

Bylaw 19272

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 6765, 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. deleting therefrom "Location of Parkdale" and substituting with "Location of Parkdale" attached hereto as Appendix "1" and forming part of this Bylaw;
  - b. deleting therefrom "Overall Land Use Concept" and substituting with "Overall Land Use Concept" attached hereto as Appendix "2" and forming part of this Bylaw;
  - c. deleting therefrom the map in Policy 2.2 and substituting with "Policy 2.2 - Transitional Concept" attached hereto as Appendix "3" and forming part of this Bylaw;
  - d. deleting therefrom the map in Policy 3.1 and substituting with the map entitled "Policy 3.1 - Residential Land Use Policy" attached hereto as Appendix "4" and forming part of this Bylaw;
  - e. deleting therefrom the map in Policy 3.2 and substituting with the map entitled "Policy 3.2 - Residential Land Use" attached hereto as Appendix "5" and forming part of this Bylaw;

- f. deleting therefrom the map in Policy 3.4 and substituting with the map entitled “Policy 3.4 - Residential Land Use” attached hereto as Appendix "6" and forming part of this Bylaw;
- g. deleting therefrom the map in Policy 3.5 and substituting with the map entitled “Policy 3.5 - Residential Land Use” attached hereto as Appendix "7" and forming part of this Bylaw;
- h. deleting therefrom the map in Policy 3.8 and substituting with the map entitled “Policy 3.8 - Residential Land Use” attached hereto as Appendix "8" and forming part of this Bylaw;
- i. deleting therefrom the map in Policy 3.9 and substituting with the map entitled “Policy 3.9 - Residential Land Use” attached hereto as Appendix "9" and forming part of this Bylaw;
- j. deleting therefrom the map in Policy 4.3 and substituting with the map entitled “Policy 4.3 - Commercial Land Use” attached hereto as Appendix "10" and forming part of this Bylaw;
- k. deleting therefrom the map in Policy 4.4 and substituting with the map entitled “Policy 4.4 - Commercial Land Use” attached hereto as Appendix "11" and forming part of this Bylaw;
- l. deleting therefrom the map in Policy 5.1 and substituting with the map entitled “Policy 5.1 - Institutional Land Use” attached hereto as Appendix "12" and forming part of this Bylaw;
- m. deleting therefrom the map in Policy 5.2 and substituting with the map entitled “Policy 5.2 - Public Utility Land Use” attached hereto as Appendix "13" and forming part of this Bylaw;
- n. deleting Policy 5.3 in its entirety;
- o. deleting therefrom “Schedule A - Parkdale Area Redevelopment Plan Boundary” and substituting with “Schedule A - Parkdale Area Redevelopment Plan Boundary” attached hereto as Appendix "14" and forming part of this Bylaw;
- p. deleting therefrom “Schedule B1 - Existing Major Land Uses ” and substituting with “Schedule B1 - Existing Major Land Uses ” attached hereto as Appendix "15" and forming part of this Bylaw;
- q. deleting therefrom “Schedule C1 - Roadways and Proposed Improvements” and substituting with “Schedule C1 - Roadways and Proposed Improvements” attached hereto as Appendix "16" and forming part of this Bylaw;
- r. deleting therefrom “Schedule C2 - Transit and Circulation” and substituting with “Schedule C2 - Transit and Circulation” attached hereto as Appendix "17" and forming part of this Bylaw;
- s. deleting therefrom “Schedule D - Long-Term Arterial Network” and substituting with “Schedule

D - Long-Term Arterial Network” attached hereto as Appendix "18" and forming part of this Bylaw;

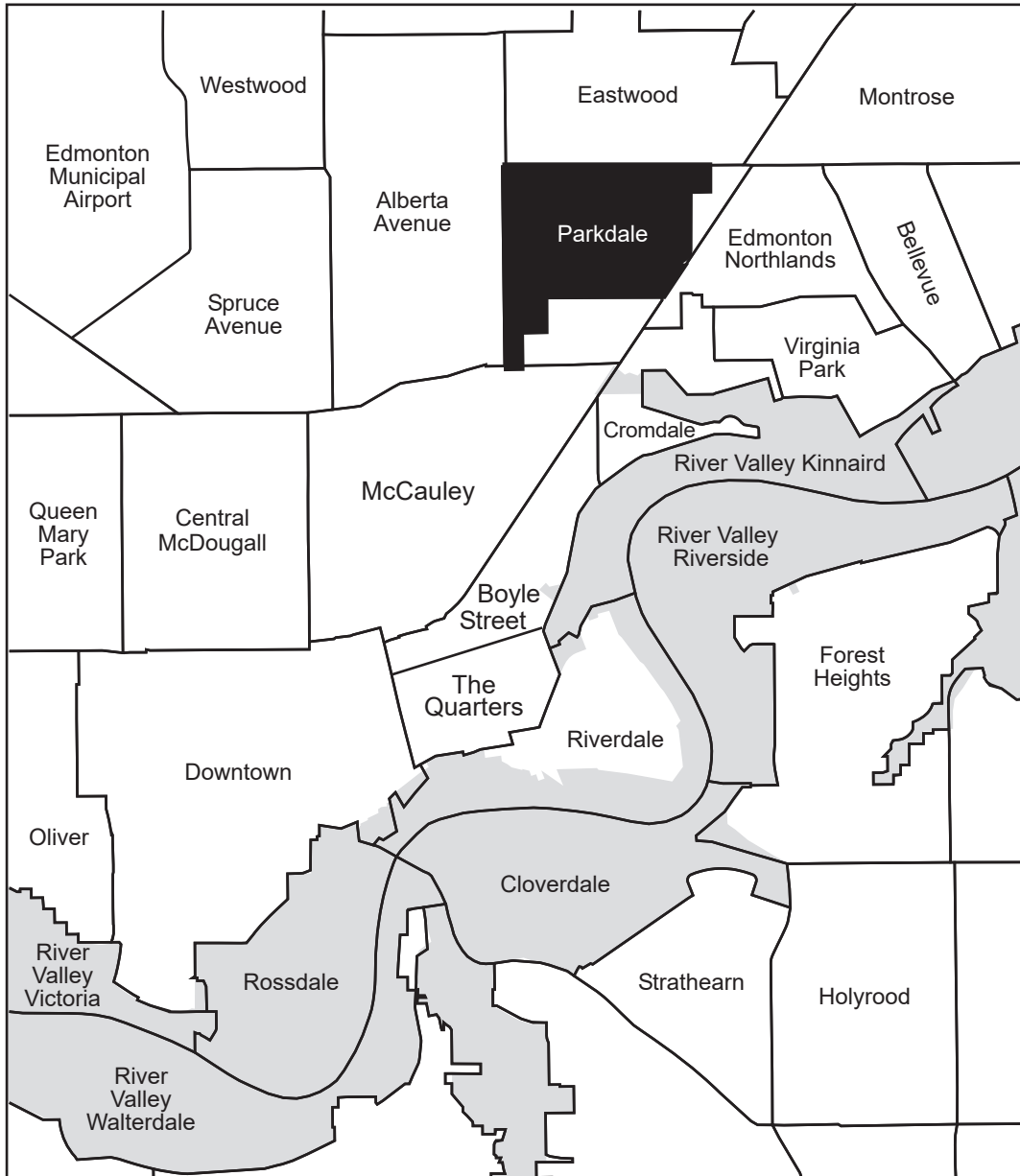
- t. deleting therefrom “Schedule E - Truck Routes” and substituting with “Schedule E - Truck Routes” attached hereto as Appendix "19" and forming part of this Bylaw;
- u. deleting therefrom “Schedule F - Proposed Pedestrian Circulation/Open Space Network” and substituting with “Schedule F - Proposed Pedestrian Circulation/Open Space Network” attached hereto as Appendix "20" and forming part of this Bylaw;
- v. deleting therefrom “Schedule G - Proposed Land Uses” and substituting with “Schedule G - Proposed Land Uses” attached hereto as Appendix "21" and forming part of this Bylaw;
- w. deleting “Schedule G.1 - Areas Where Zoning Overlay Provision Apply”;
- x. deleting RA9 High Rise Apartment in its entirety from page 68; and
- y. deleting CO Commercial Office District in its entirety from page 72.

READ a first time this	day of	, A.D. 2021;
READ a second time this	day of	, A.D. 2021;
READ a third time this	day of	, A.D. 2021;
SIGNED and PASSED this	day of	, A.D. 2021.

