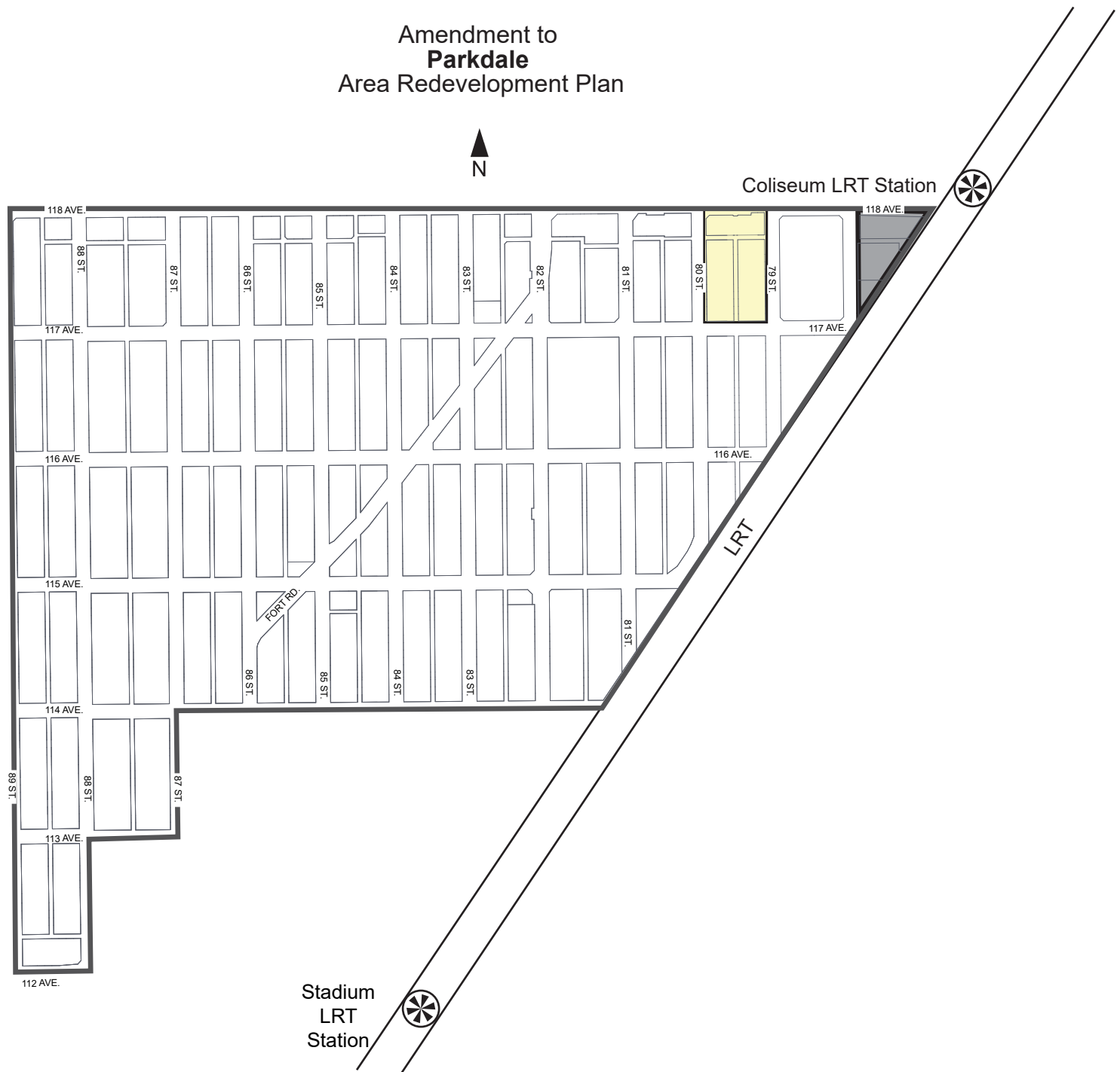


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