

Bylaw 17253

A Bylaw to amend Bylaw 7469, as amended,  
being the West Ingle Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on May 14, 1985 passed Bylaw 7469, being a bylaw to adopt the West Ingle Area Redevelopment Plan; and

WHEREAS City Council considers it desirable to amend the West Ingle 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 West Ingle Area Redevelopment Plan is hereby further amended by:
  - a. deleting from the table of contents Policy 12 “Future Redevelopment of Commercial Land” and adjusting the Table of Contents accordingly;
  - b. adding a sentence second from the last in section 1.2 Location of West-Ingle which reads “The majority of the extension was removed from the West-Ingle ARP in 2015 when the area bounded by 106 Avenue, 121 Street, Stony Plain Road and the lane between 123 and 124 Streets was removed from the ARP and included in the new 104 Avenue Corridor ARP.”;
  - c. deleting in full the tenth point of section 1.6 Issues;
  - d. deleting the final sentence of the first paragraph of the Plan Concept Section of the Part II Introduction;
  - e. replacing the first sentence of Policy 12 Future Redevelopment of Commercial Land with the following: “The City will consider redevelopment to medium or high density residential uses on the property bounded by 107 Avenue, C.N. Rail line, 106 Avenue and the lane on the west side of the property as shown on Map 11.”;
  - f. replacing the first sentence of Explanation of Policy 12 Future Redevelopment of Commercial Land with the following: “The property bounded by 107 Avenue, C.N. Rail line, 106 Avenue and the lane on the west side of the property as shown on Map 11, has potential for residential redevelopment.”;

- g. deleting in entirety sections x, xi, xii, xiii, xiv, xx and xxvi of Policy 27 Districting Adjustments;
- h. deleting in entirety the twelfth and thirteenth paragraphs in the Explanation of Policy 27 Districting;
- i. deleting the Area of Application section of CB2 (General Business) District (Section 340 Land Use Bylaw) of Part III Land Uses and replace it with “The portion of the Plan area on the north-east corner of 123 Street and 106 Avenue”.
- j. deleting Map 1 “Location of West-Ingle” and replacing with Map 1 “Location of West-Ingle” attached hereto as Schedule “A” and forming part of this Bylaw;
- k. deleting Map 2 “Plan Concept West-Ingle” and replacing with Map 2 “Plan Concept West-Ingle” attached hereto as Schedule “B” and forming part of this Bylaw;
- l. deleting Map 3 “Architectural Heritage Area” and replacing with Map 3 “Heritage Area” attached hereto as Schedule “C” and forming part of this Bylaw;
- m. deleting Map 4 “Heritage Homes” and replacing with Map 4 “Heritage Homes” attached hereto as Schedule “D” and forming part of this Bylaw;
- n. deleting Map 6 “ Low Density Redevelopment District – Infill Housing” and Replacing with Map 6 “Low Density Redevelopment District – Infill Housing” attached hereto as Schedule “E” and forming part of this Bylaw;
- o. deleting Map 7 “Residential Rehabilitation Assistance Program (RRAP)” and replacing with Map 7 “Residential Rehabilitation Assistance Program (RRAP)” attached hereto as Schedule “F” and forming part of this Bylaw;
- p. deleting Map 8 “Low Density Redevelopment District – Small Lot Housing” and replacing it with Map 8 “ Low Density Redevelopment District – Small Lot Housing” attached hereto as Schedule “G” and forming part of this Bylaw;
- q. deleting Map 9 “Bel Air and Princess Apartment Sites” and replacing with Map 9 “Bel Air and Princess Apartment Sites” attached hereto as Schedule “H” and forming part of this Bylaw;
- r. deleting Map 11 “Areas Suitable for Residential Redevelopment” and replacing with Map 11 “Areas Suitable for Residential Redevelopment” attached hereto as Schedule “I” and forming part of this Bylaw;
- s. deleting Map 12 “Traffic and Parking Management Measures” and replacing with Map 12 “Traffic and Parking Management Measures” attached hereto as Schedule “J” and forming part of this Bylaw;
- t. deleting Map 13 “Proposed Extensions To The City Bikeway System” and replacing with Map 13 “Proposed Extensions To The City Bikeway System.” attached hereto as Schedule “K” and forming part of this Bylaw;

- u. deleting Map 14 “City Owned Buffer Strip” and replacing with Map 14 “City Owned Buffer Strip” attached hereto as Schedule “L” and forming part of this Bylaw;
- v. deleting Map 15 “118 Avenue and 124 Street Commercial Strip” and replacing with Map 15 “118 Avenue and 124 Street Commercial Strip” attached hereto as Schedule “M” and forming part of this Bylaw;
- w. deleting Map 16 “Location for Districting Adjustments” and replacing with Map 16 “Location for Districting Adjustments” attached hereto as Schedule “N” and forming part of this Bylaw; and
- x. deleting Map 17 “Land Use Districts” and replacing with Map 17 “Land Use Districts” attached hereto as Schedule “O” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2015;
READ a second time this	day of	, A. D. 2015;
READ a third time this	day of	, A. D. 2015;
SIGNED and PASSED this	day of	, A. D. 2015.

