

Bylaw 19270

A Bylaw to amend Bylaw 6931, as amended,  
Being the Cromdale/Virginia Park 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 Cromdale/Virginia Park Area Redevelopment Plan; and

WHEREAS an application was received by Administration to amend Bylaw 6931, as amended, the Cromdale/Virginia Park Area Redevelopment Plan;

WHEREAS Council considers it desirable to amend the Cromdale/Virginia Park 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 Cromdale/Virginia Park Area Redevelopment Plan is hereby further amended by:
  - a. deleting therefrom “Schedule A - Plan Area Boundary” and substituting “Schedule A - Plan Area Boundary”, attached hereto as Schedule “A” and forming part of this Bylaw;
  - b. deleting the text of Section 1.1 in its entirety and substituting the following:

“Boundaries  
The boundaries of the Cromdale/Virginia Park Redevelopment Plan (ARP) are shown on Schedule A. The boundaries are 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, north to 112 Avenue, the point of commencement. To the southwest the boundaries of the Cromdale/Virginia Park Redevelopment Plant (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.

The Plan Area is bounded on the northwest by the Parkdale Area Redevelopment Plan (ARP), on

the west by the Boyle Street/McCauley Area Redevelopment Plan (ARP), on the north by the Edmonton Exhibition Lands Planning Framework and on the south by the North Saskatchewan River Valley ARP.”;

- c. in Section 2.1, deleting “To define appropriate land uses and any areas of potential expansion for Borden Park” and substituting “To define appropriate land uses”;
- d. deleting the text of Section 2.5.5 and substituting:  
 “To minimize the current and future negative impacts of Northlands’ traffic on 112 Avenue through such measures as landscaping, buffering, traffic control, parking standards and design guidelines.”;
- e. deleting section 2.7.5 in its entirety;
- f. deleting section 2.7.6 in its entirety;
- g. deleting section 2.8.4 in its entirety;
- h. deleting therefrom “Schedule B - Sub Areas” and substituting “Schedule B - Sub Areas”, attached hereto as Schedule “B” and forming part of this Bylaw;
- i. deleting therefrom “Schedule C - Proposed Land Uses” and substituting “Schedule C - Proposed Land Uses”, attached hereto as Schedule “C” and forming part of this Bylaw;
- j. deleting the text of section 3.7.1 and substituting:  
 “General Intent of Land Use Policies for Sub-Area 6  
 It is the intent of this Plan to support and maintain a stable, low-density neighbourhood with a variety of housing types, and to promote a compatible relationship between the neighbourhood and nonresidential uses within the Sub-Area. The majority of the area is comprised of low-density residential development, primarily single family homes, and is intended to remain as such. Redevelopment to low-rise apartments along 112 Avenue is considered appropriate because of the unsuitability of an arterial for family-oriented housing. Institutional uses are expected to remain in the long-term.”;
- h. deleting section 3.7.4.1 in its entirety;
- i. deleting section 3.7.4.2 in its entirety;
- j. deleting section 3.7.4.3 in its entirety;
- k. deleting section 3.7.4.5 in its entirety;

- l. deleting section 3.7.4.6 in its entirety;
- m. Deleting section 3.7.4.8 in its entirety;
- n. Deleting section 6.2.3 in its entirety;
- o. Deleting “Schedule C1 - Concept for Borden Park”;
- p. deleting therefrom “Schedule D - Road Proposals” and substituting “Schedule D - Road Proposals”, attached hereto as Schedule “D” and forming part of this Bylaw;
- q. deleting therefrom “Schedule E - Proposed Pedestrian and Bicycle Circulation” and substituting “Schedule E - Proposed Pedestrian and Bicycle Circulation”, attached hereto as Schedule “E” and forming part of this Bylaw;
- r. deleting therefrom “Schedule F - Transit and Circulation Proposals” and substituting “Schedule F - Transit and Circulation Proposals”, attached hereto as Schedule “F” and forming part of this Bylaw;
- s. deleting therefrom “Schedule G - Public Development” and substituting “Schedule G - Public Development”, attached hereto as Schedule “G” and forming part of this Bylaw;
- t. in section 10.1, deleting the third row under the hearing “Sub-Area 6 - Virginia Park”;
- u. in section 10.4, deleting the “Parks” section in its entirety;
- v. in section 10.5, deleting the row beginning with “3.5.3.1 & 3.7.4.1 & 3.7.4.3”;
- w. in section 10.5, deleting the row beginning with “3.7.4.2”;
- x. in section 10.5, deleting the row beginning with “3.7.4.3, 3.7.4.4, 3.7.4.5 & 3.7.4.6”;
- y. in section 10.5, deleting the row beginning with “3.7.4.3”;
- z. deleting section 11.14 in its entirety;