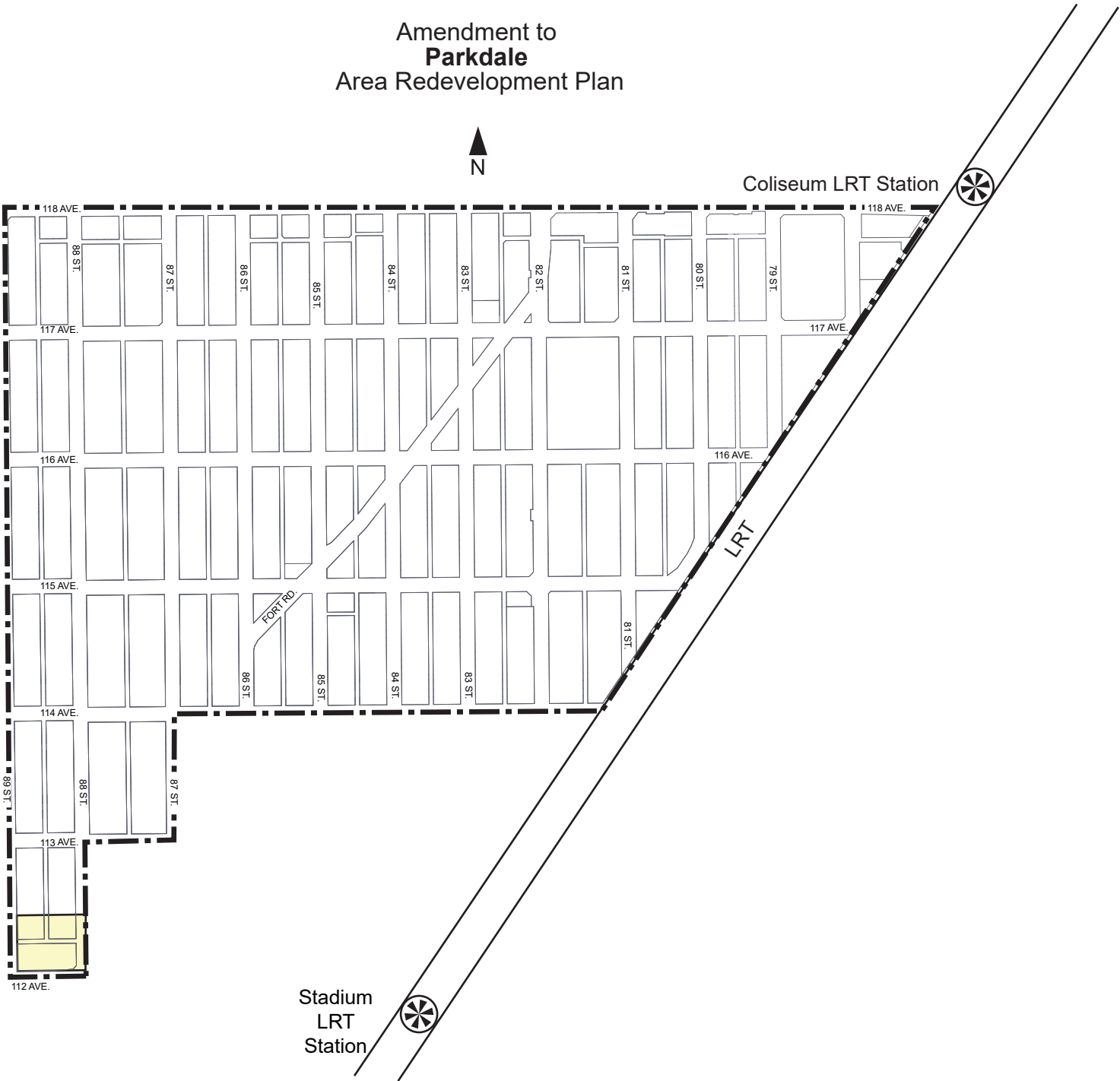




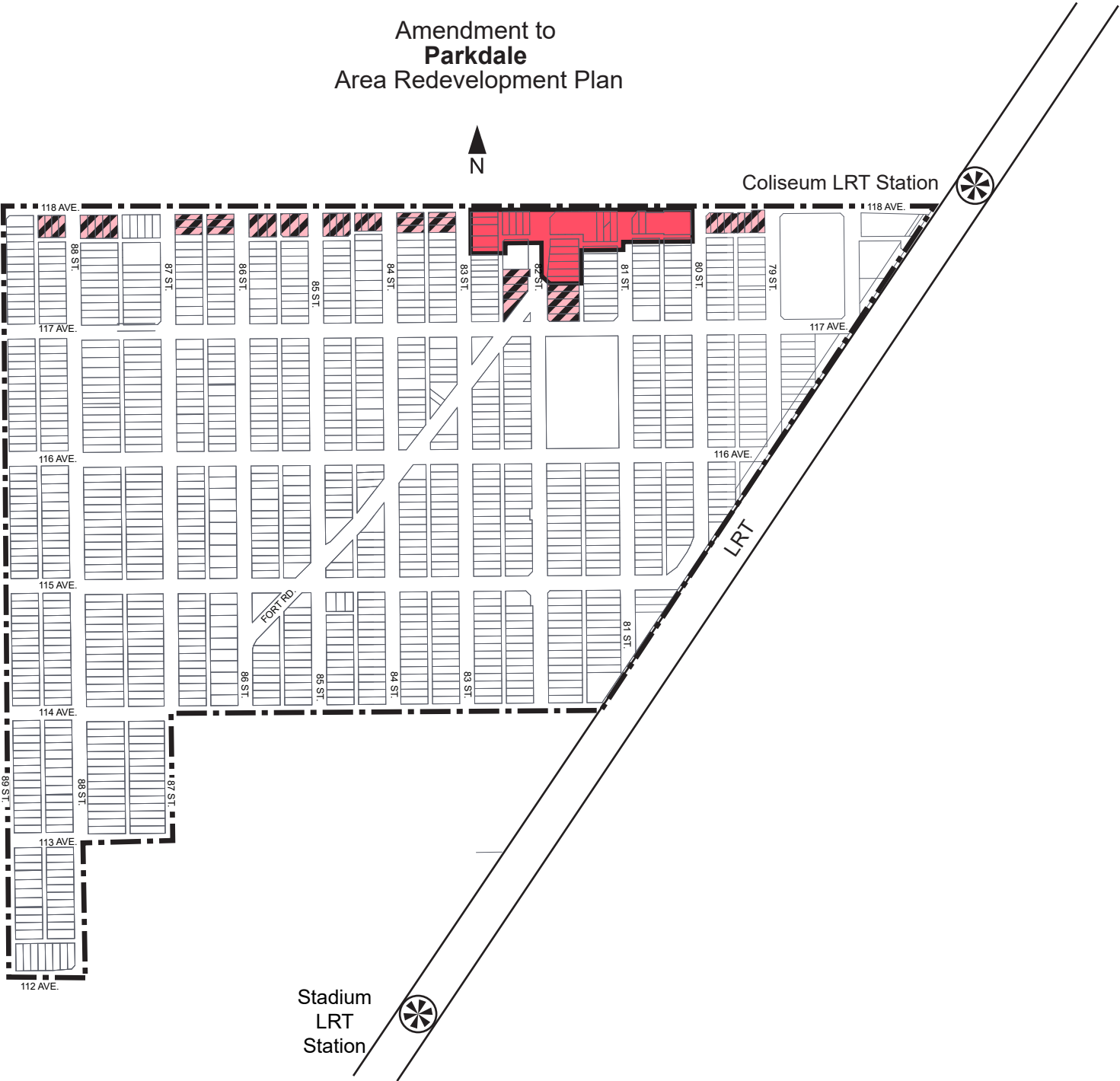
