#### 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 3.9Residential 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."

1. 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";

- replace with the map attached as Schedule "F"; delete the map entitled "Schedule C2 Transit and Circulation" and replace with the map v. attached as Schedule "G"; delete the map entitled "Schedule D Long-Term Arterial Network" and replace with the w. map attached as Schedule "H"; delete the map entitled "Schedule F Proposed Pedestrian Circulation/Open Space **X.** ' Network" and replace with the map attached as Schedule "I"; delete the map entitled "Schedule G.1 Area Where Zoning Overlay Provision Apply" and y.. replace with the map attached as Schedule "J"; delete the map entitled "Schedule G Proposed Land Uses" and replace with the map z. attached as Schedule "K"; delete the map entitled "Policy 2.2 Transitional Concept" and replace with the map aa. attached as Schedule "L"; delete the map entitled "Policy 3.1 Residential Land Use Policy" and replace with the map bb. attached as Schedule "M"; delete the map entitled "Policy 3.2 Residential Land Use" and replace with the map cç. attached as Schedule "N": delete the map entitled "Policy 3.3 Residential Land Use"; dd. delete the map entitled "Policy 3.4 Residential Land Use" and replace with the map ee. 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"
- 11. delete the map entitled "Policy 4.4 Commercial Land Use" and replace with the map attached as Schedule "T"

3/27

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delete the map entitled "Schedule C1 Roadways and Proposed Improvements " and

- 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".

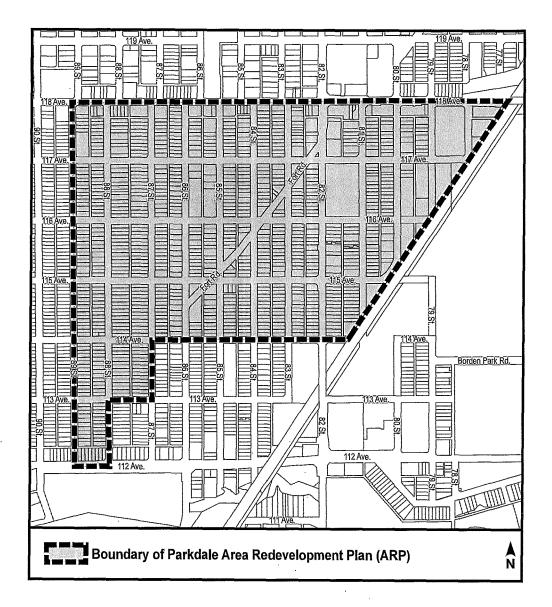
READ a first time this	26th	day of	February	, A. D. 2018;
READ a second time this	26th	day of	February	, A. D. 2018;
READ a third time this	26th	day of	February	, A. D. 2018;
SIGNED and PASSED this	26th	day of	February	, A. D. 2018.

THE CITY OF EDMONTON

CITY CLERK

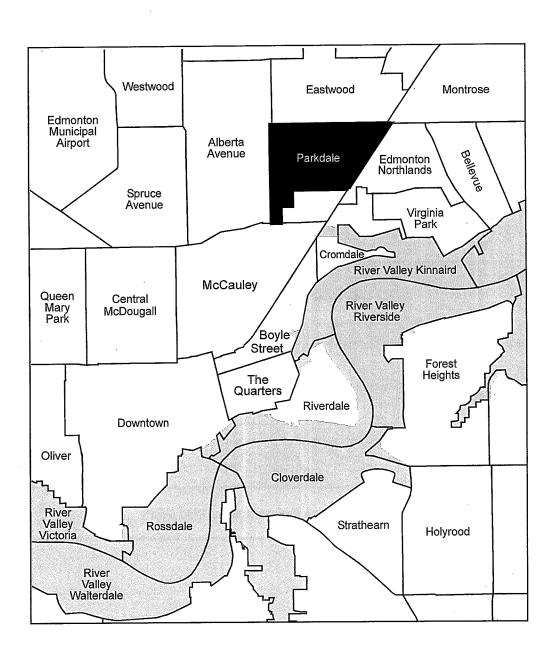
SCHEDULE "A"

BYLAW 18148



SCHEDULE "B"