aa. deleting therefrom “Schedule H - Proposed District Development Control Districts” and substituting “Schedule H - Proposed District Development Control Districts”, attached hereto as Schedule “H” and forming part of this Bylaw;

bb. deleting section 11.20.

READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

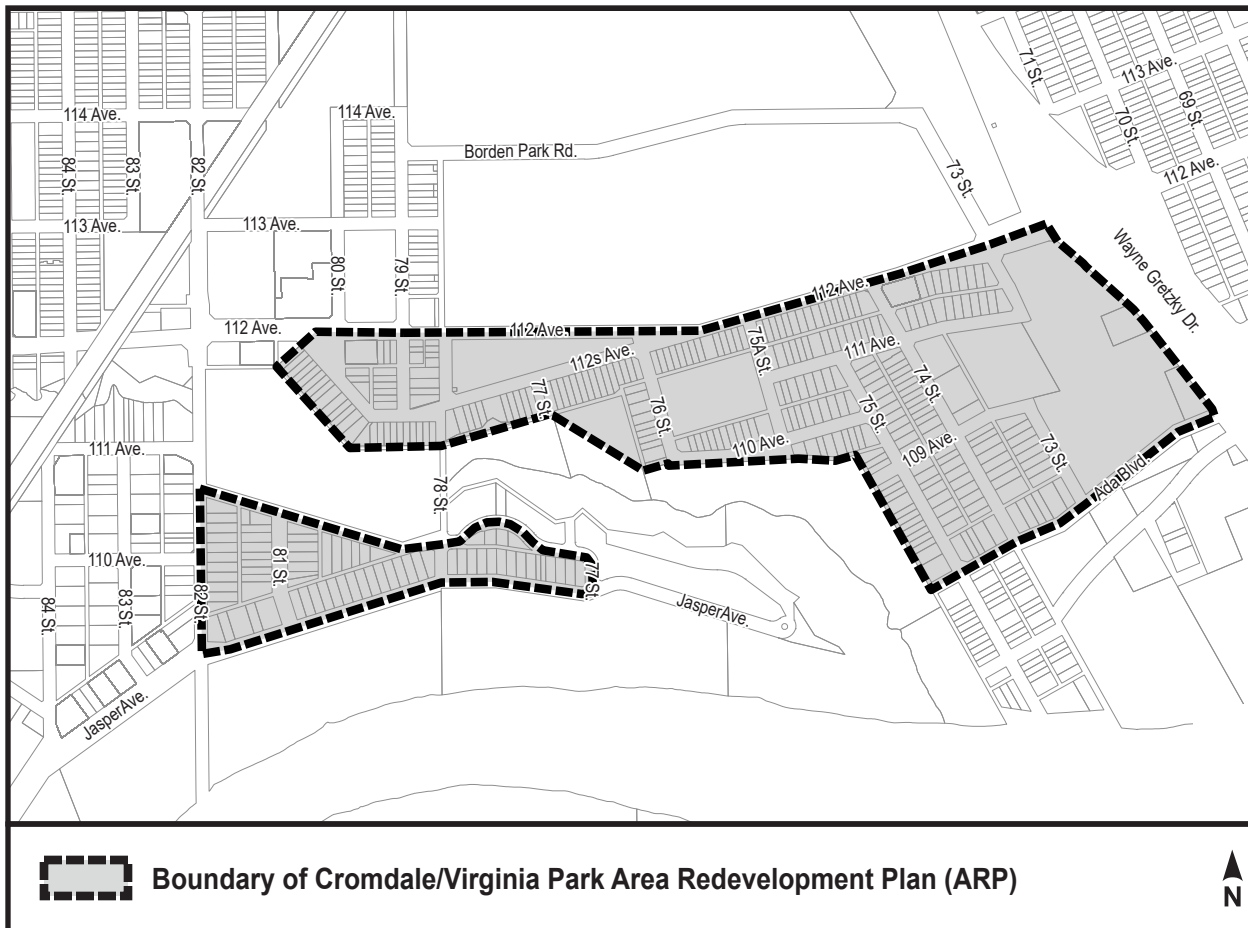
THE CITY OF EDMONTON

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MAYOR

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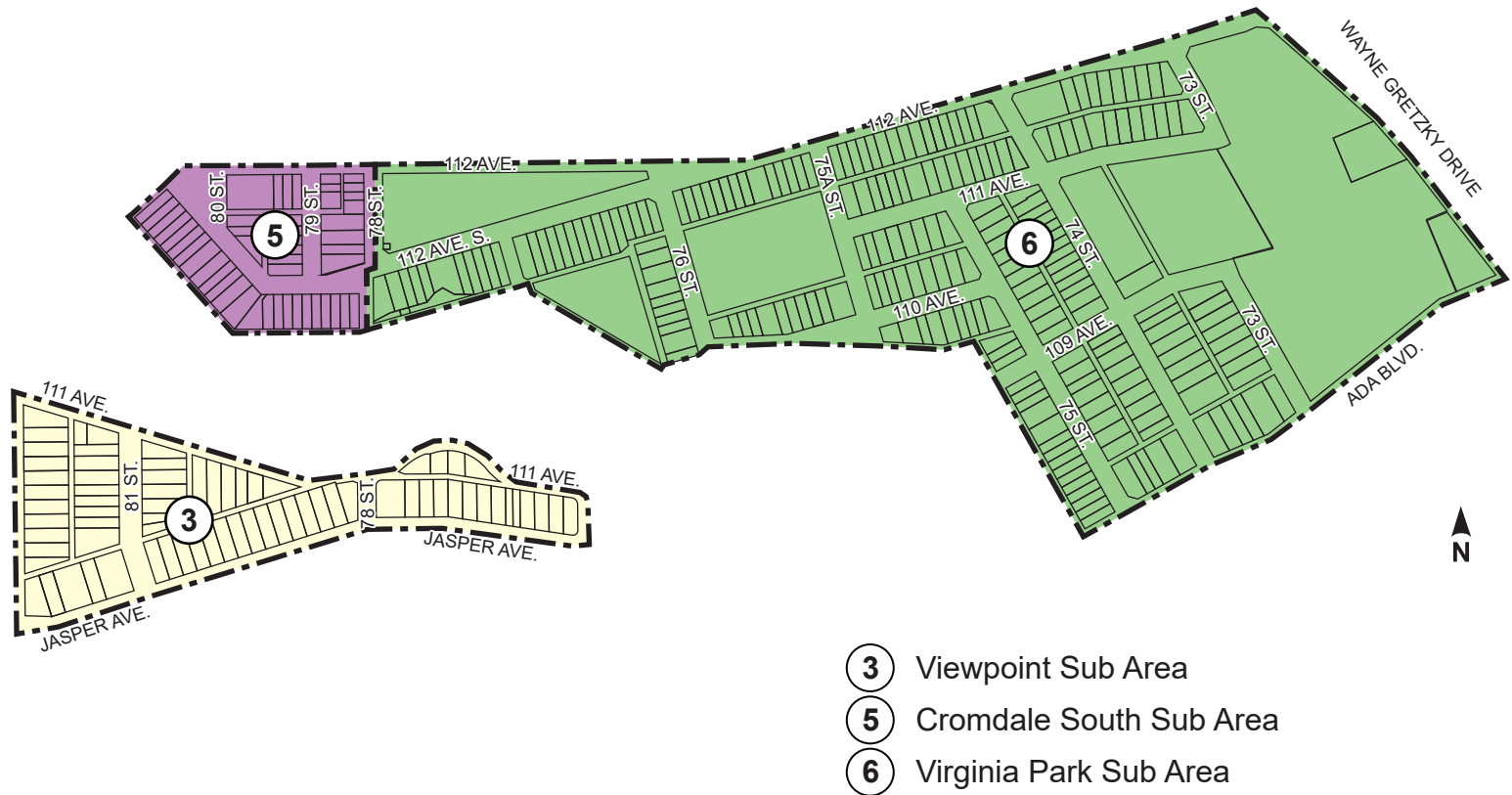
CITY CLERK