THE CITY OF EDMONTON

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



**Location of Parkdale**



# Amendment to Parkdale Area Redevelopment Plan










Coliseum LRT Station



Stadium  
LRT  
Station



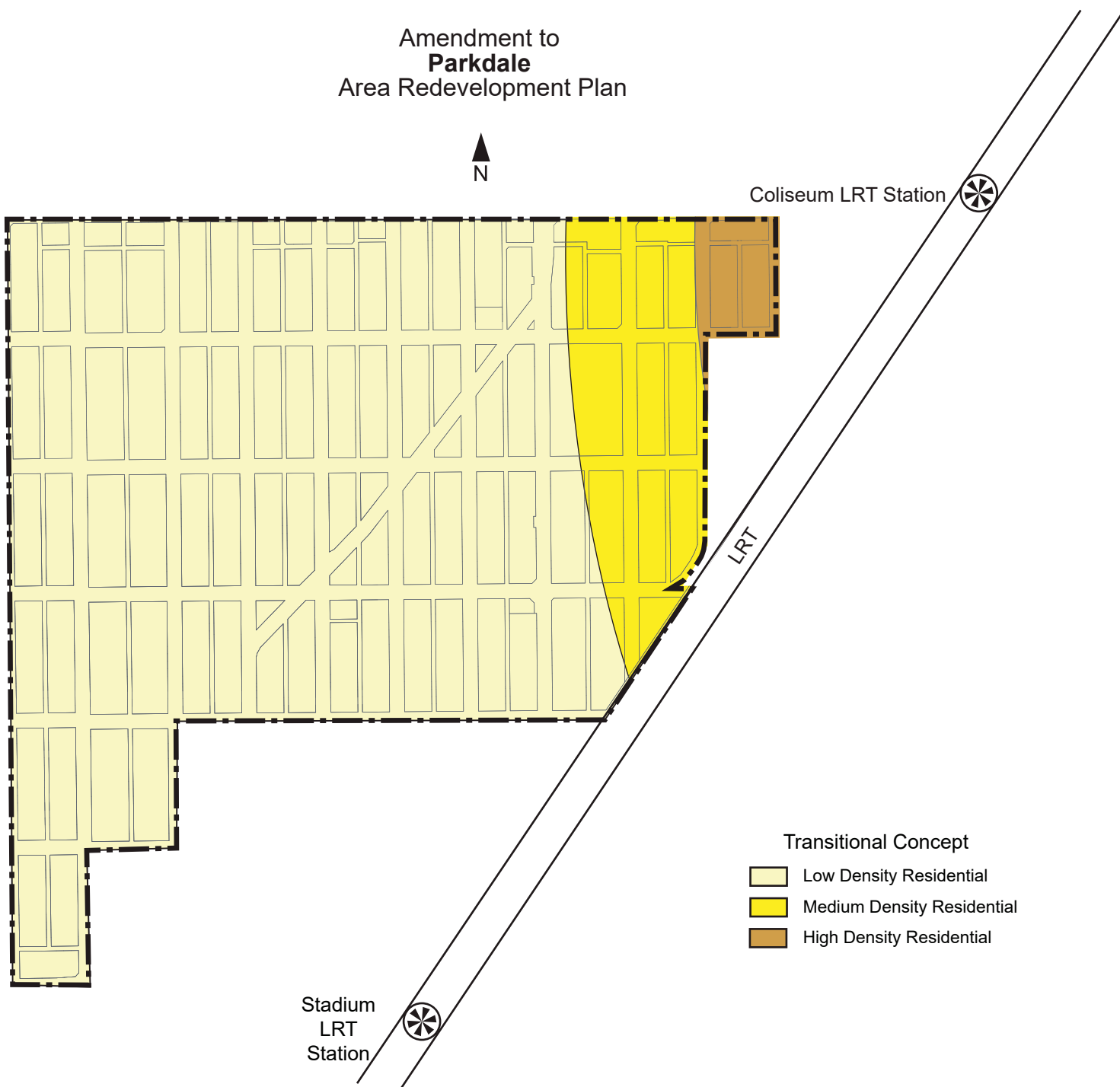
### Overall Land Use Concept

-  Low Density Residential
-  Medium Density Residential
-  Medium High Density Residential
-  High Density Residential
-  High Density Residential/Commercial
-  Commercial Strip/Node
-  Fort Road-Local Road-Walkway-Bikeway

**OVERALL LAND USE CONCEPT**



# Amendment to **Parkdale** Area Redevelopment Plan



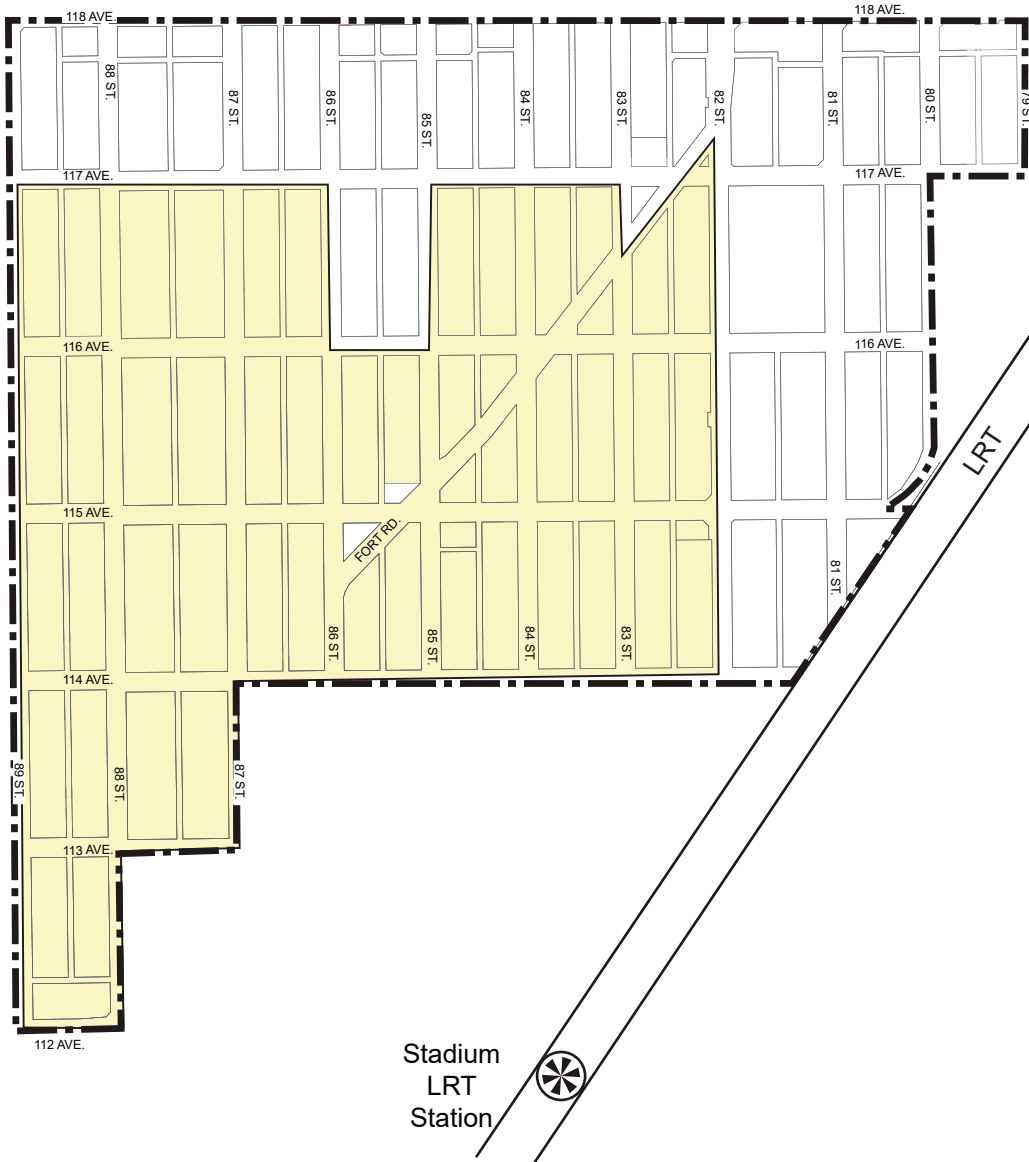
- Transitional Concept
- Low Density Residential
  - Medium Density Residential
  - High Density Residential