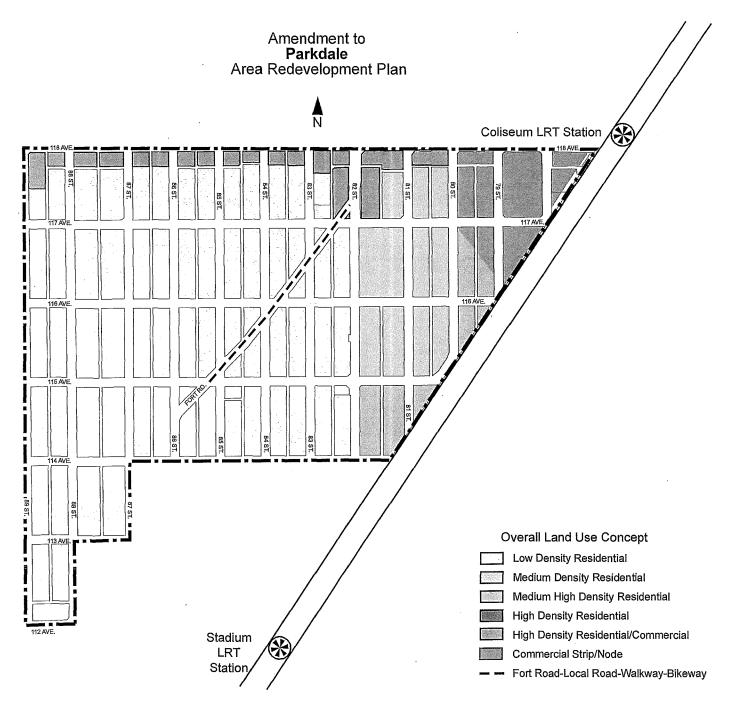
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Location of Parkdale



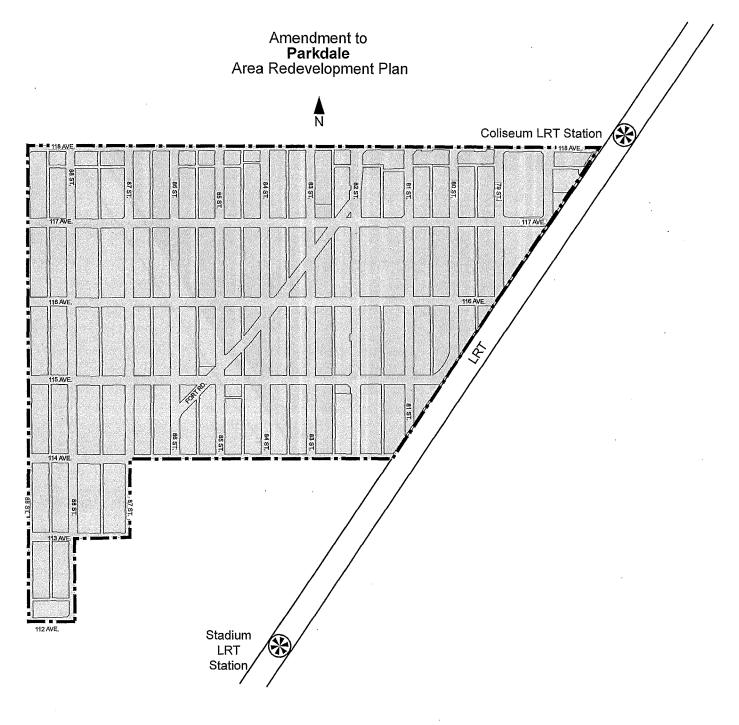
6/27



**OVERALL LAND USE CONCEPT** 



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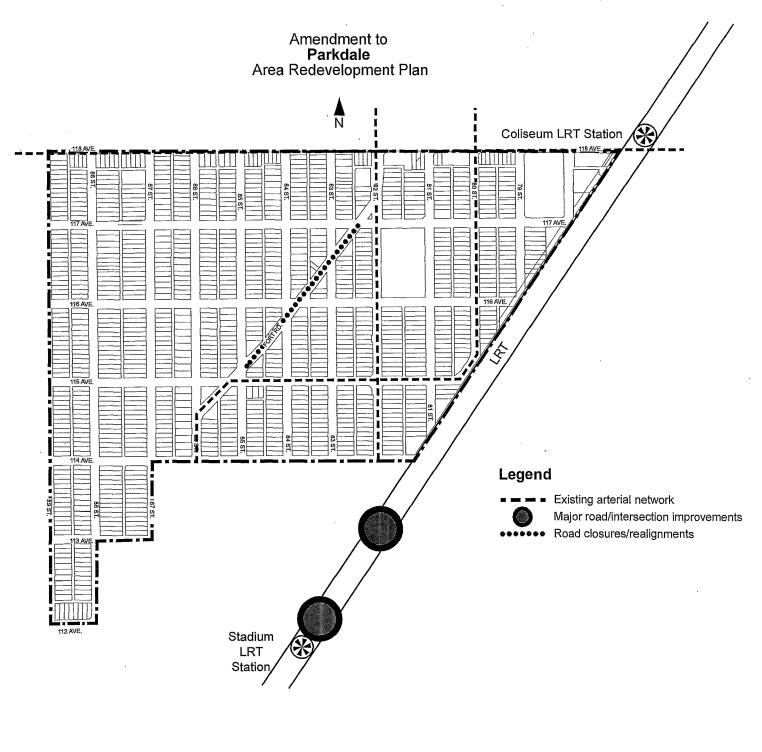
Parkdale Area Redevelopment Plan Boundary