**Schedule A - Plan Area Boundary**  
*Amended by Bylaw 19270 - November 3, 2020*

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

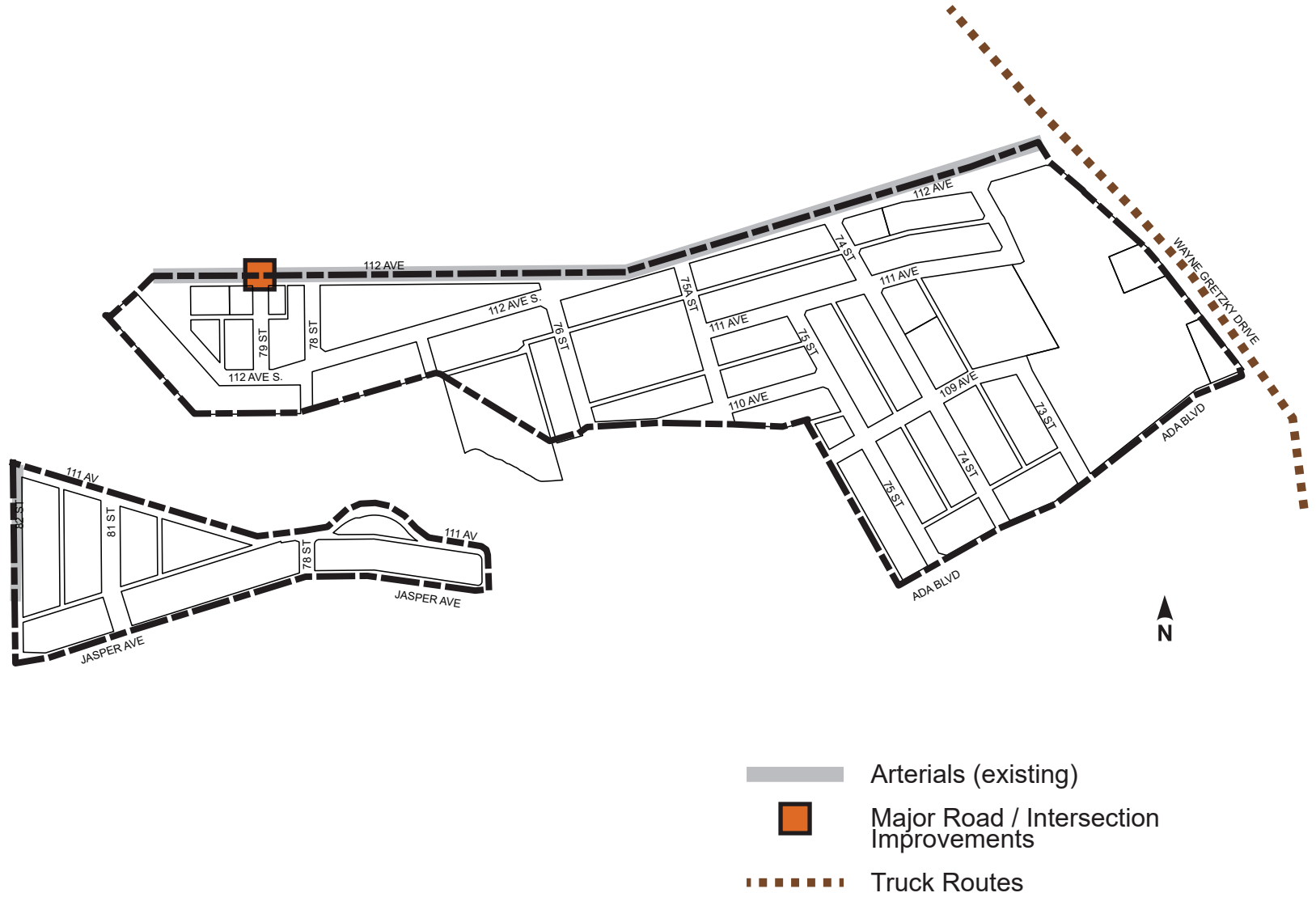
SCHEDULE "B"