# Amendment to Parkdale Area Redevelopment Plan



Coliseum LRT Station



Stadium  
LRT  
Station



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Coliseum LRT Station

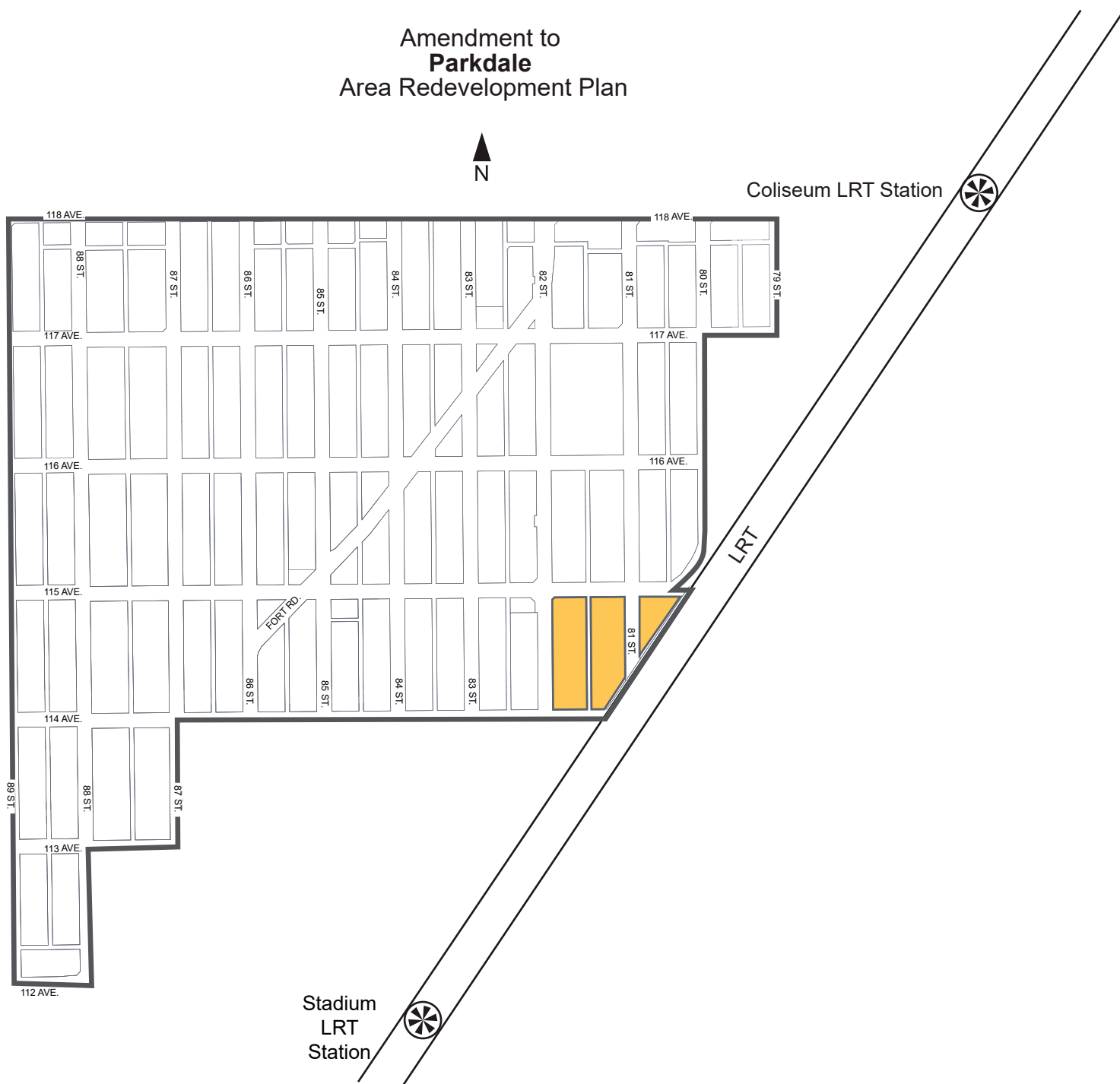


Stadium  
LRT  
Station

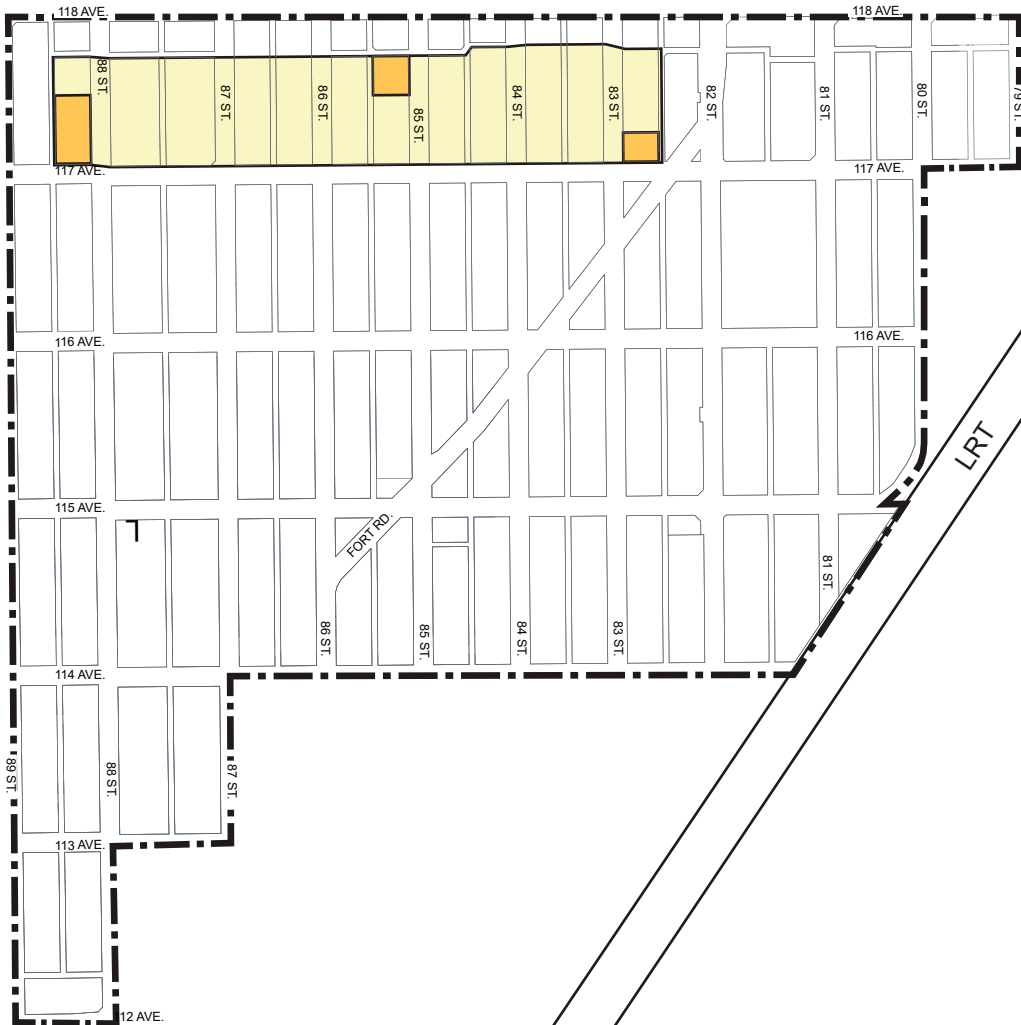