# **Existing Major Land Uses**

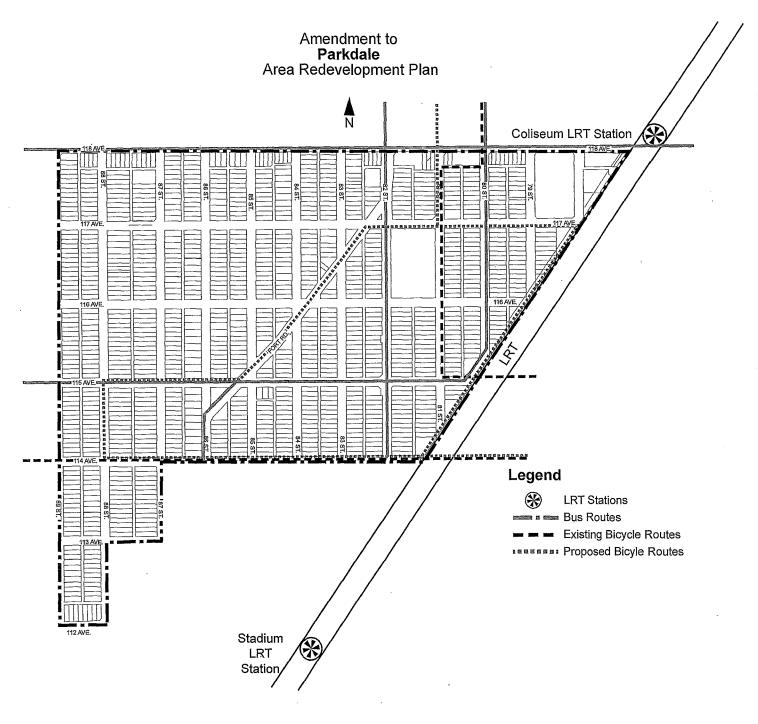




**Roadways and Proposed Improvements** 

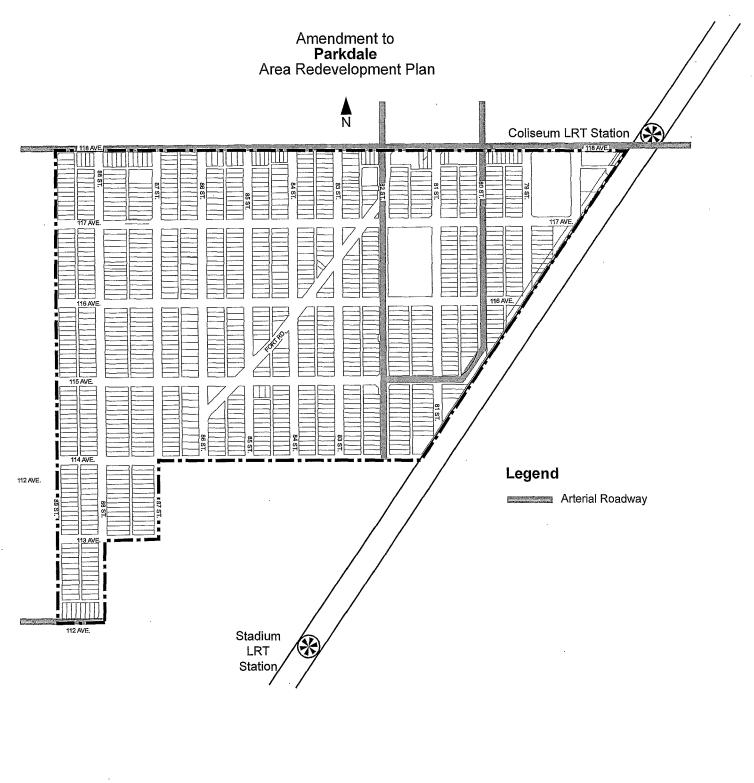


10/27



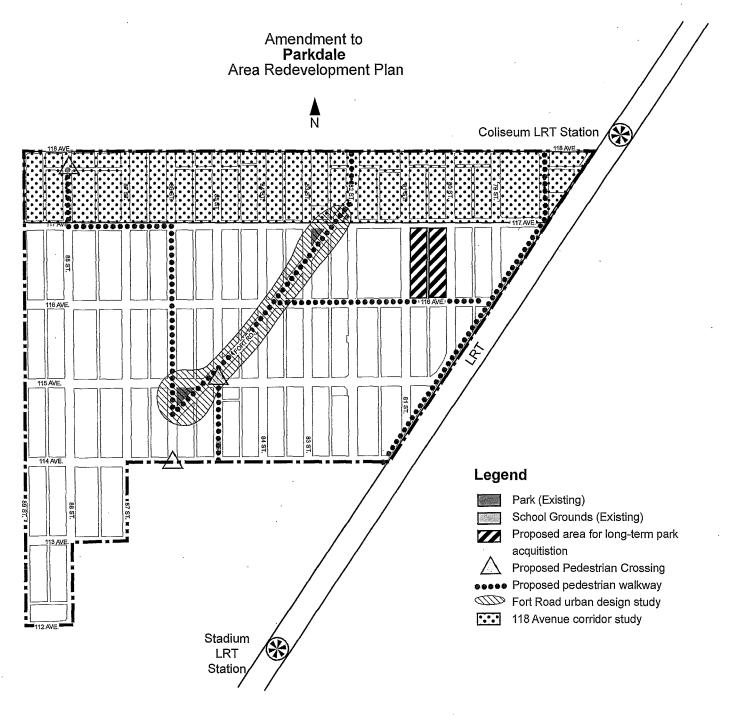
## **Transit and Circulation**



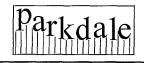