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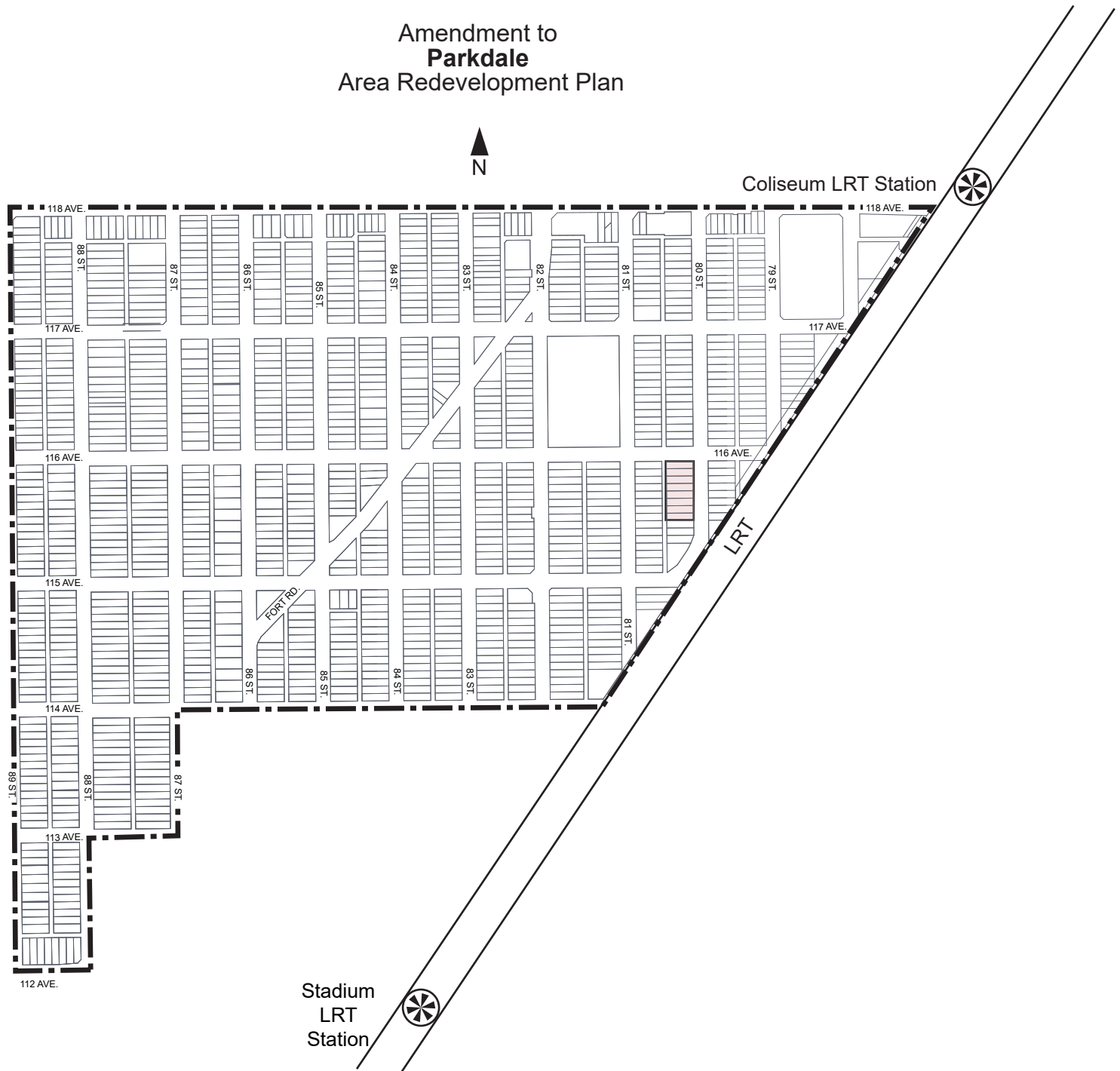