THE CITY OF EDMONTON

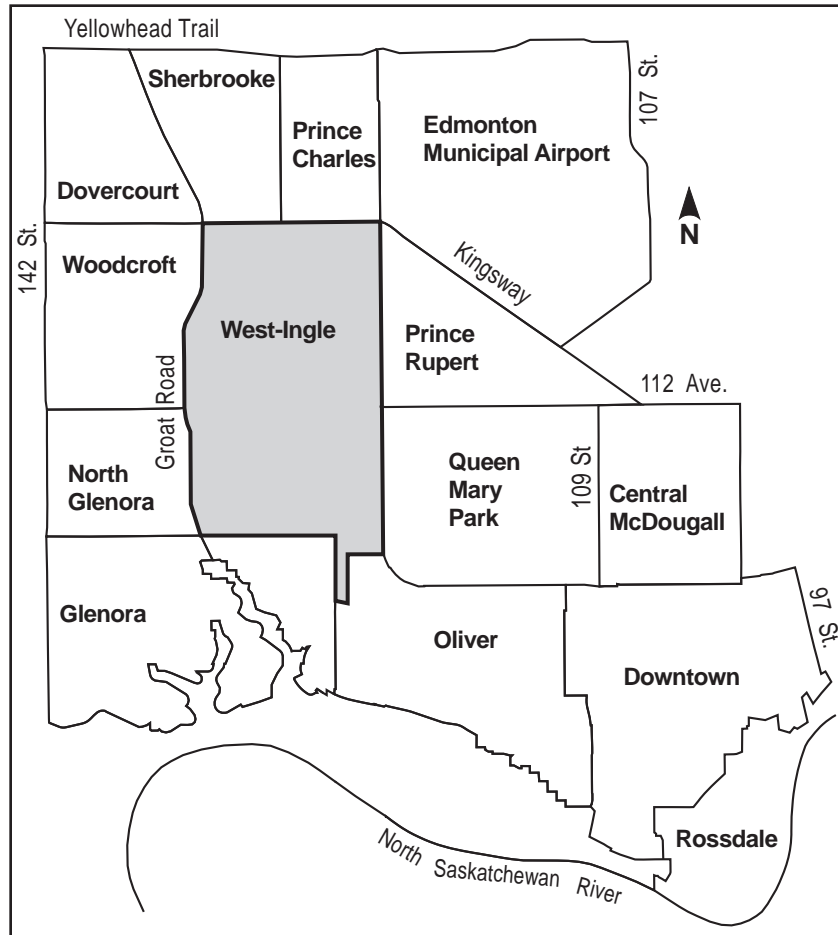
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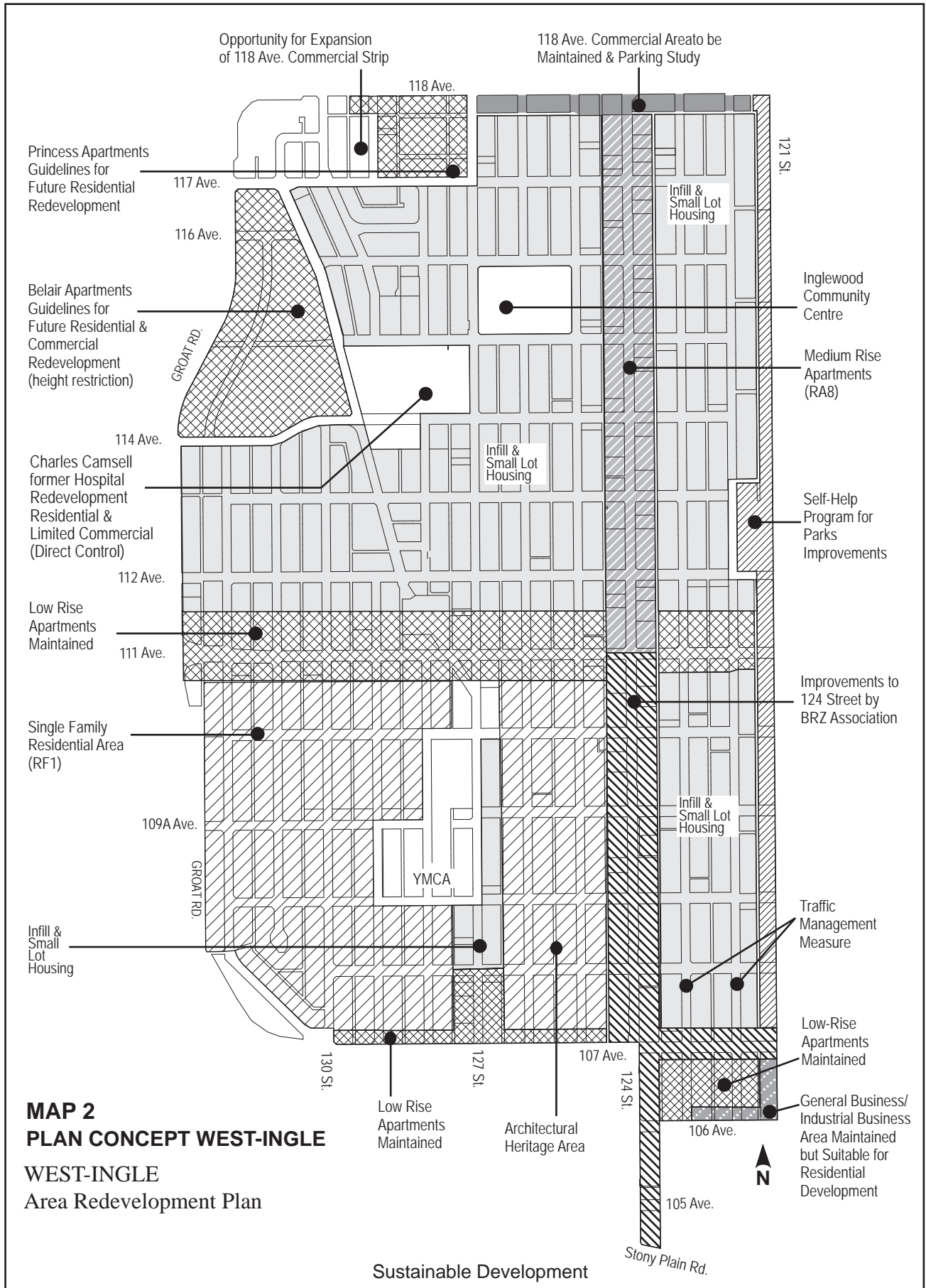
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