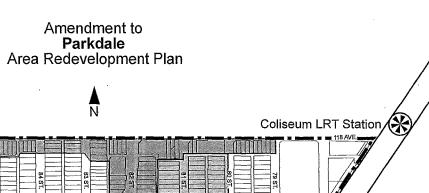
Long-Term Arterial Network





Proposed Pedestrian Circulation/Open Space Network



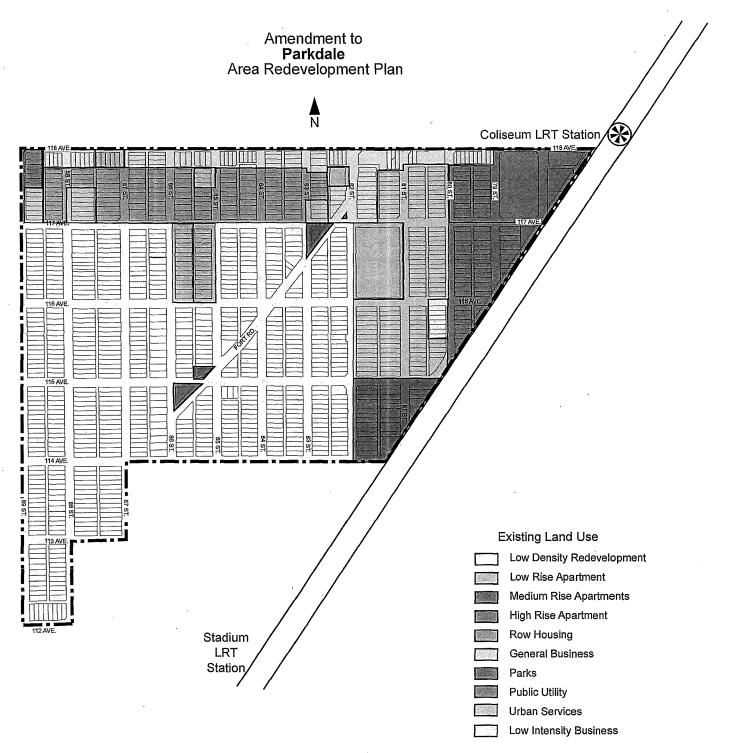


14/27



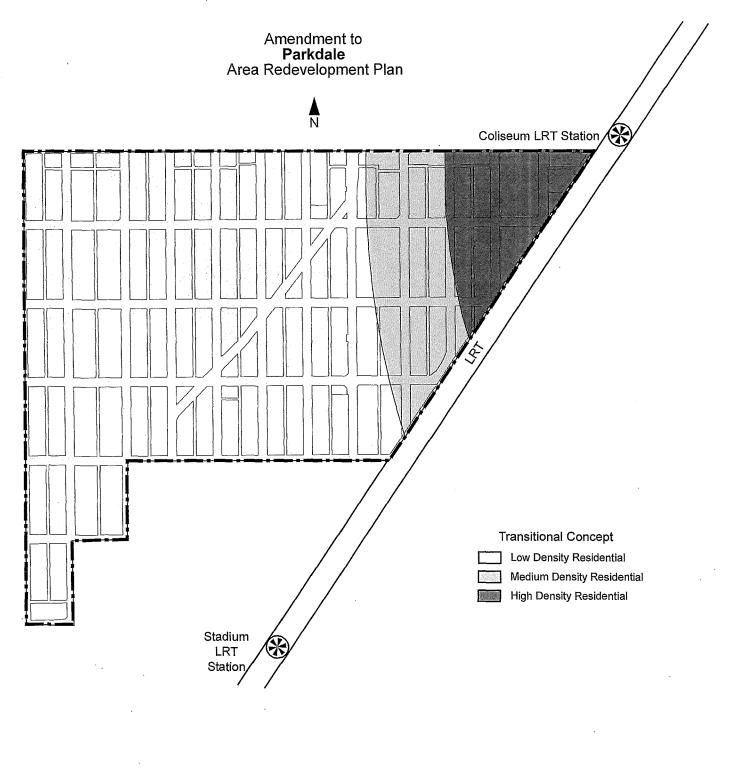
**Areas Where Zoning Overlay Provision Apply** 