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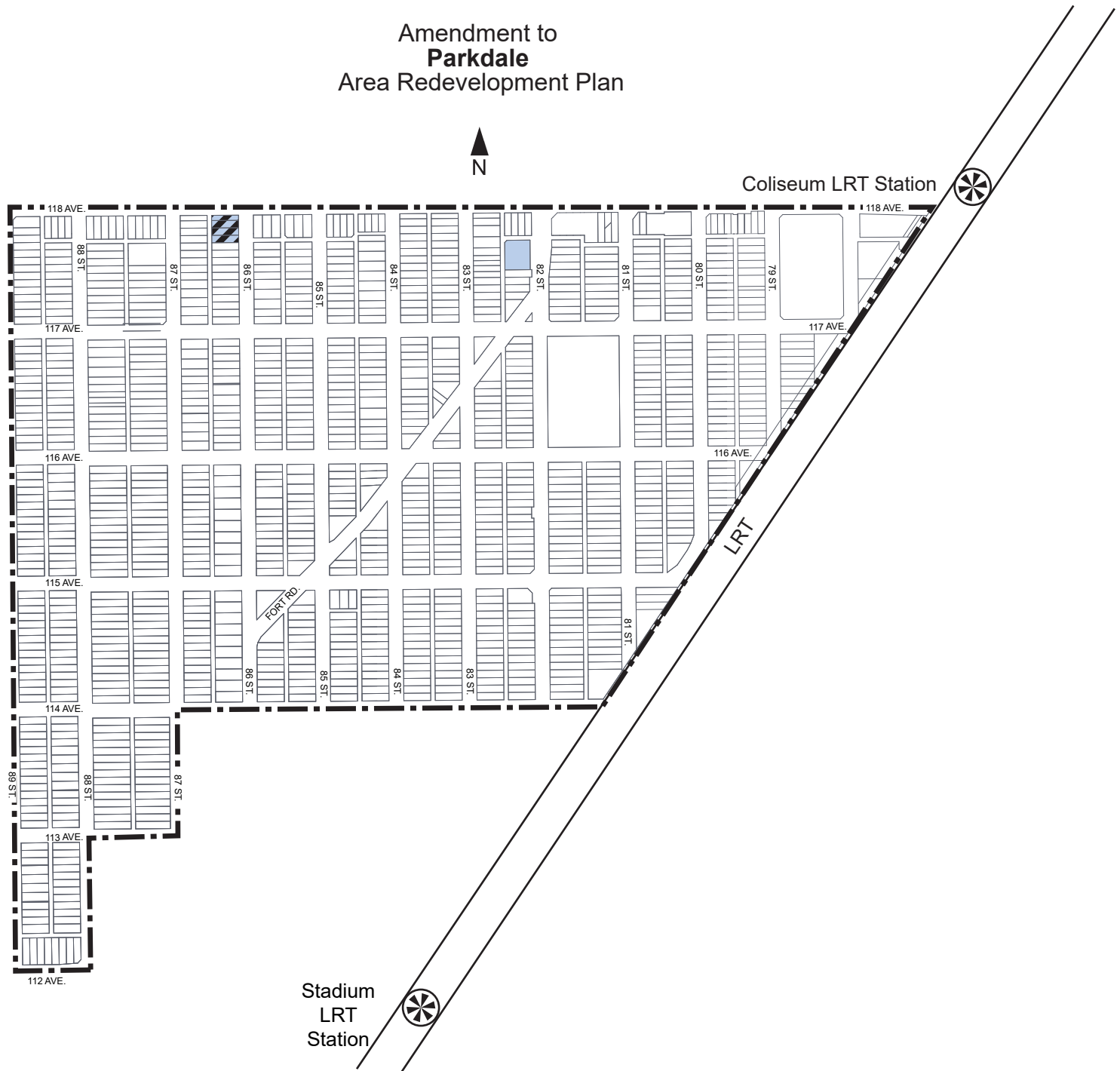
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