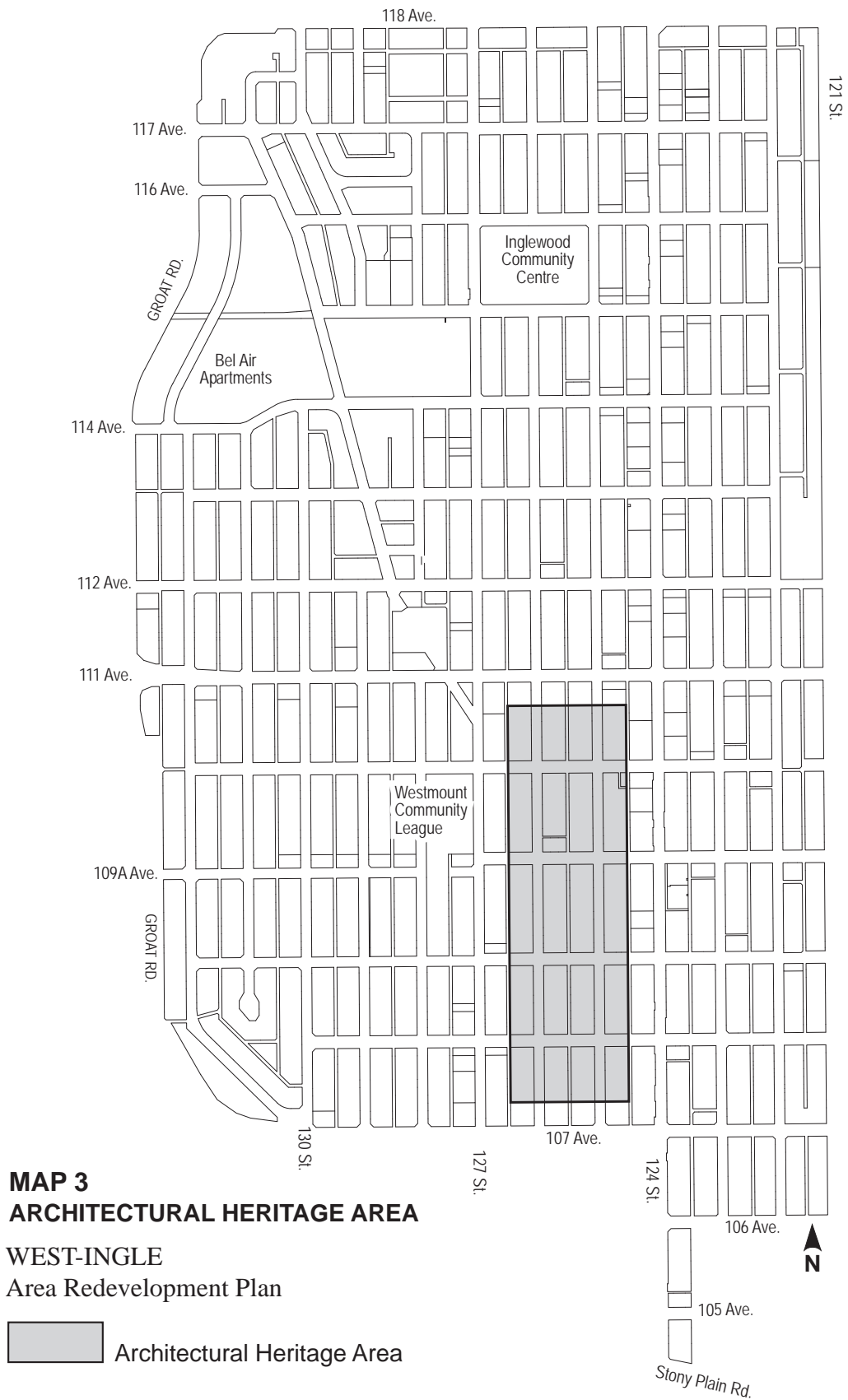
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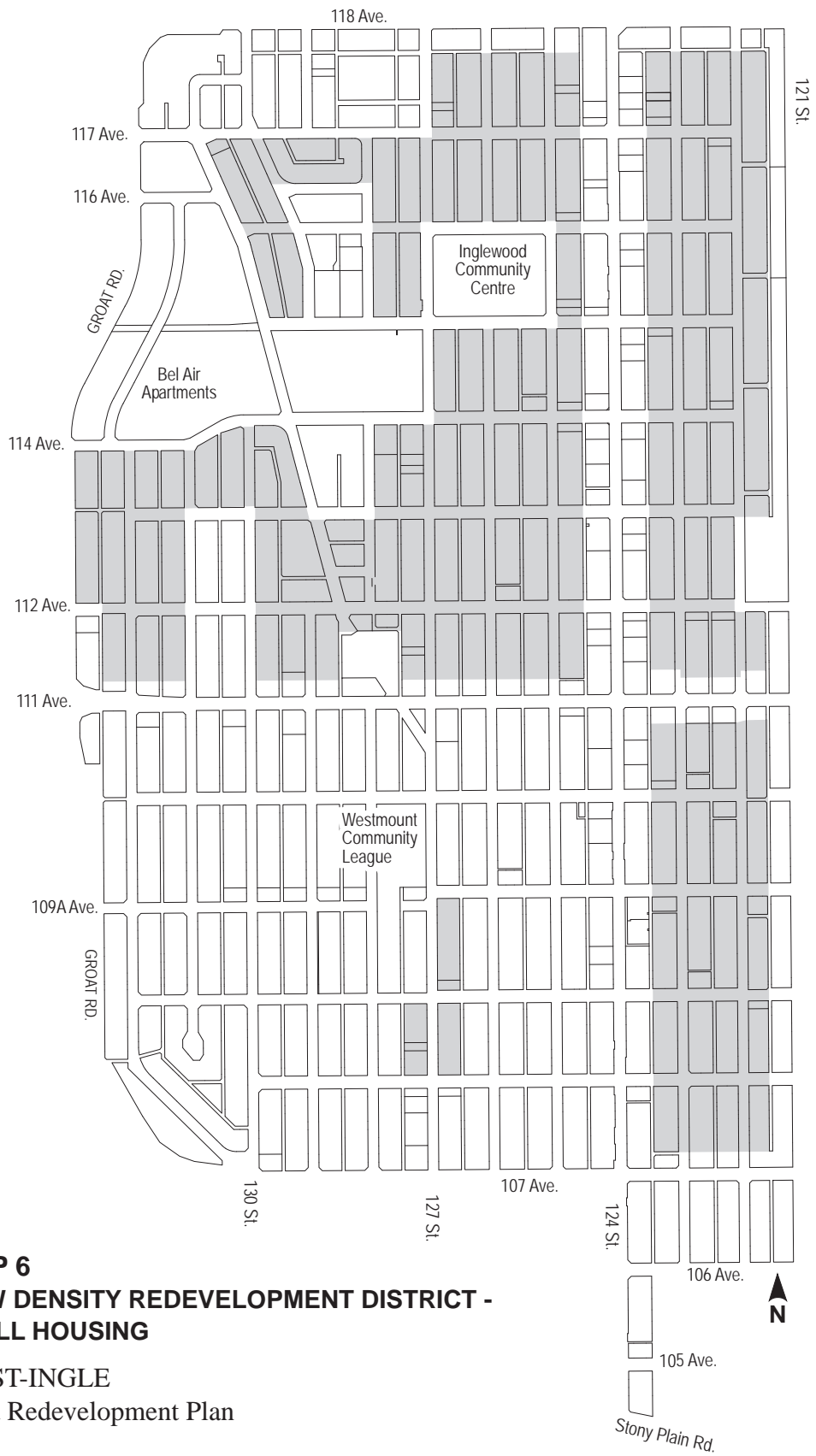
**MAP 1**  
**LOCATION OF WEST-INGLE**