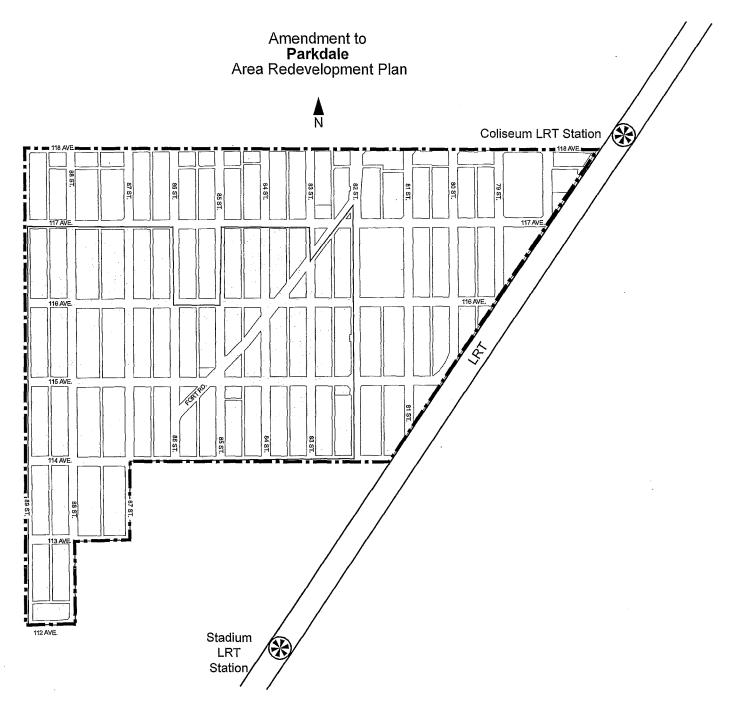
### **Proposed Land Uses**





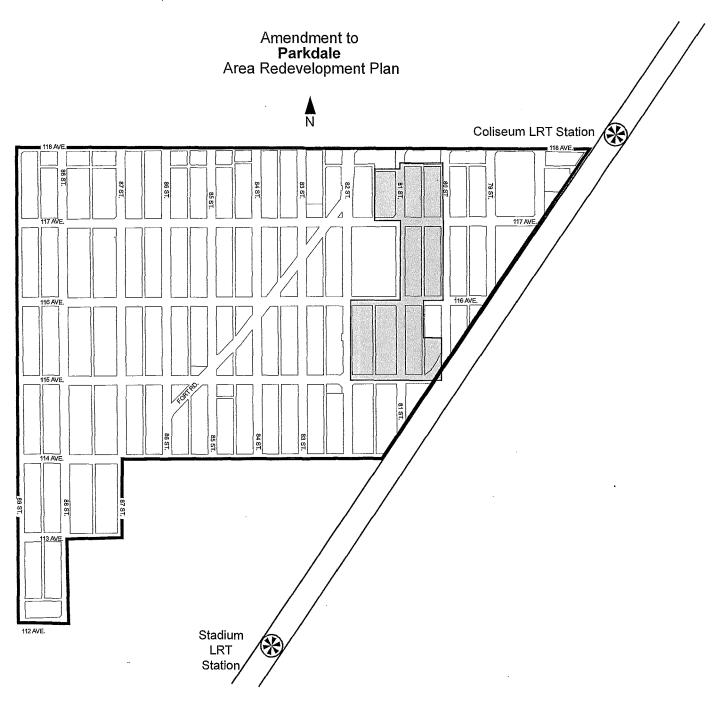
Policy 2.2 Transitional Concept





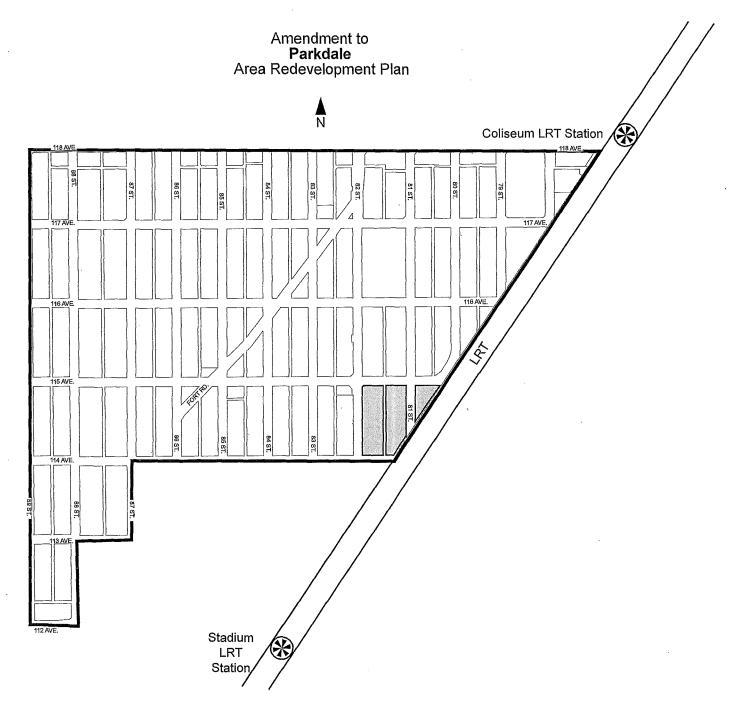