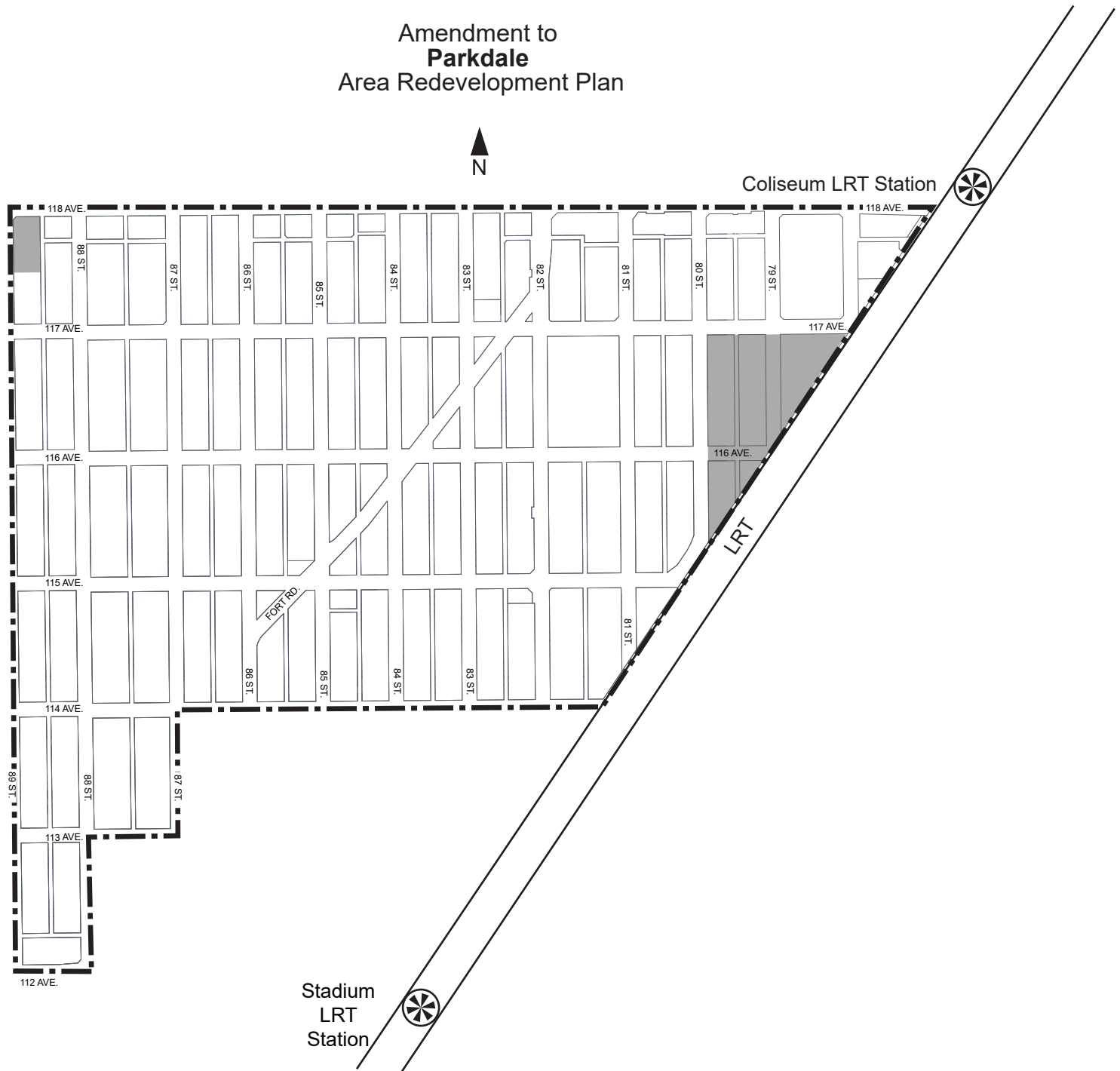
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