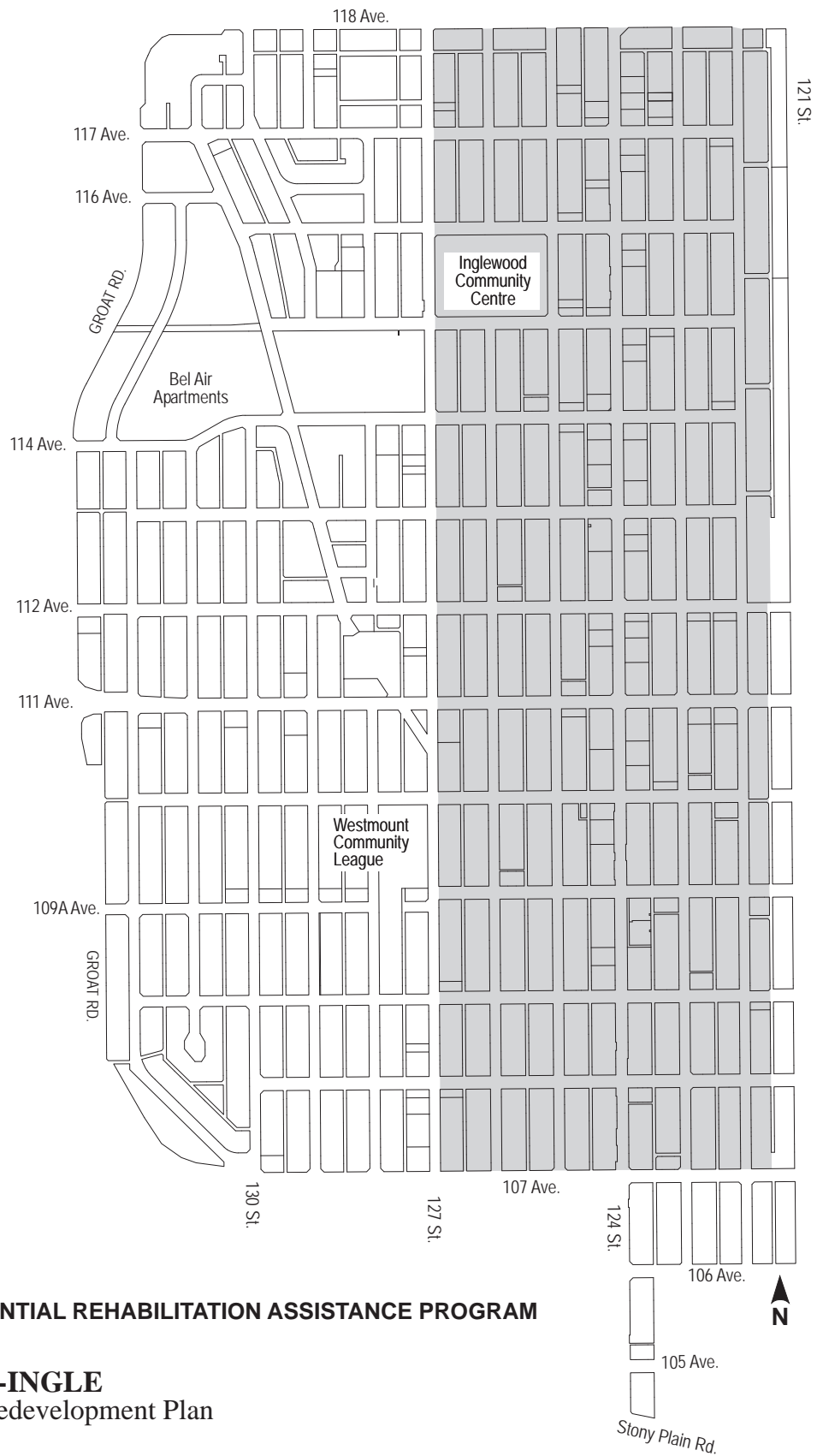






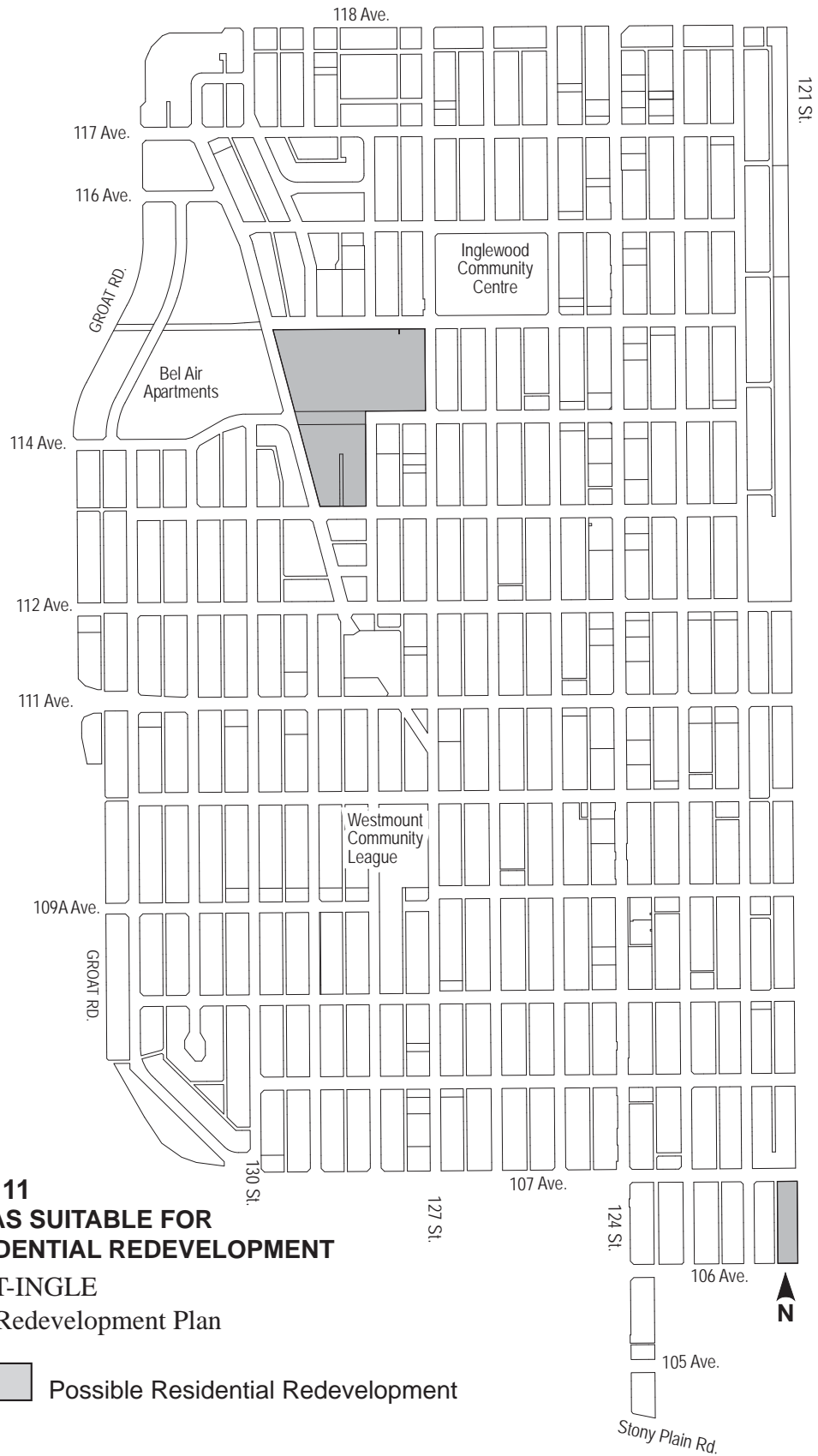
**MAP 6**  
**LOW