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Coliseum LRT Station



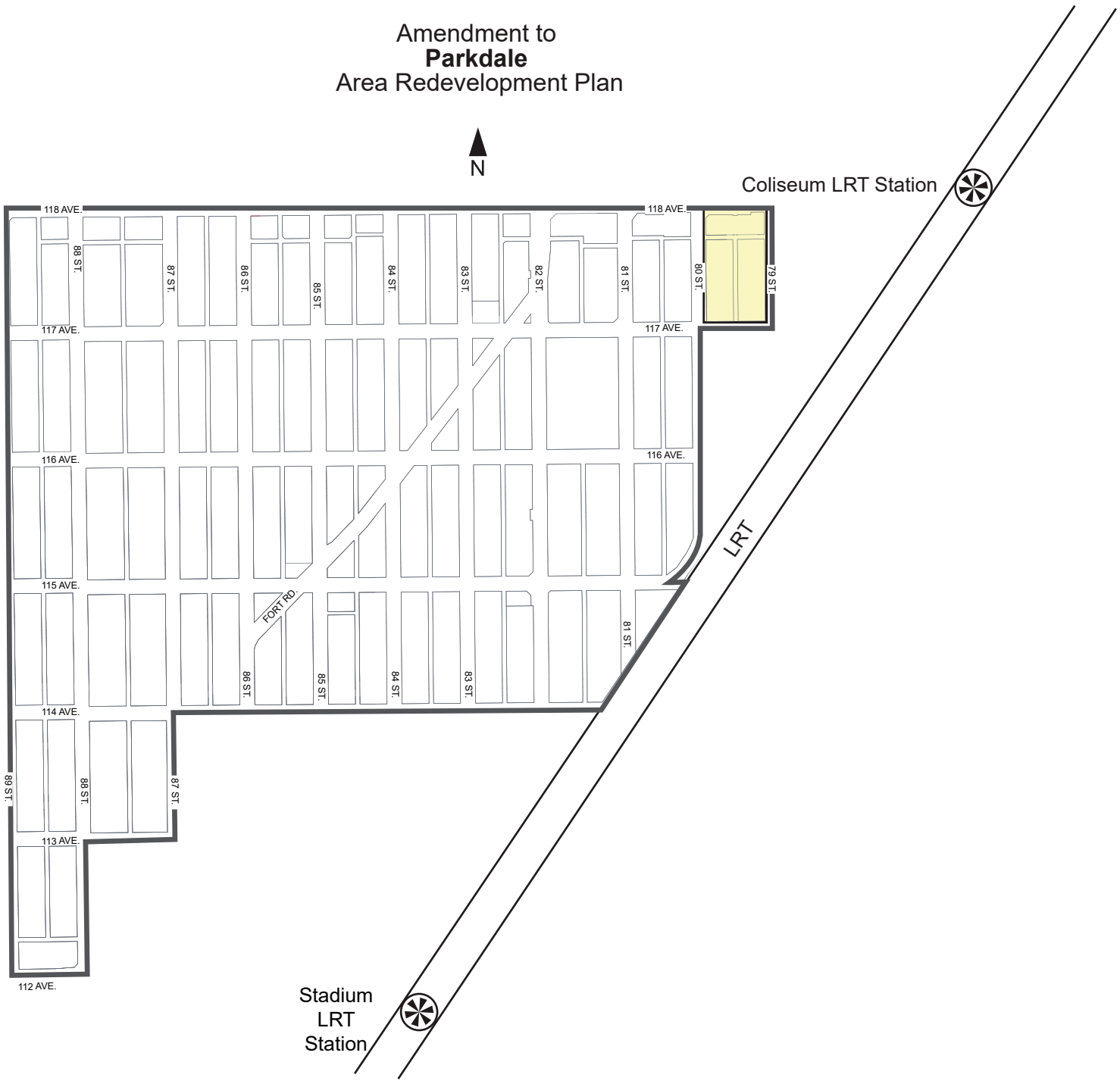
Stadium  
LRT  
Station



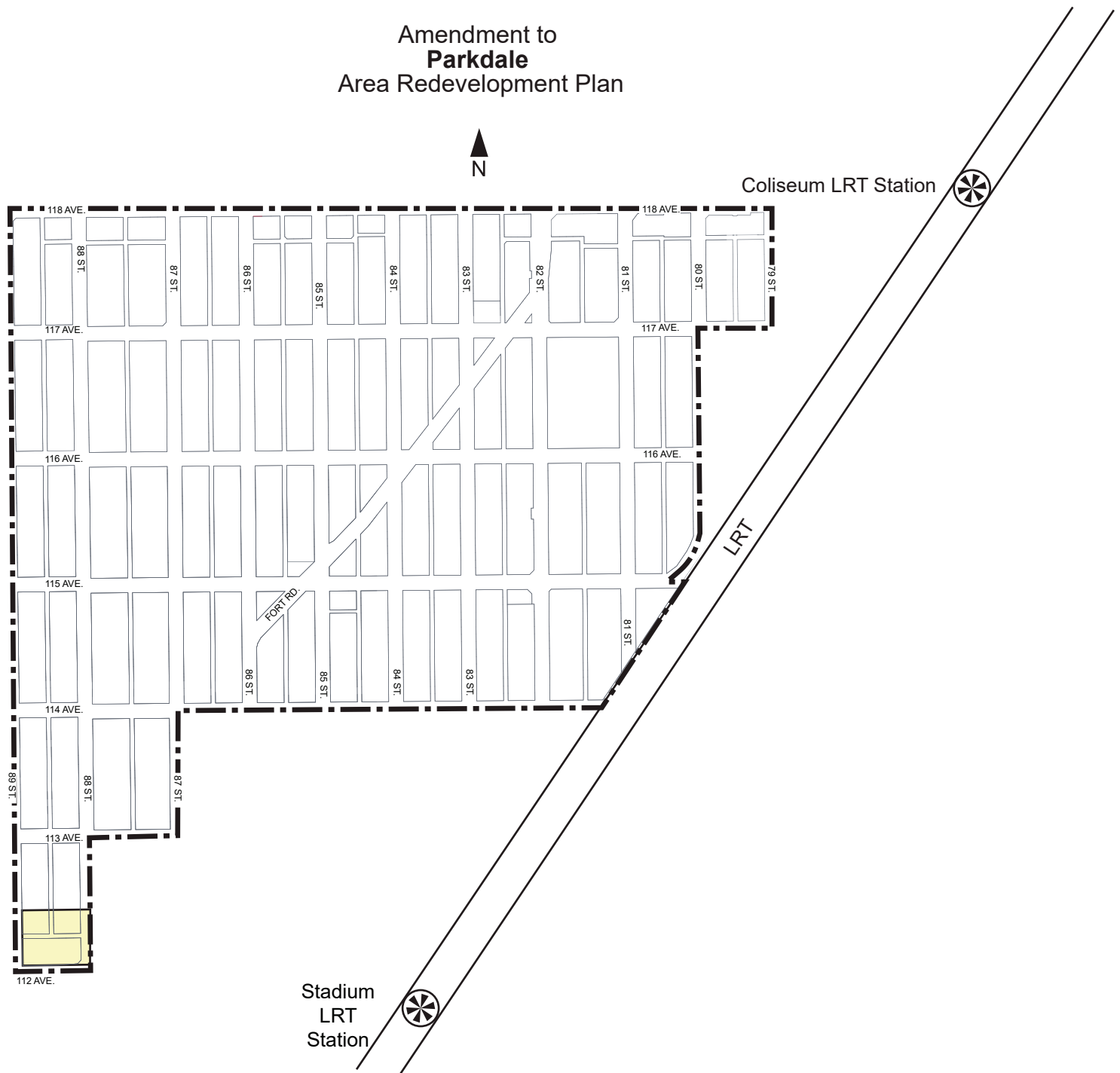
Policy 3.5  
Residential Land Use



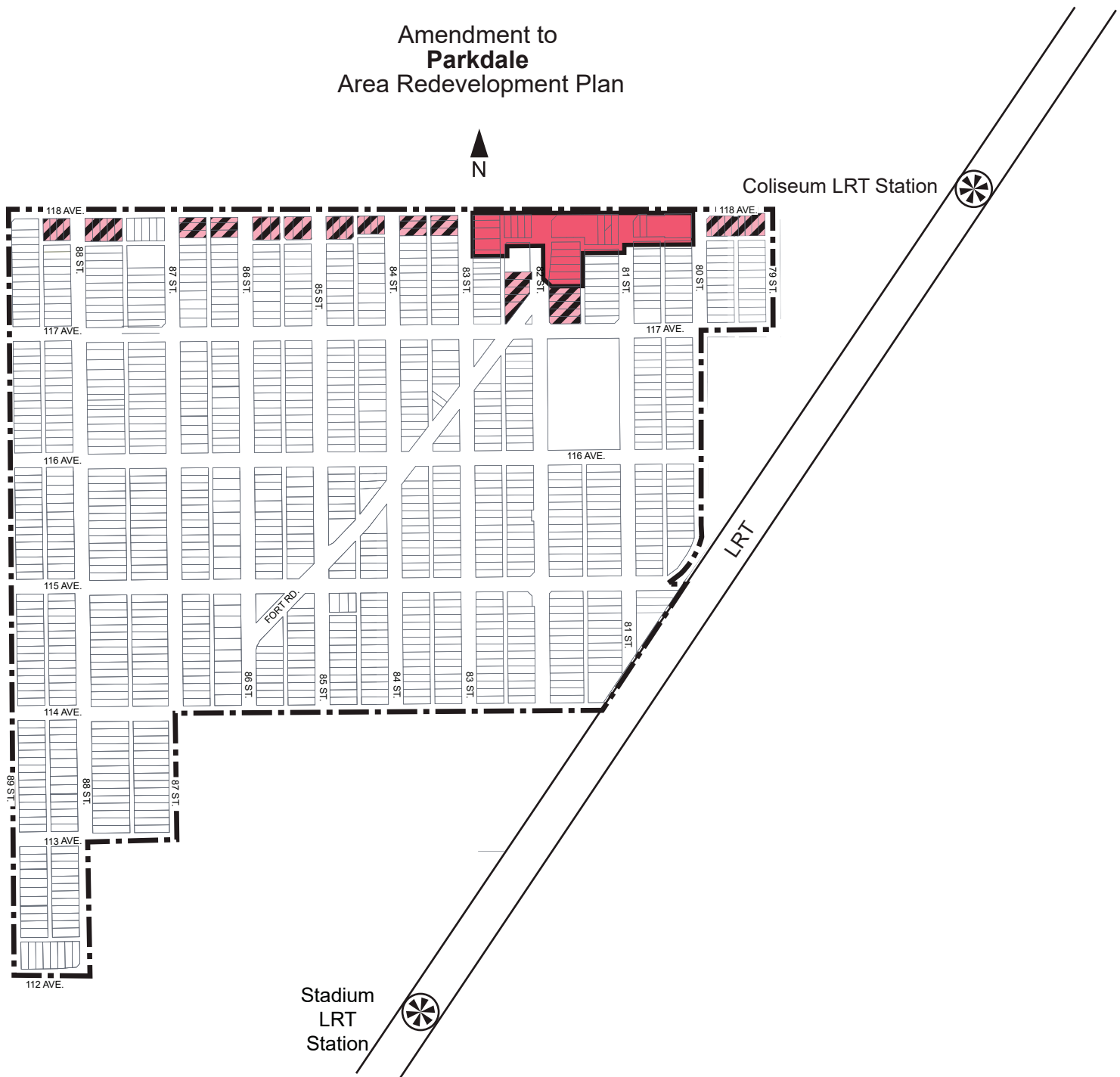