Policy 3.1 Residential land Use Policy





Policy 3.2 Residential Land Use

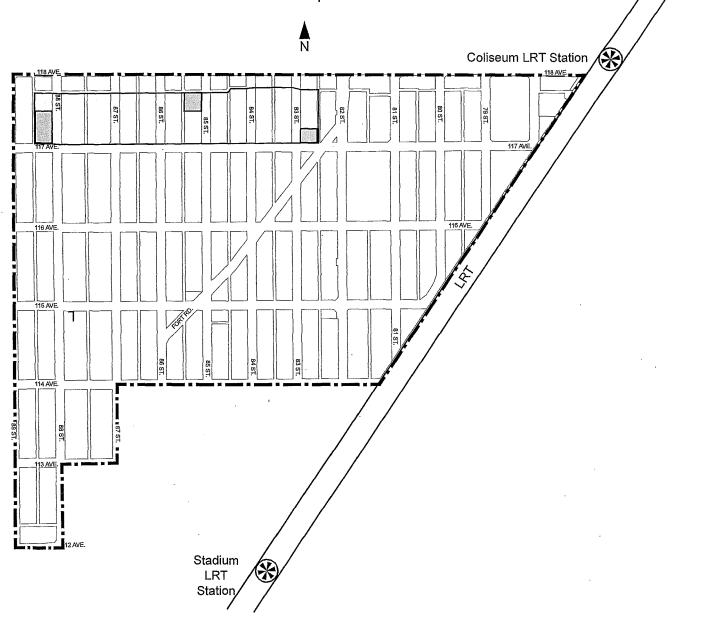




Policy 3.4 Residential Land Use

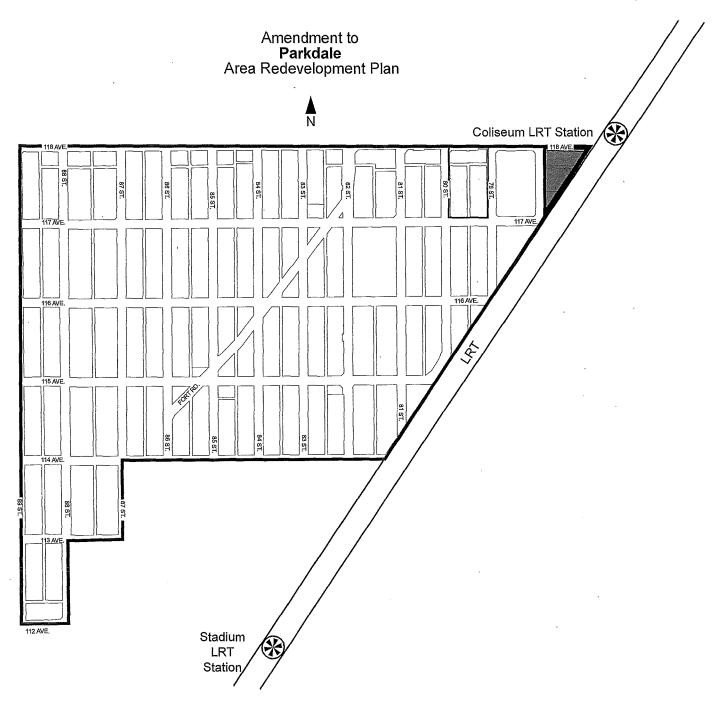