DENSITY REDEVELOPMENT DISTRICT -**  
**INFILL HOUSING**

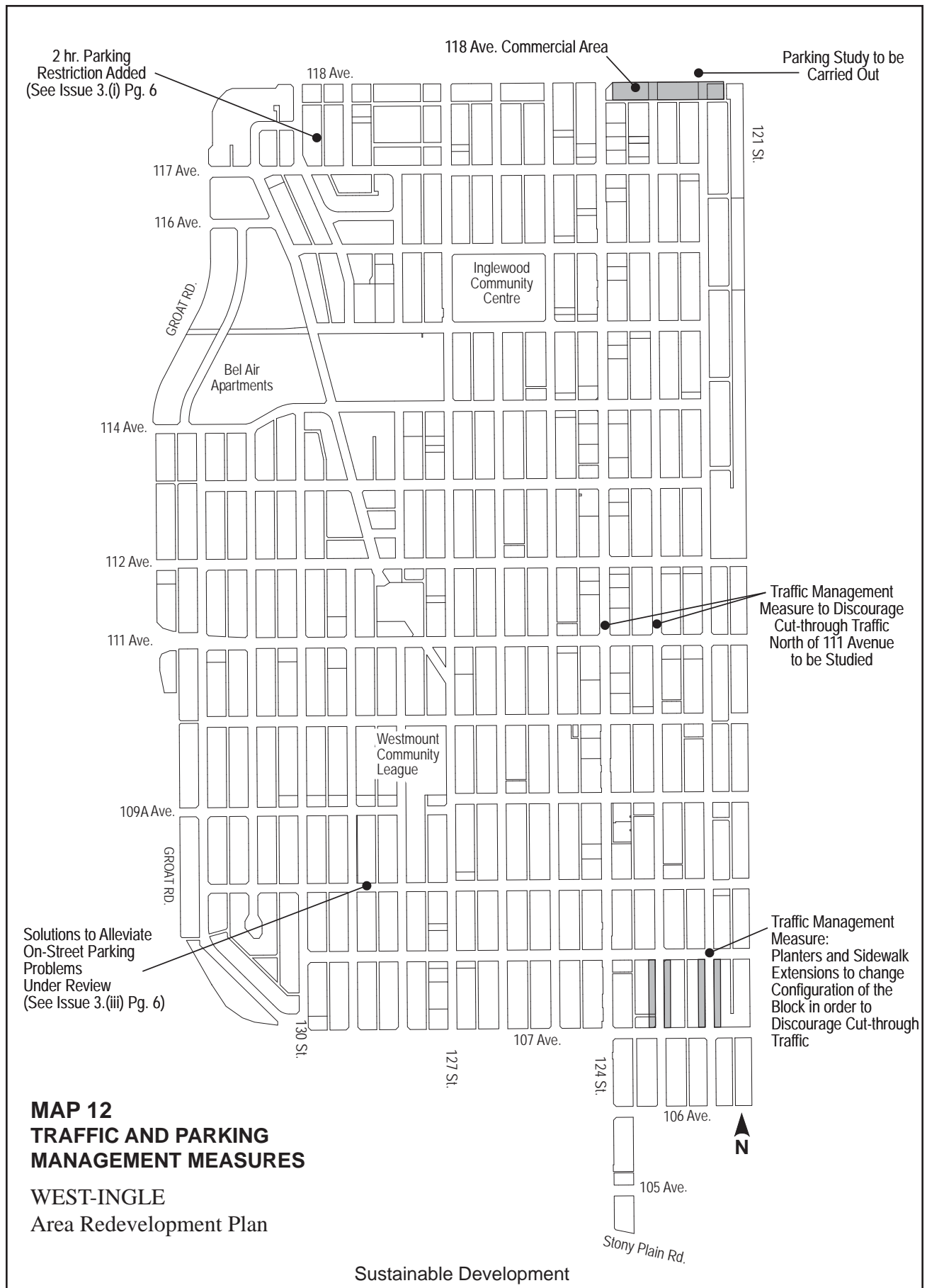
WEST-INGLE  