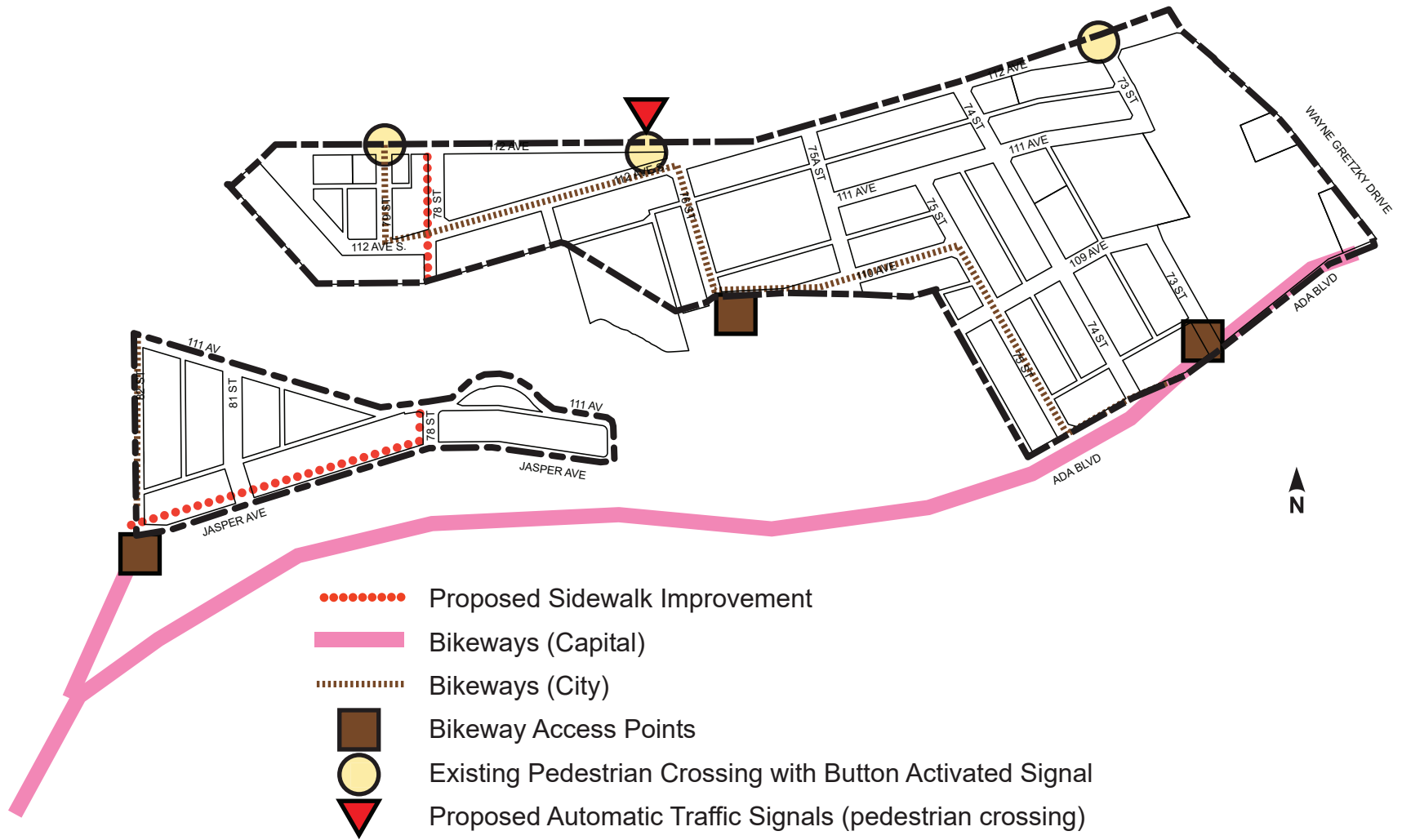
**Cromdale/Virgina Park**  
Area Redevelopment Plan  
(as amended)