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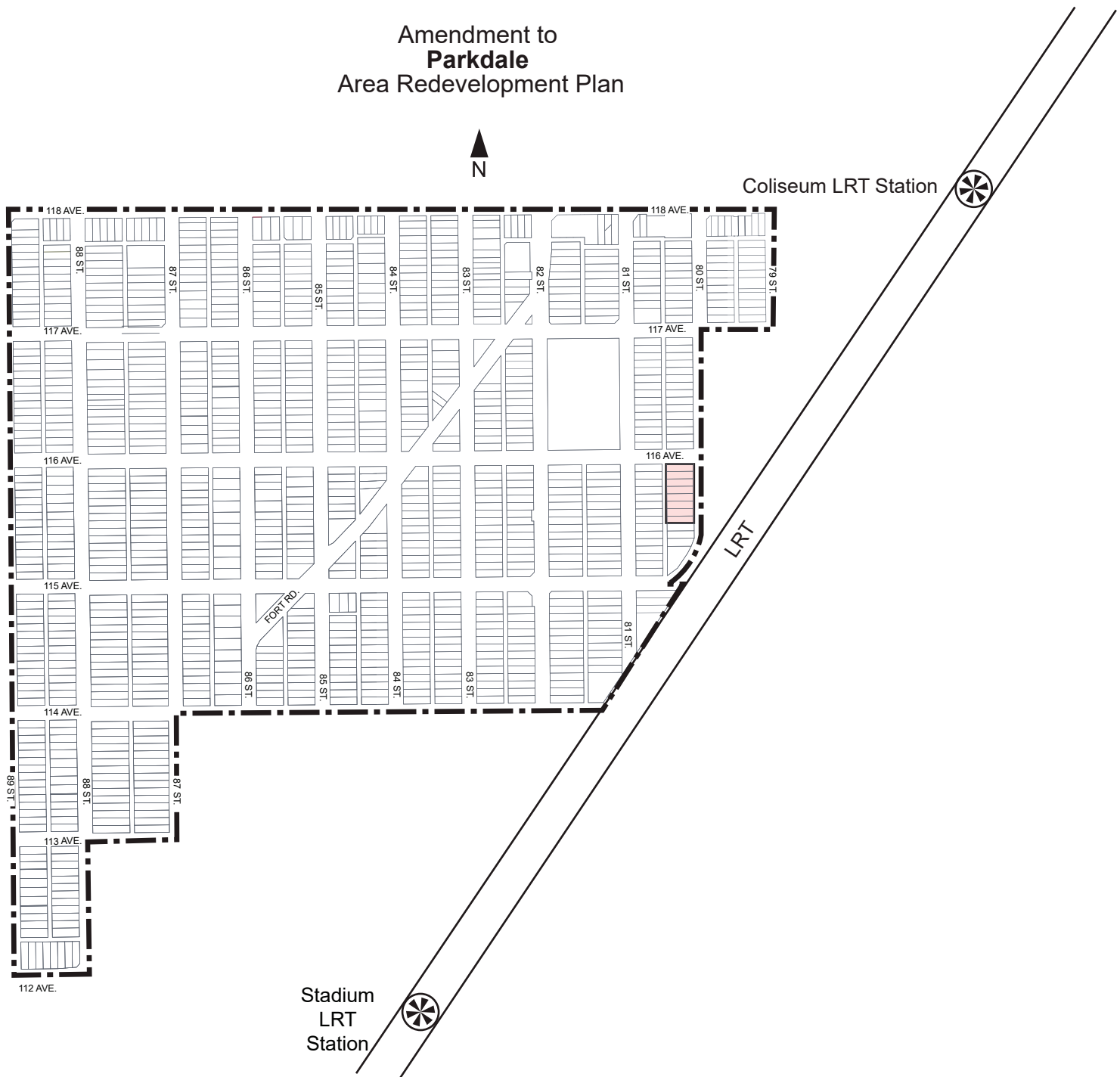
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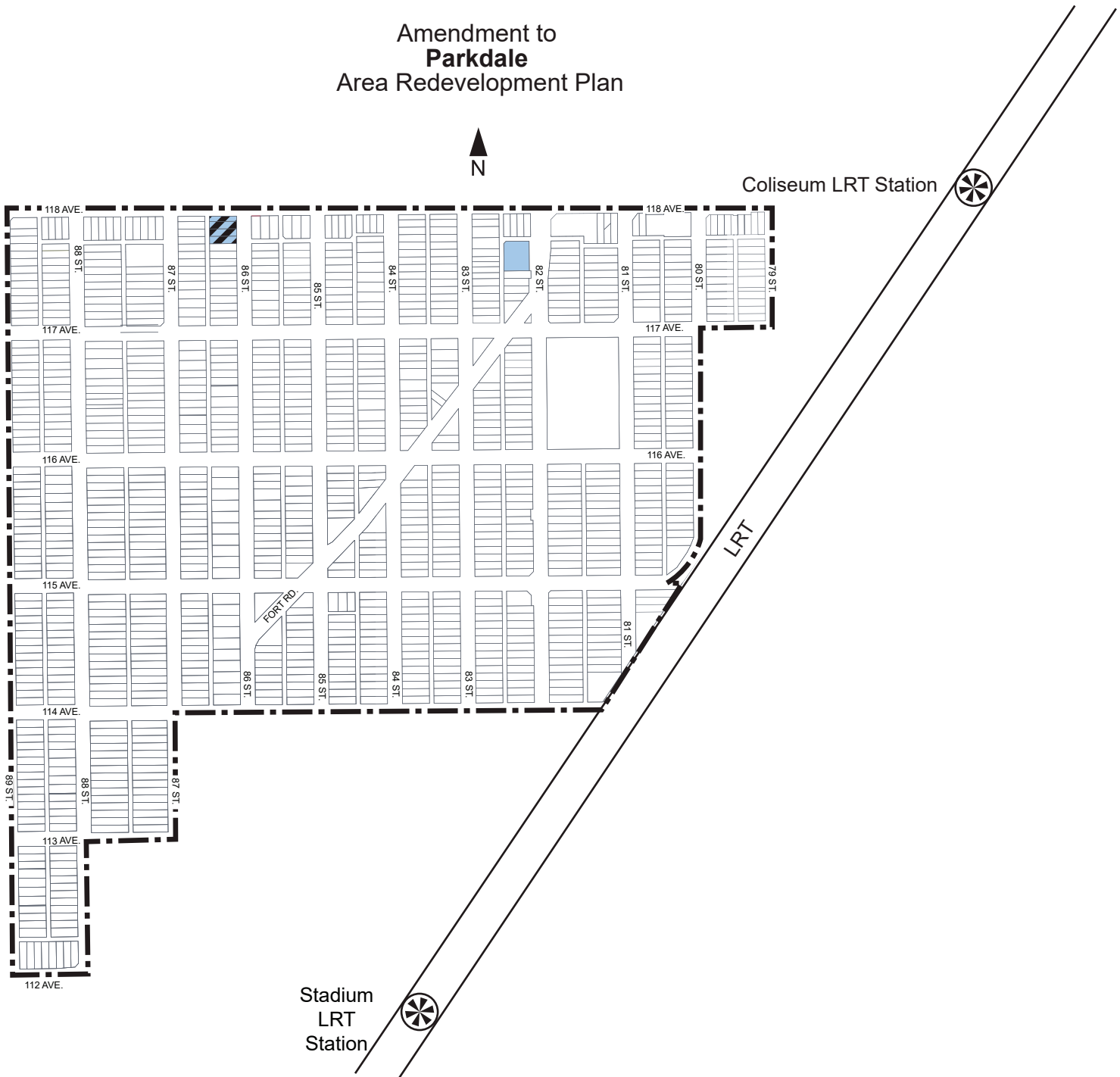
### Amendment to **Parkdale** Area Redevelopment Plan



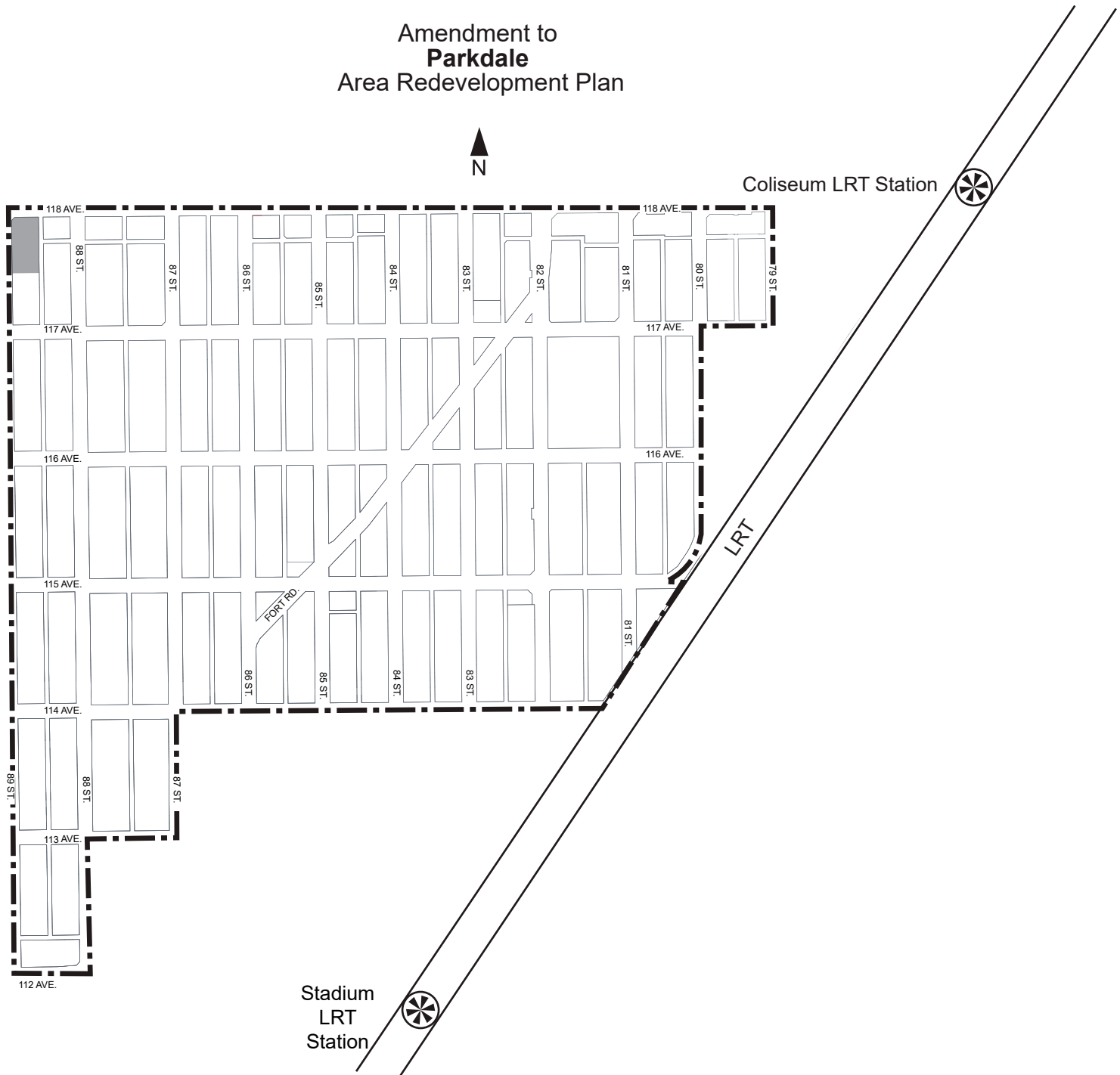
# Amendment to Parkdale Area Redevelopment Plan