Area Redevelopment Plan

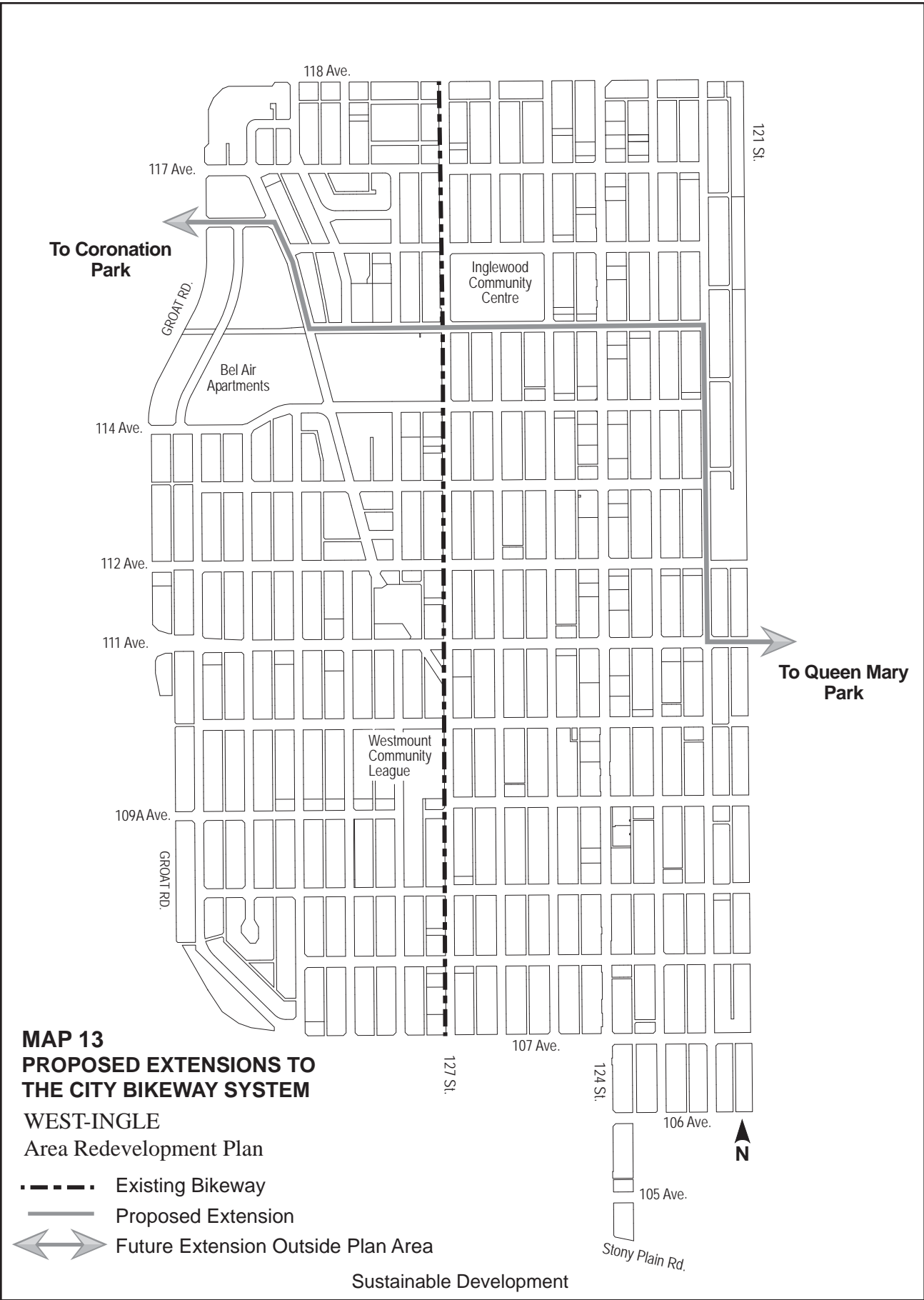


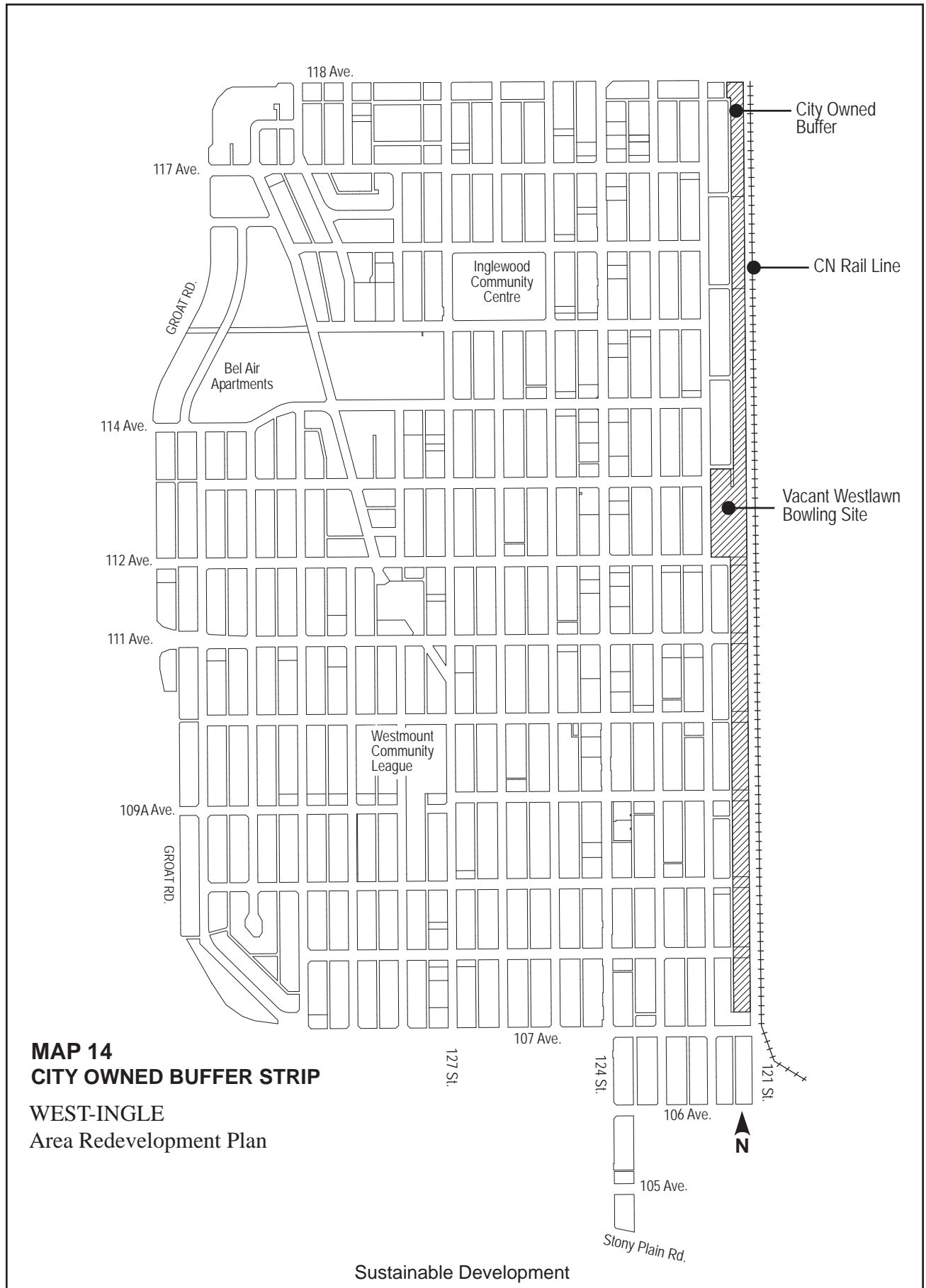