#### Amendment to **Parkdale** Area Redevelopment Plan



Policy 3.5 Residential Land Use



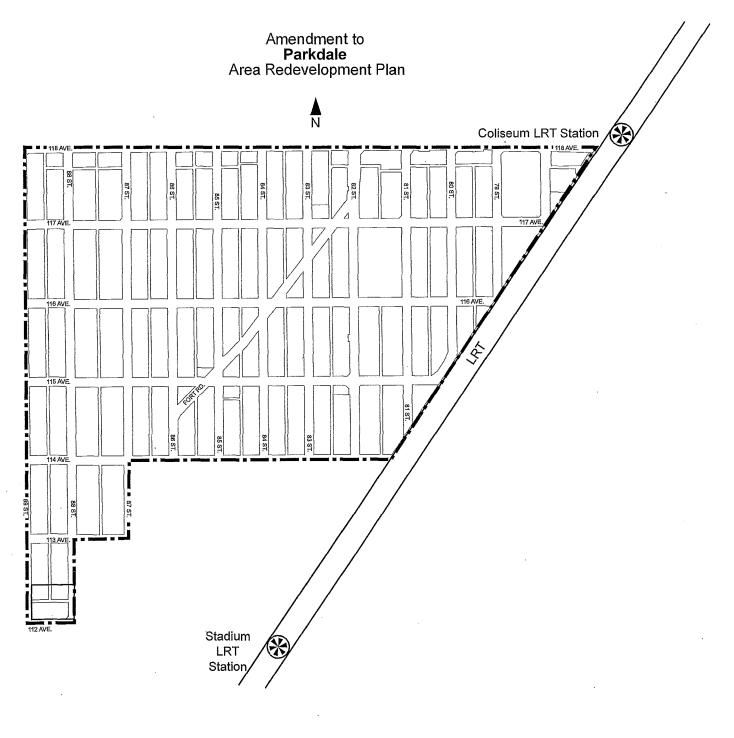


Policy 3.8 Residential Land Use



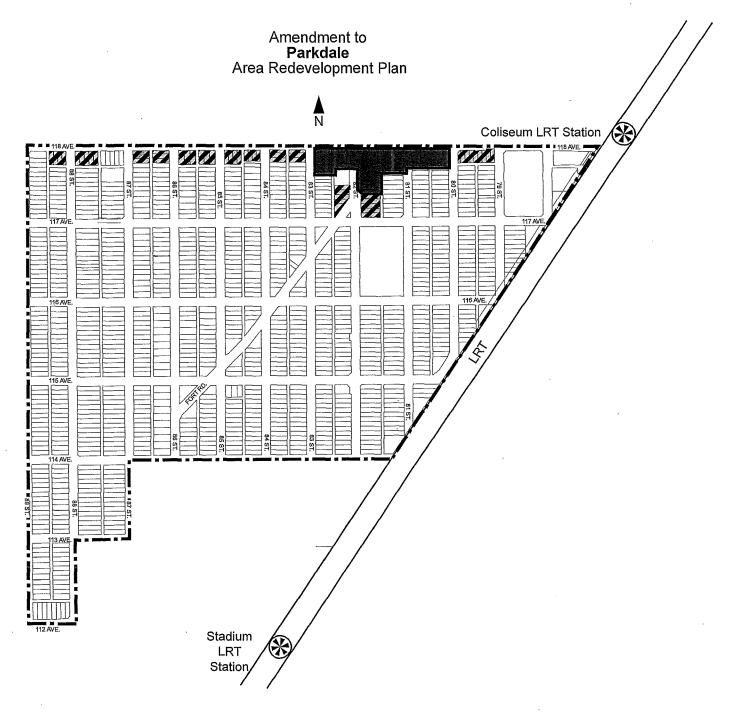


SCHEDULE "R"