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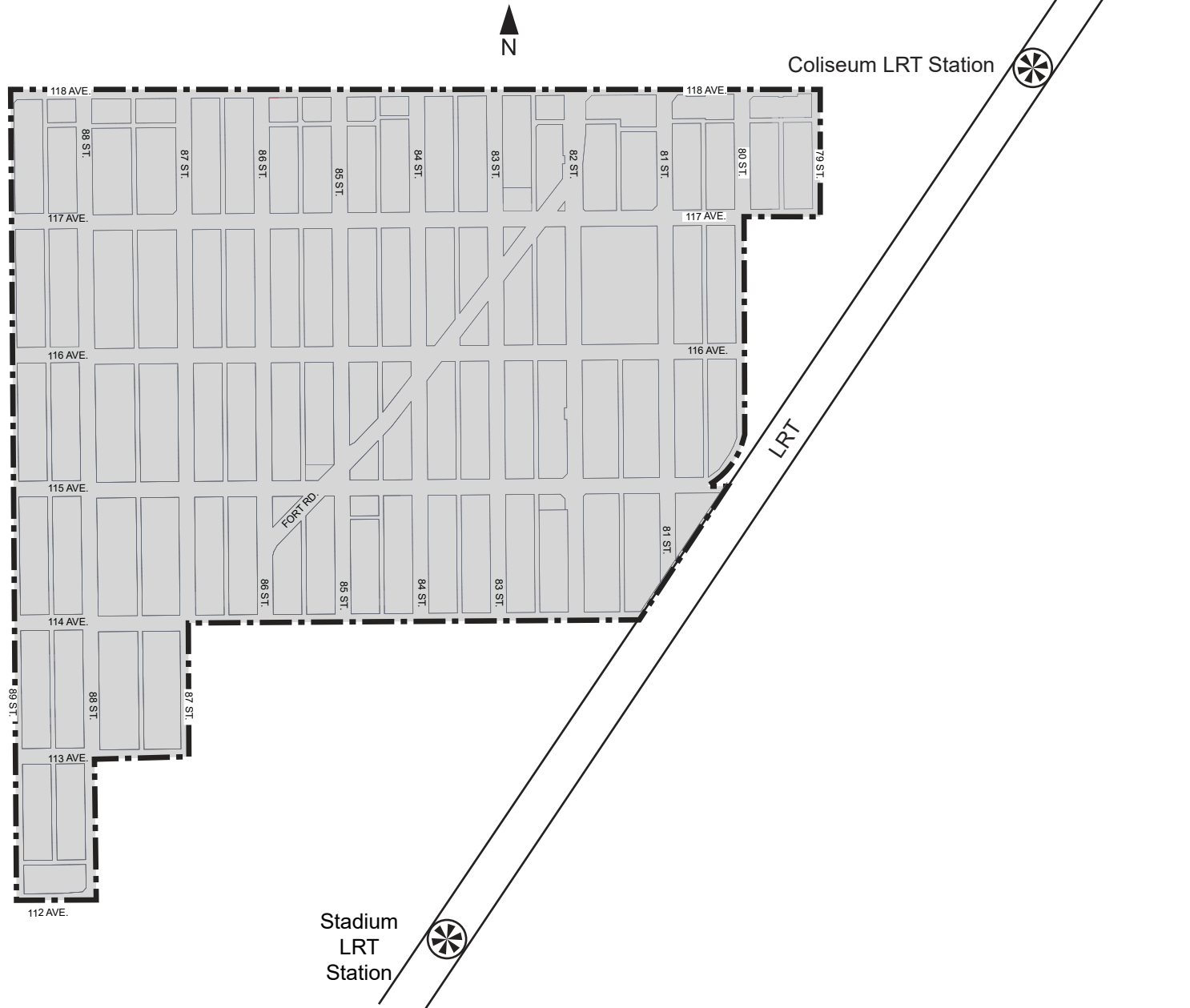


# Amendment to Parkdale Area Redevelopment Plan





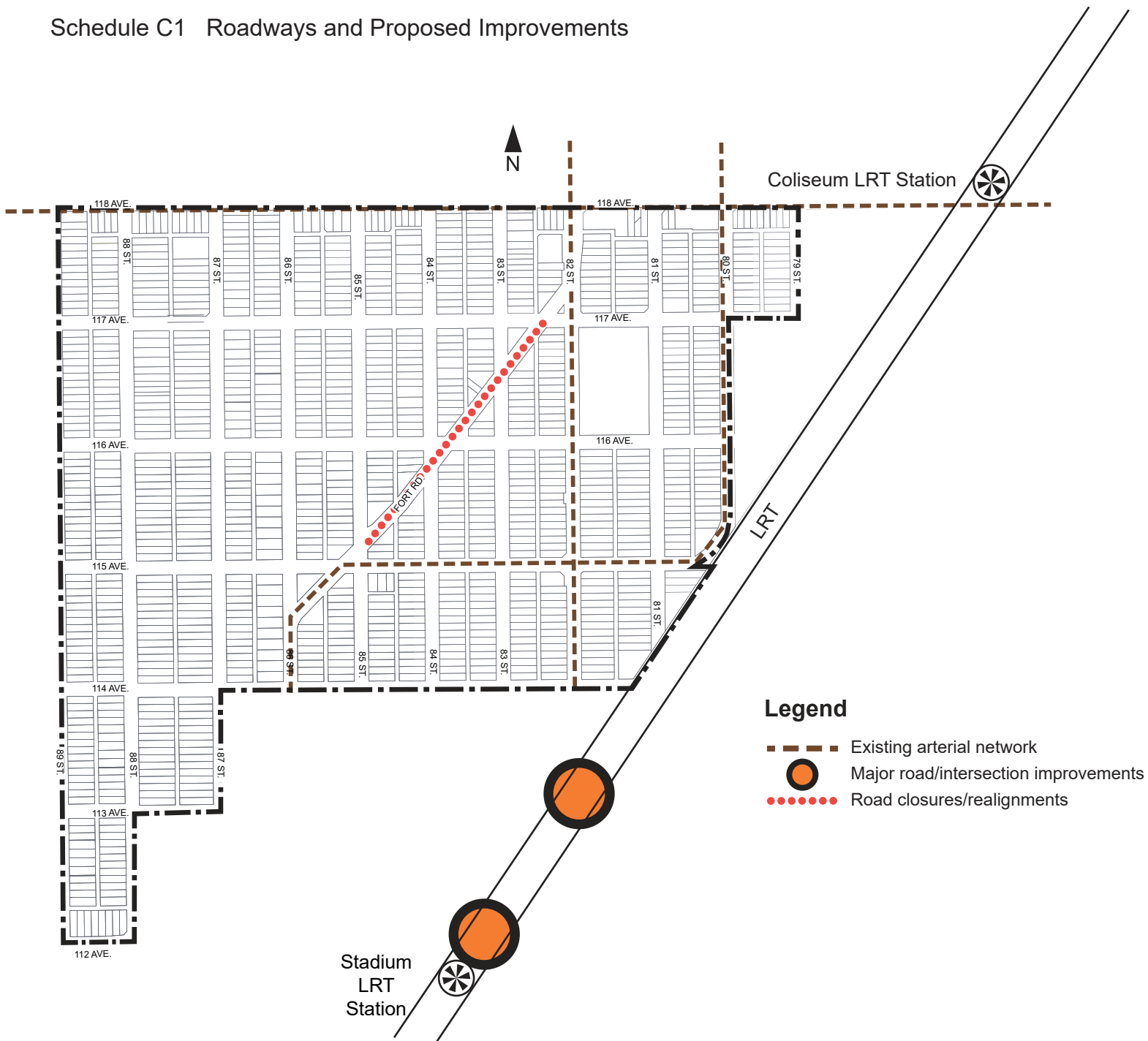
### Schedule A Parkdale Area Redevelopment Plan Boundary