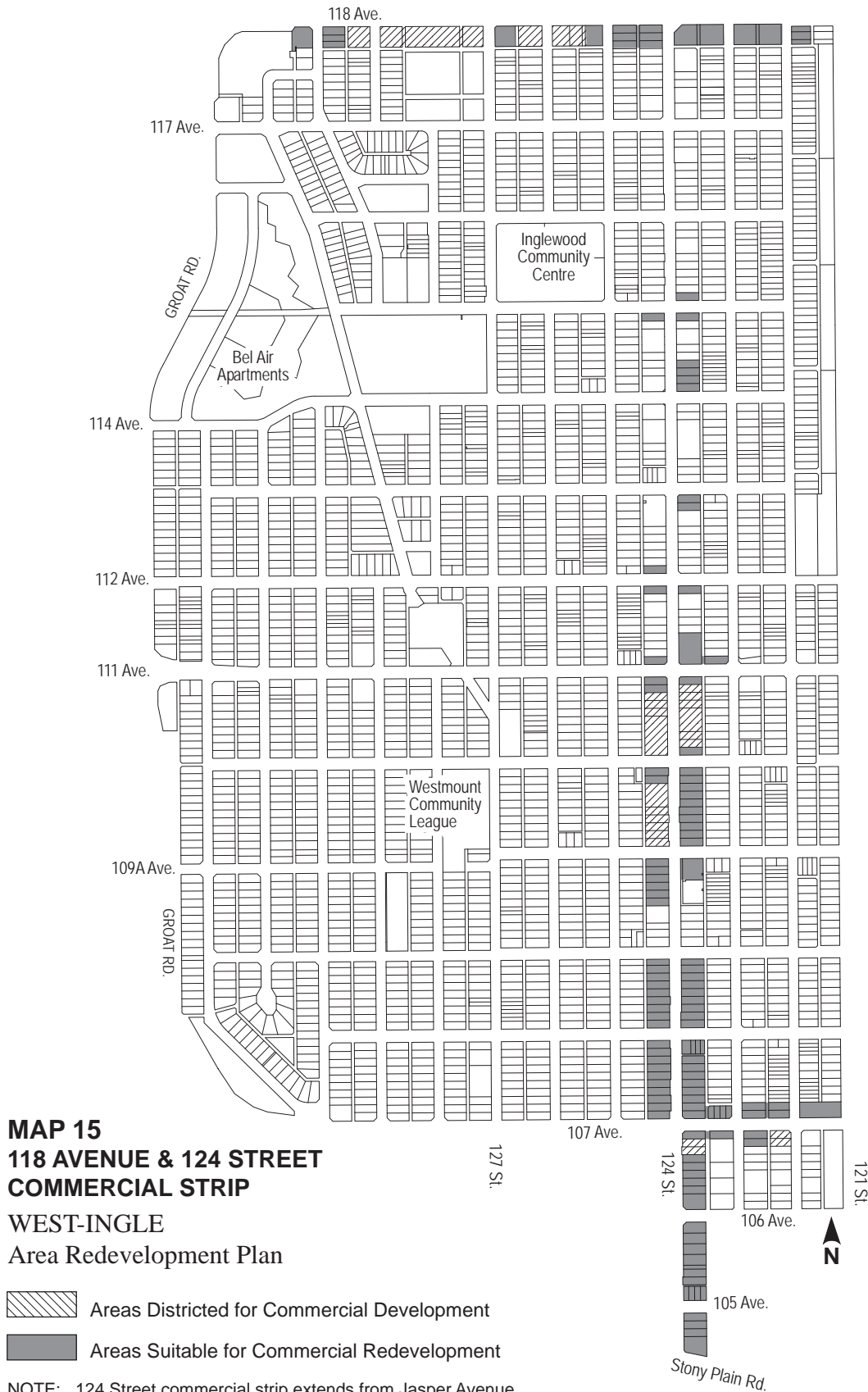


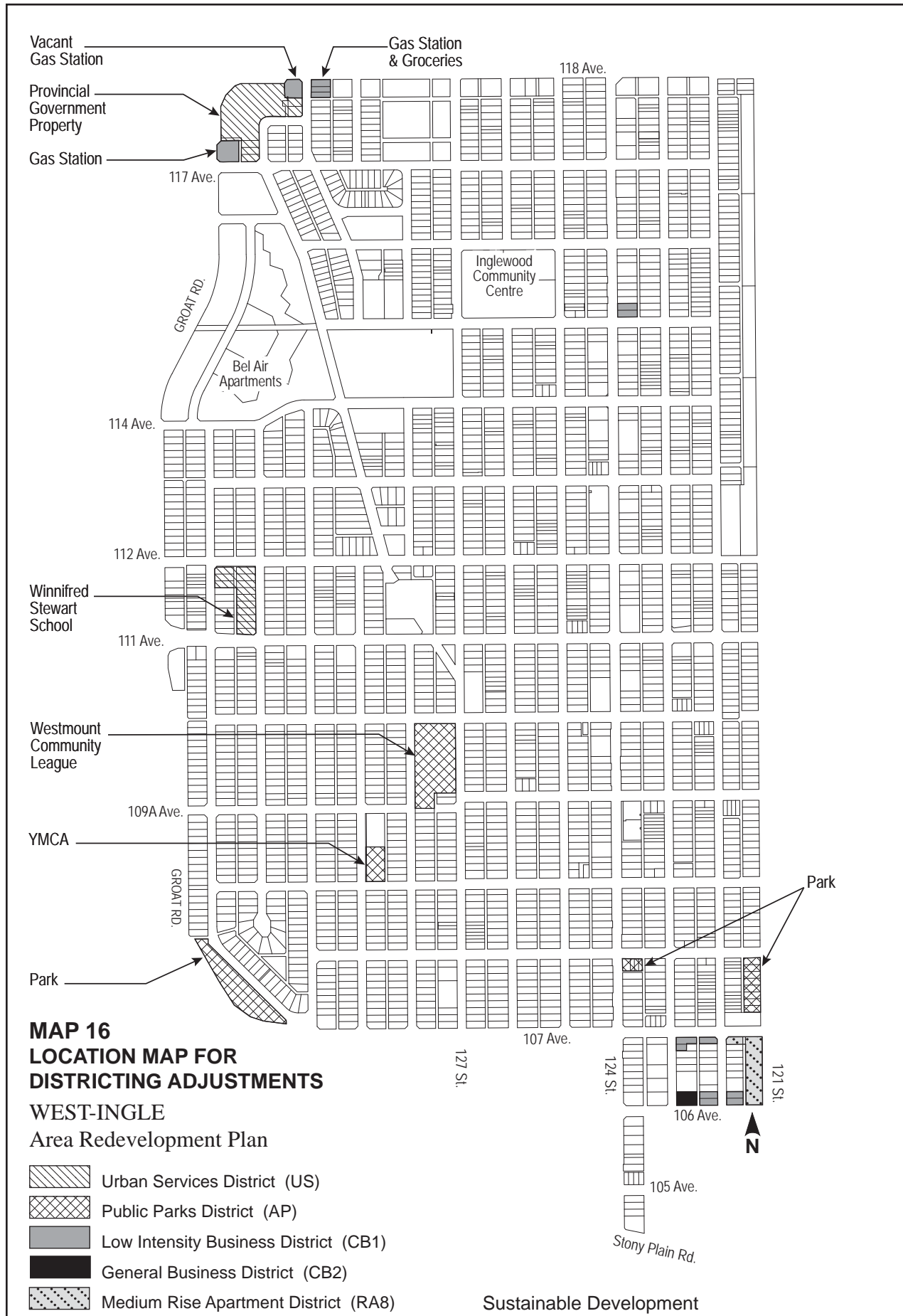