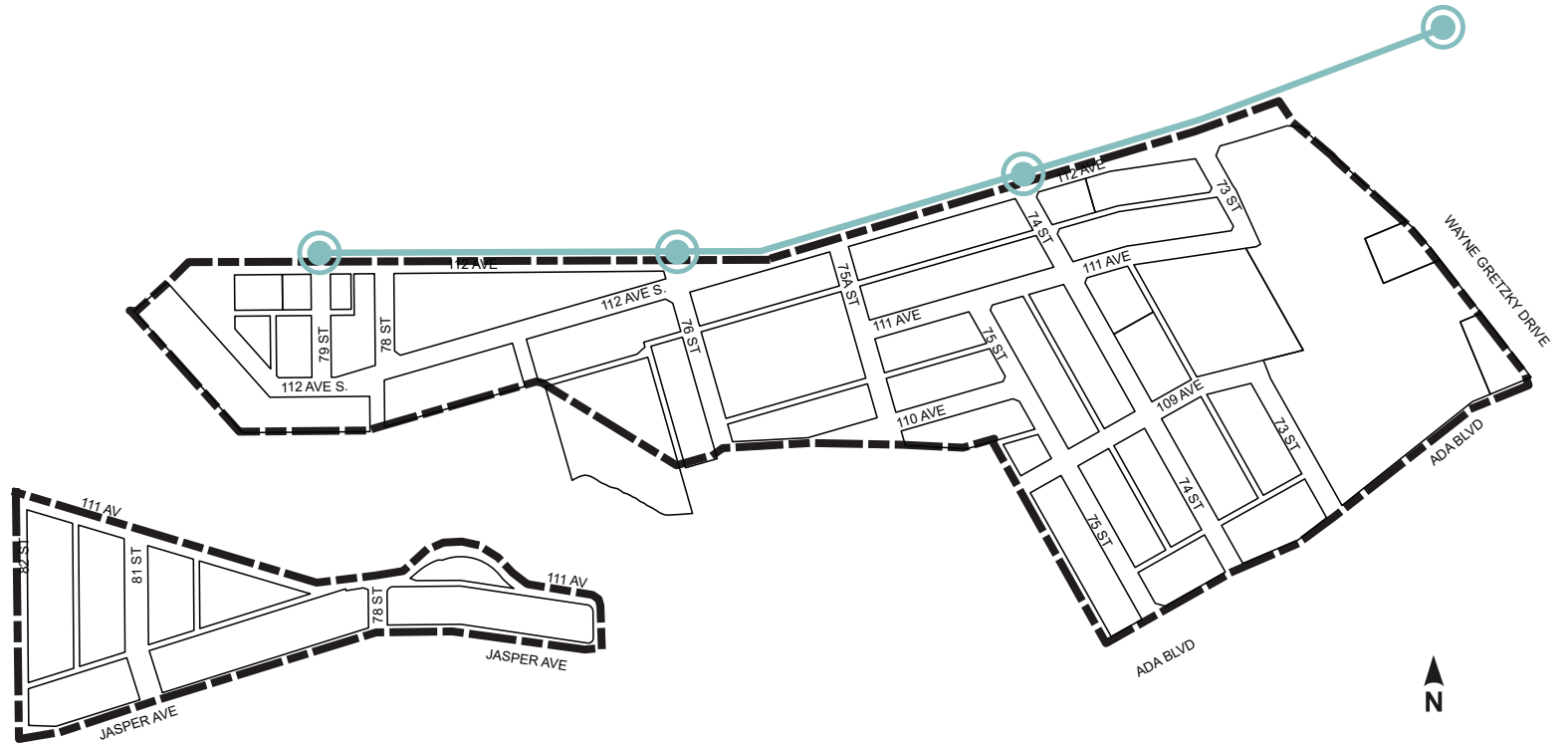
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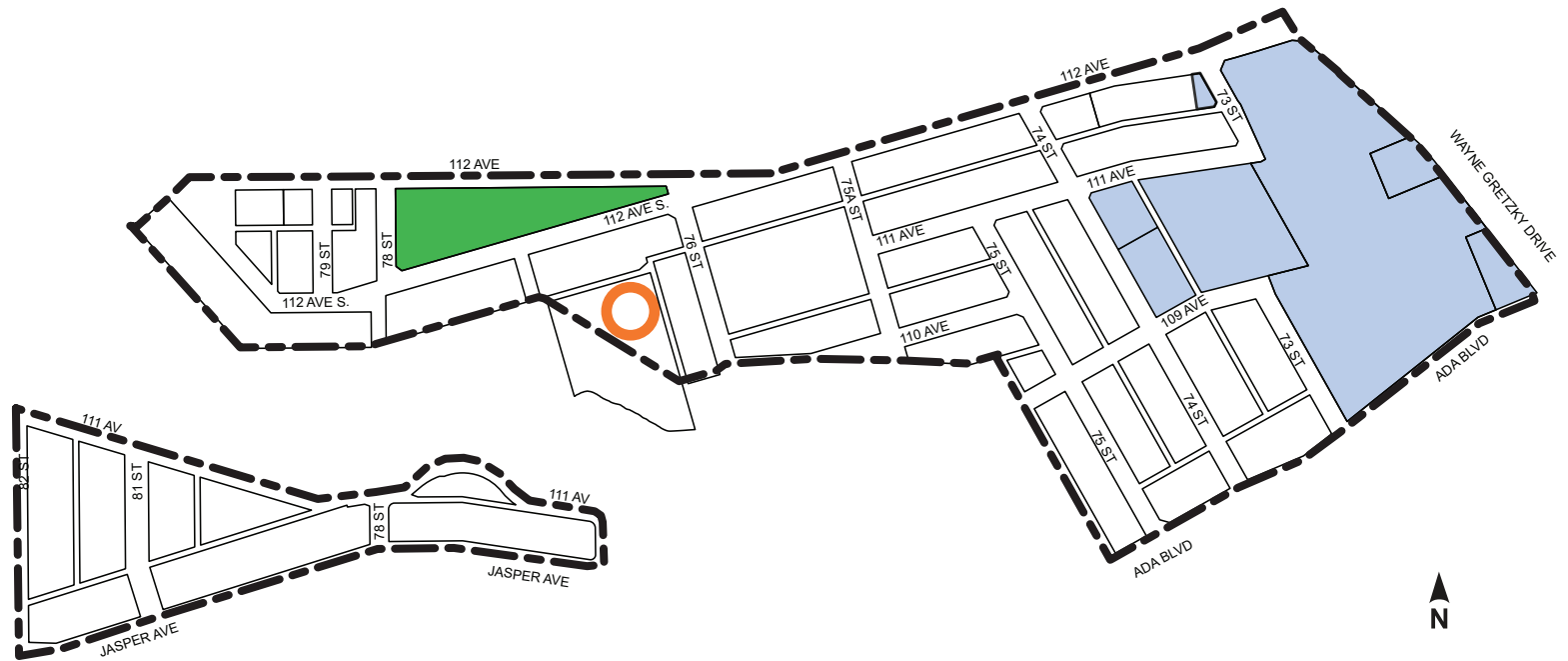







- Existing Bus Routes
- Existing Bus Stops

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

SCHEDULE "G"



-  Parks (neighbourhood)
-  Open Space Development
-  Schools