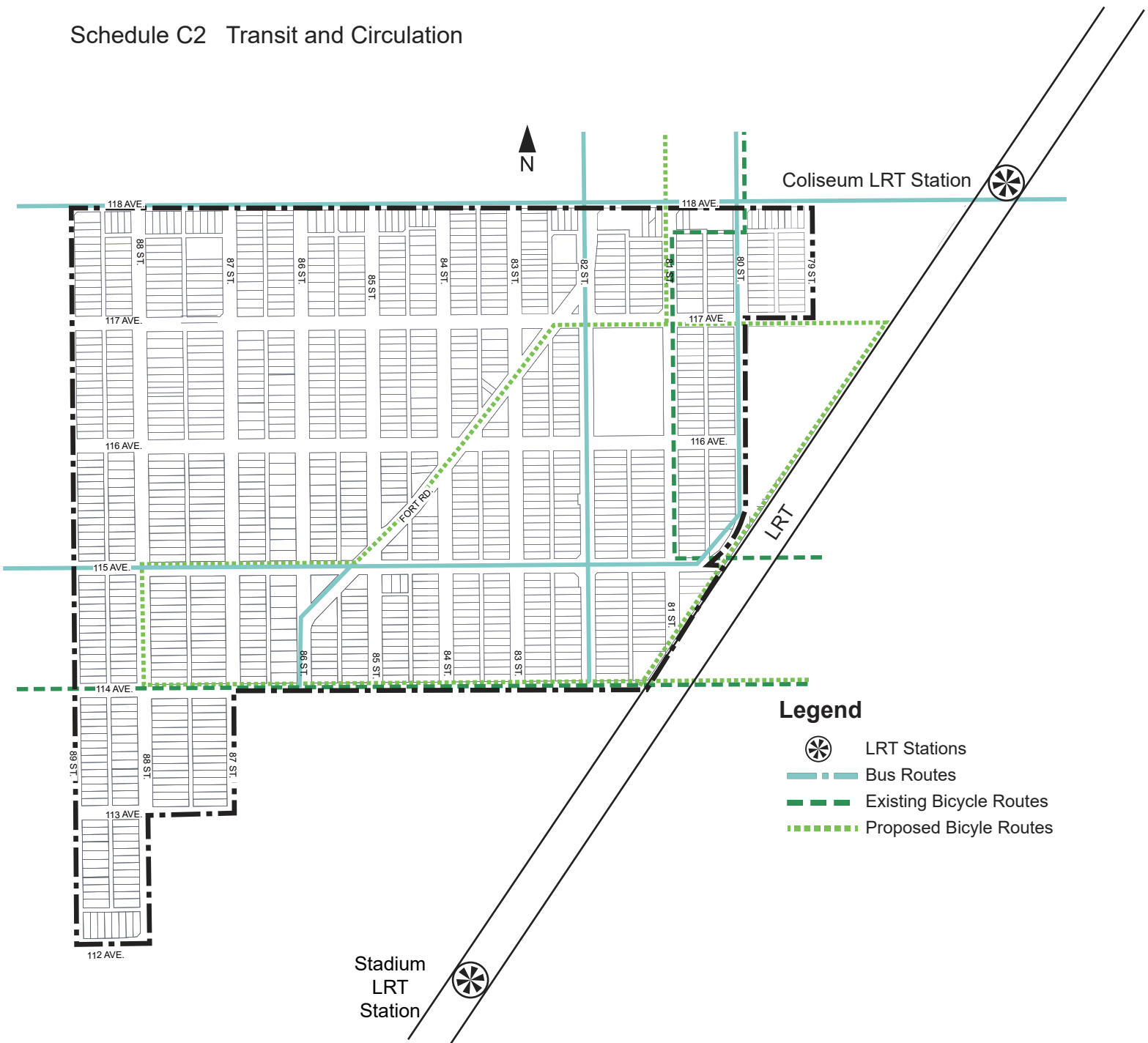
### Schedule B1 Existing Major Land Uses



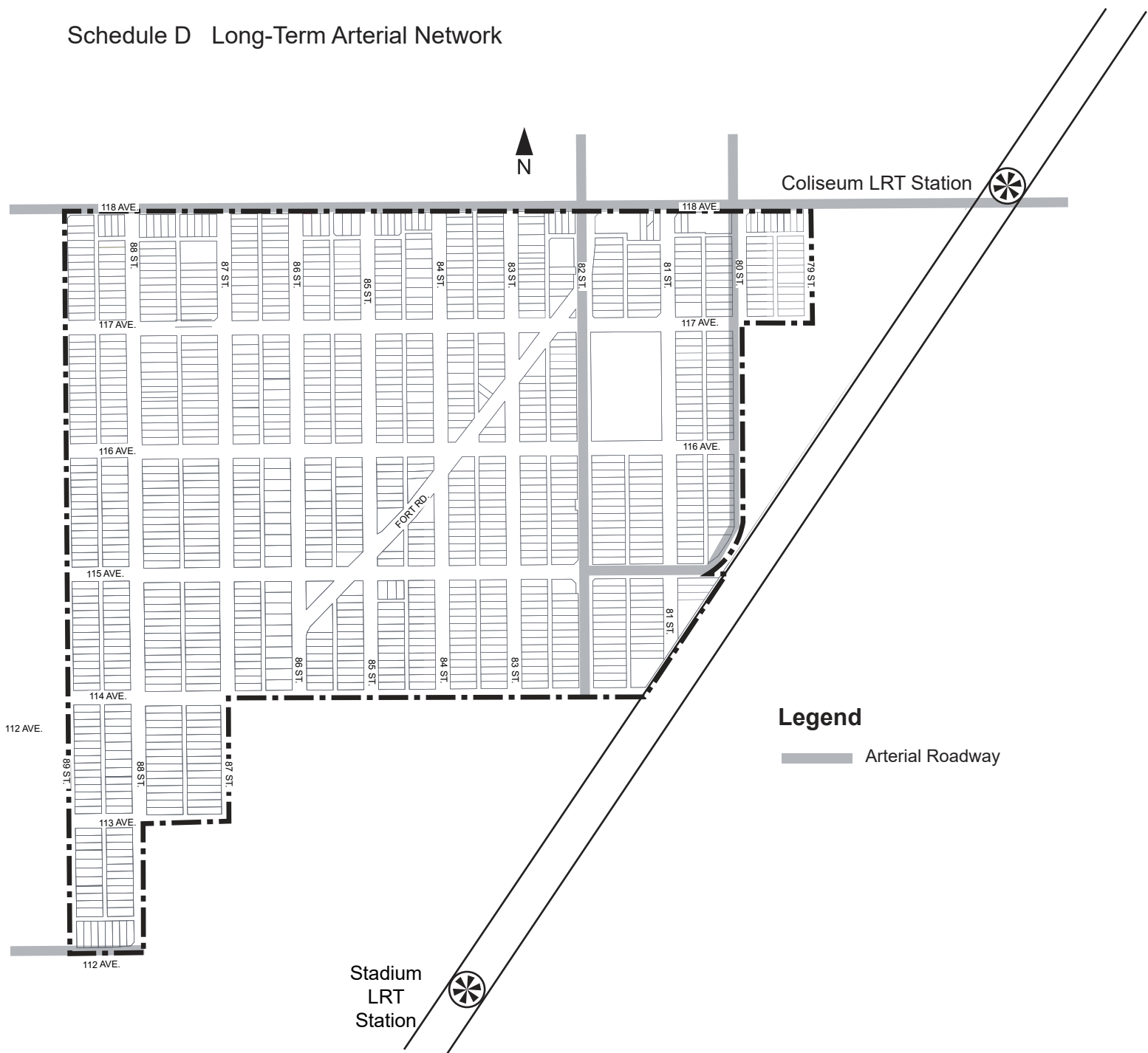
### Schedule C1 Roadways and Proposed Improvements