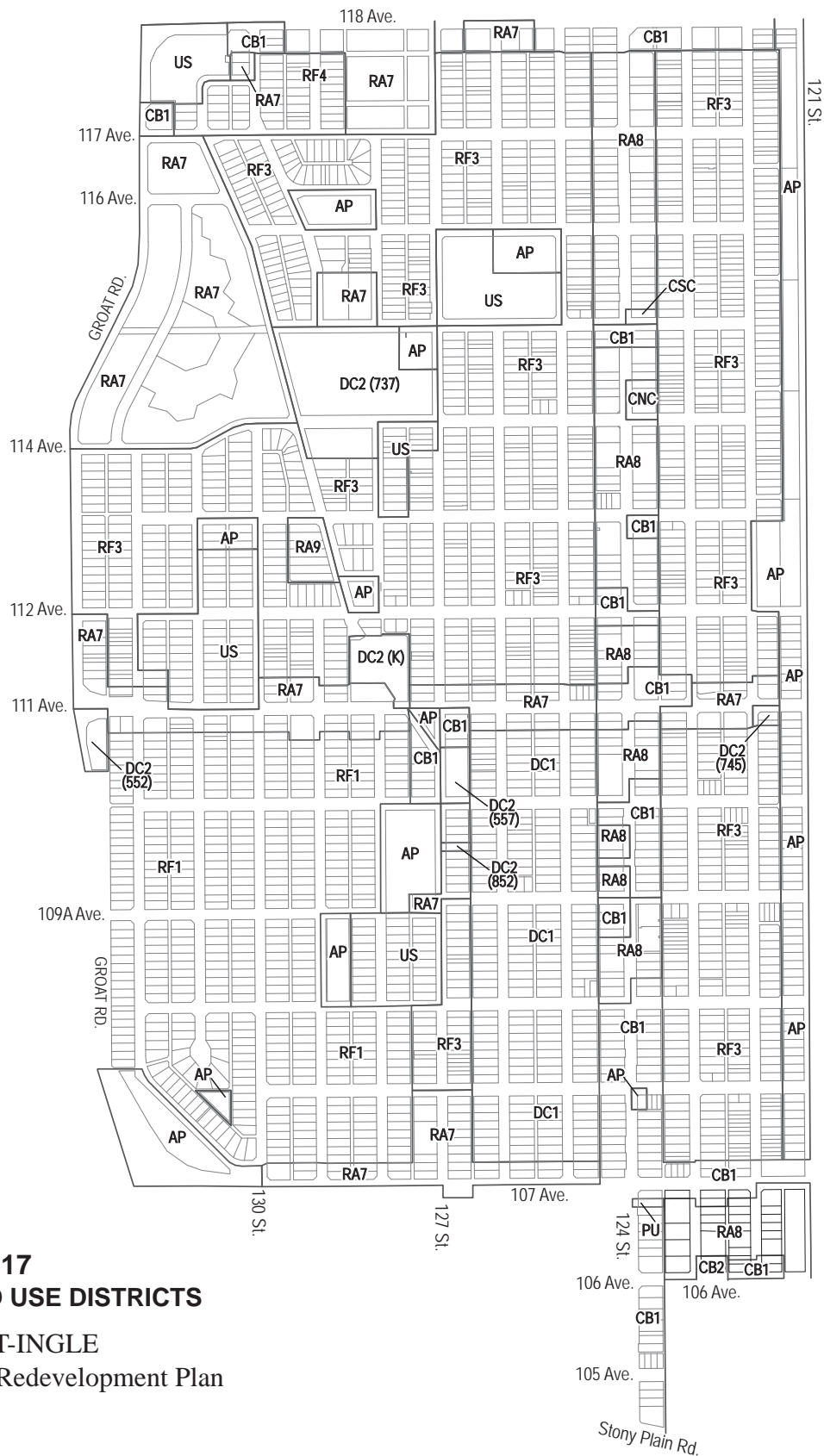












**MAP 17**  
**LAND USE DISTRICTS**  
 WEST-INGLE  
 Area Redevelopment Plan