Policy 3.9 Residential Land Use





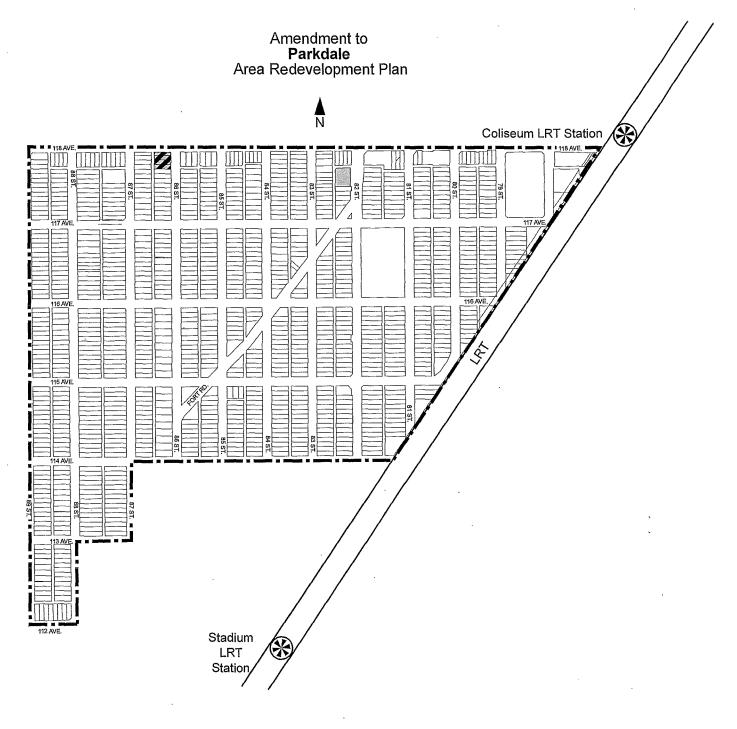
Policy 4.3 Commercial Land Use



Amendment to **Parkdale** Area Redevelopment Plan N X Coliseum LRT Station # 118 AV 118 AVE TTITT MU I ΠΠΠΠΠ ſ И 5 Δ 117 AV 116 AVE 16 AVI 15 15 AVE 114 AVE 13 AVE 112 AVE. Stadium LRT Station

Policy 4.4 Commercial Land Use

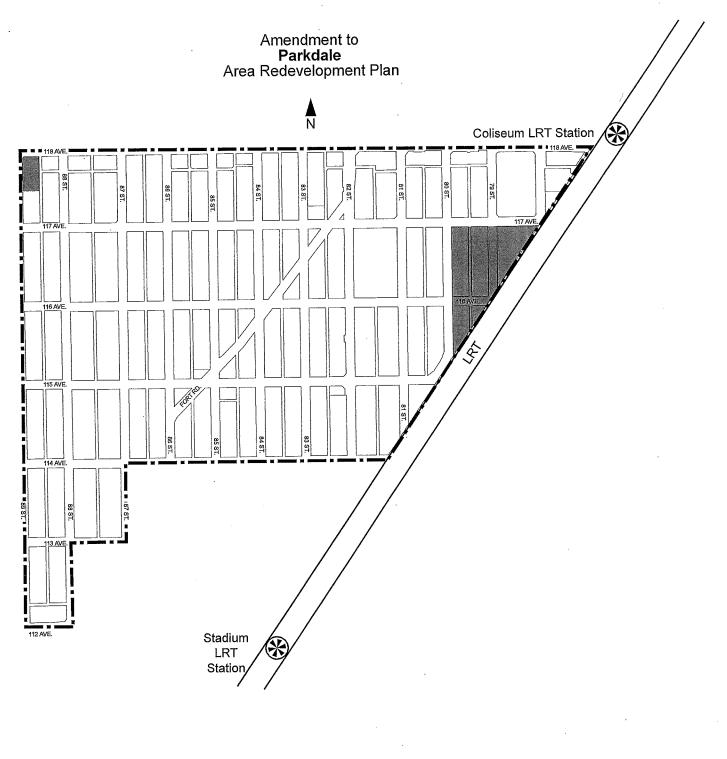




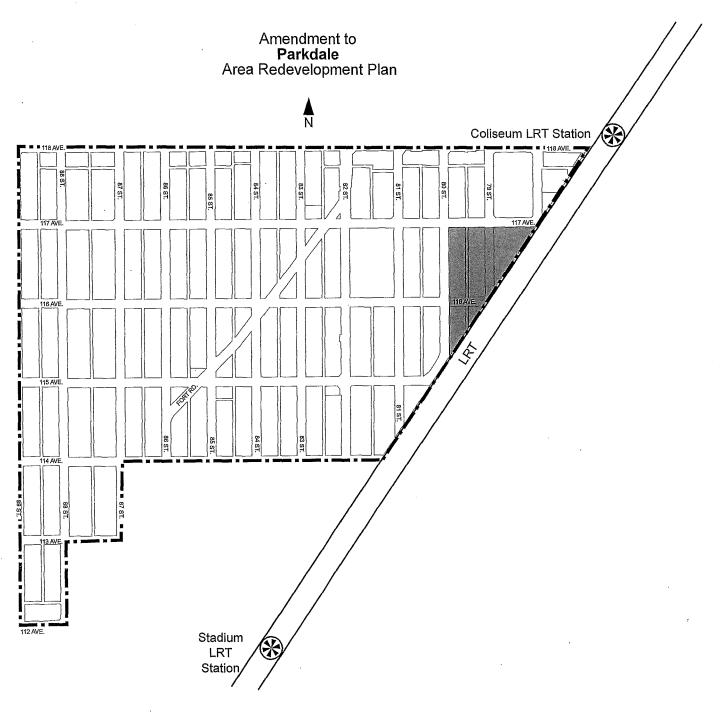
Policy 5.1 Institutional Land Use



parkdale



Policy 5.2 Public Utility Land Use



Policy 5.3 Public Utility Land Use



27/27