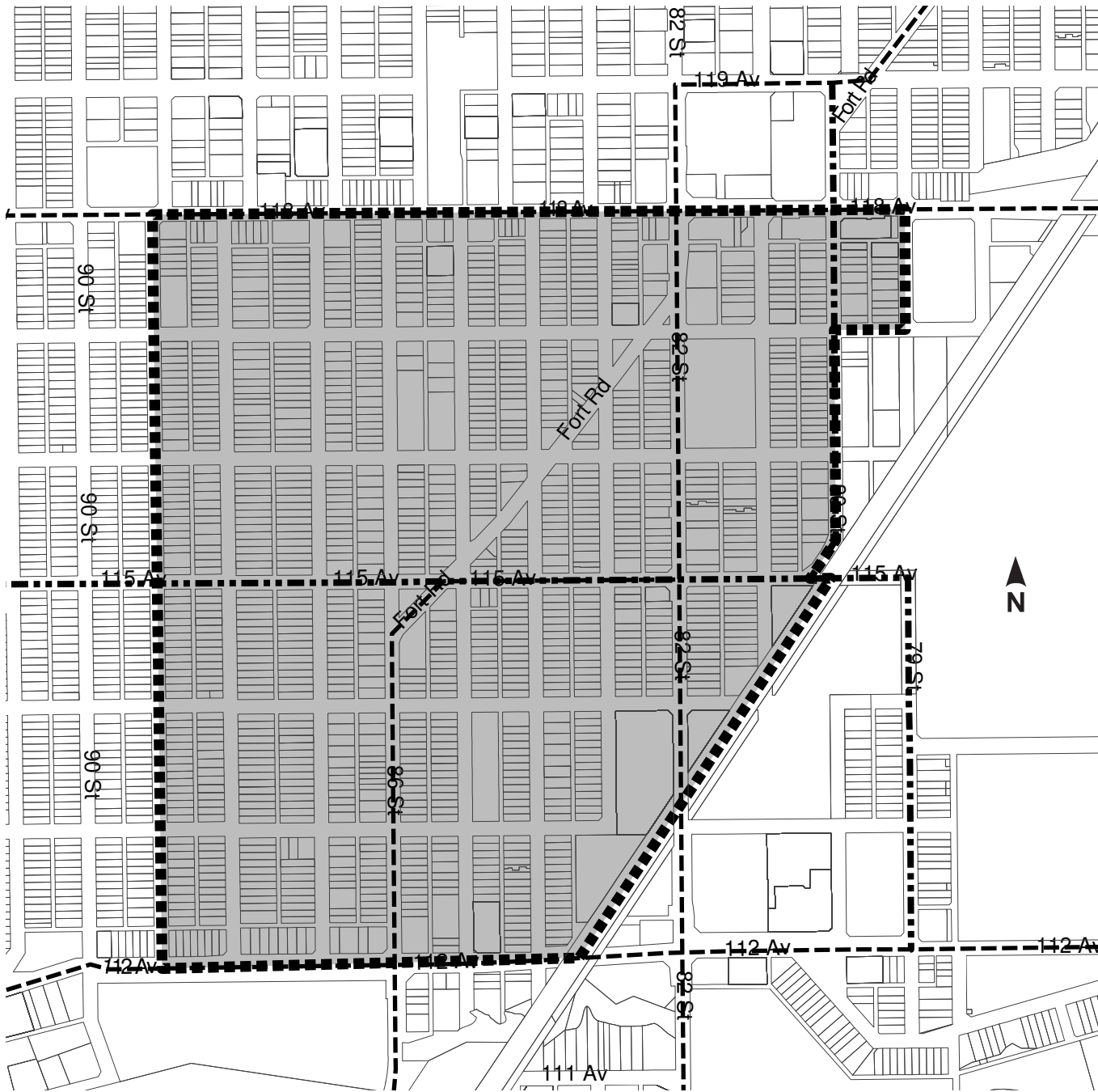
### Schedule C2 Transit and Circulation



### Schedule D Long-Term Arterial Network

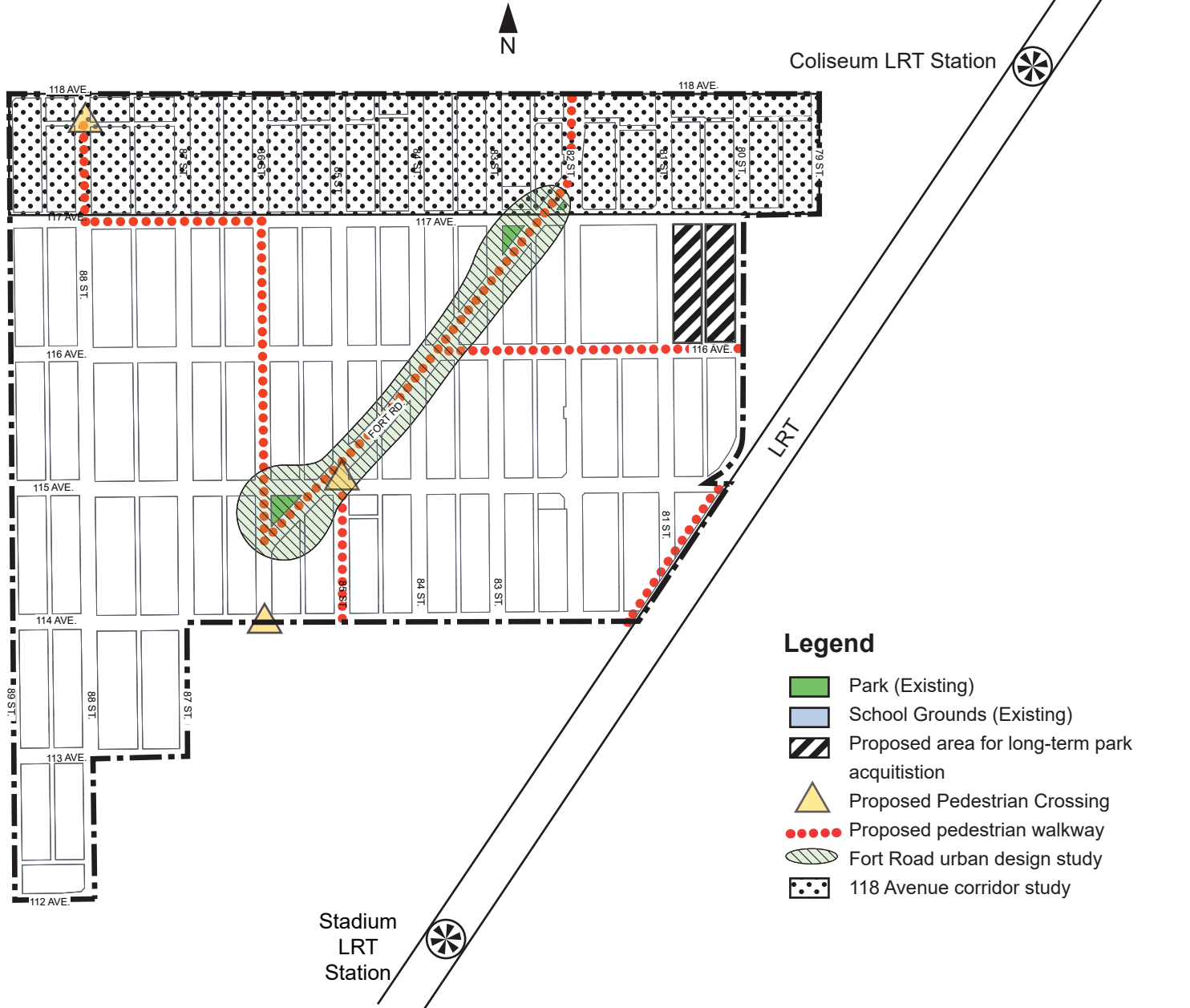


# Schedule E - Truck Routes

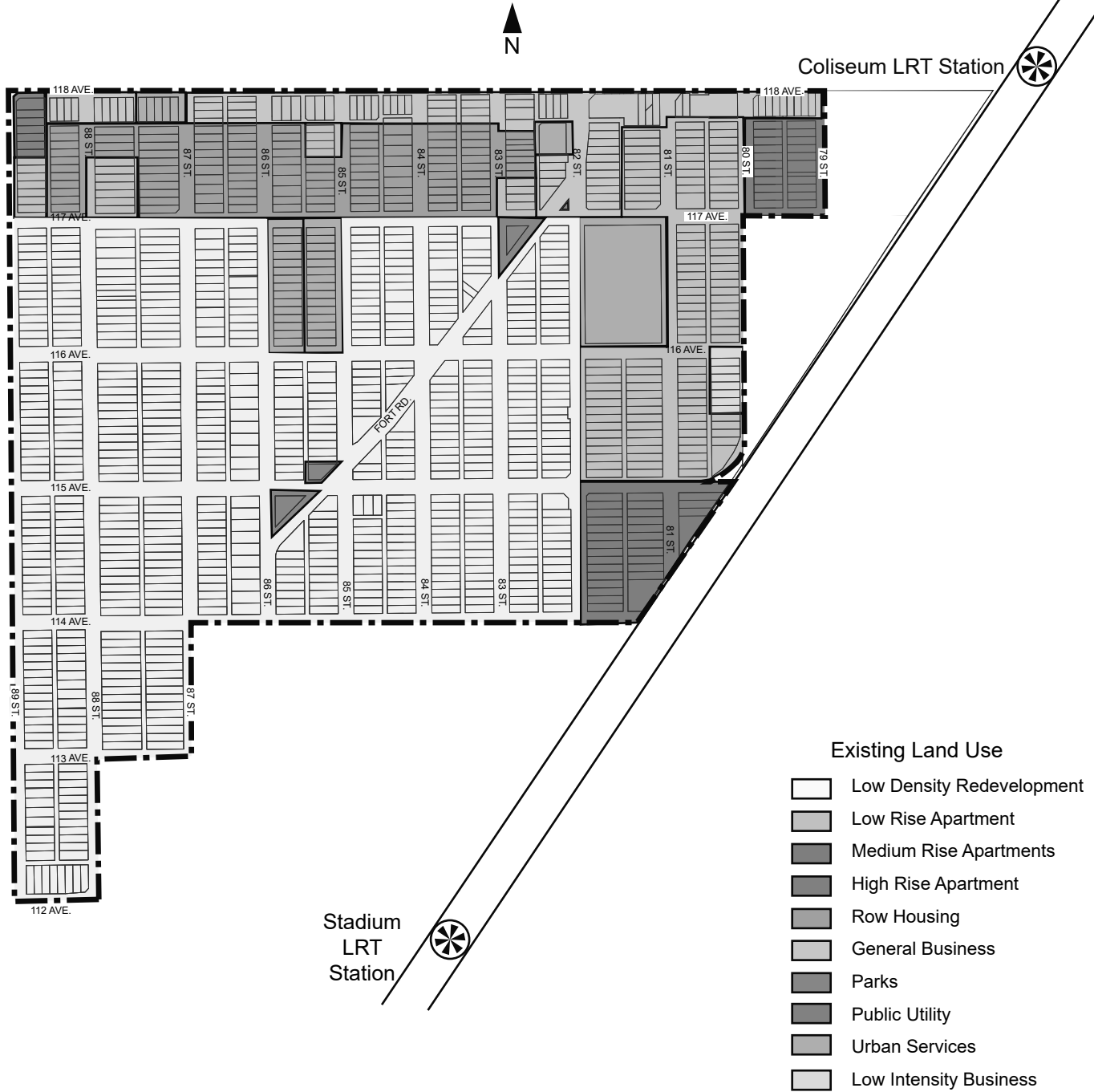


- 24 Hours
- . - . 07:00-23:00
- Boundary of Parkdale ARP

### Schedule F Proposed Pedestrian Circulation / Open Space Network



Schedule G Proposed Land Uses



Proposed Land Uses

