

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;

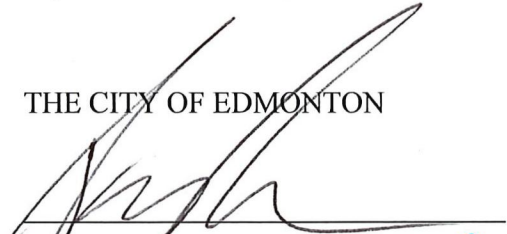
- f. deleting therefrom the map in Policy 3.4 and substituting with the map entitled "Policy 3.4 - Residential Land Use" attached hereto as Appendix "6" and forming part of this Bylaw;
- g. deleting therefrom the map in Policy 3.5 and substituting with the map entitled "Policy 3.5 - Residential Land 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 | 5th | day of | November, | A.D. 2020; |
| READ a second time this | 5th | day of | November, | A.D. 2020; |
| READ a third time this | 15th | day of | March, | A.D. 2021; |
| SIGNED and PASSED this | 15th | day of | March, | A.D. 2021. |

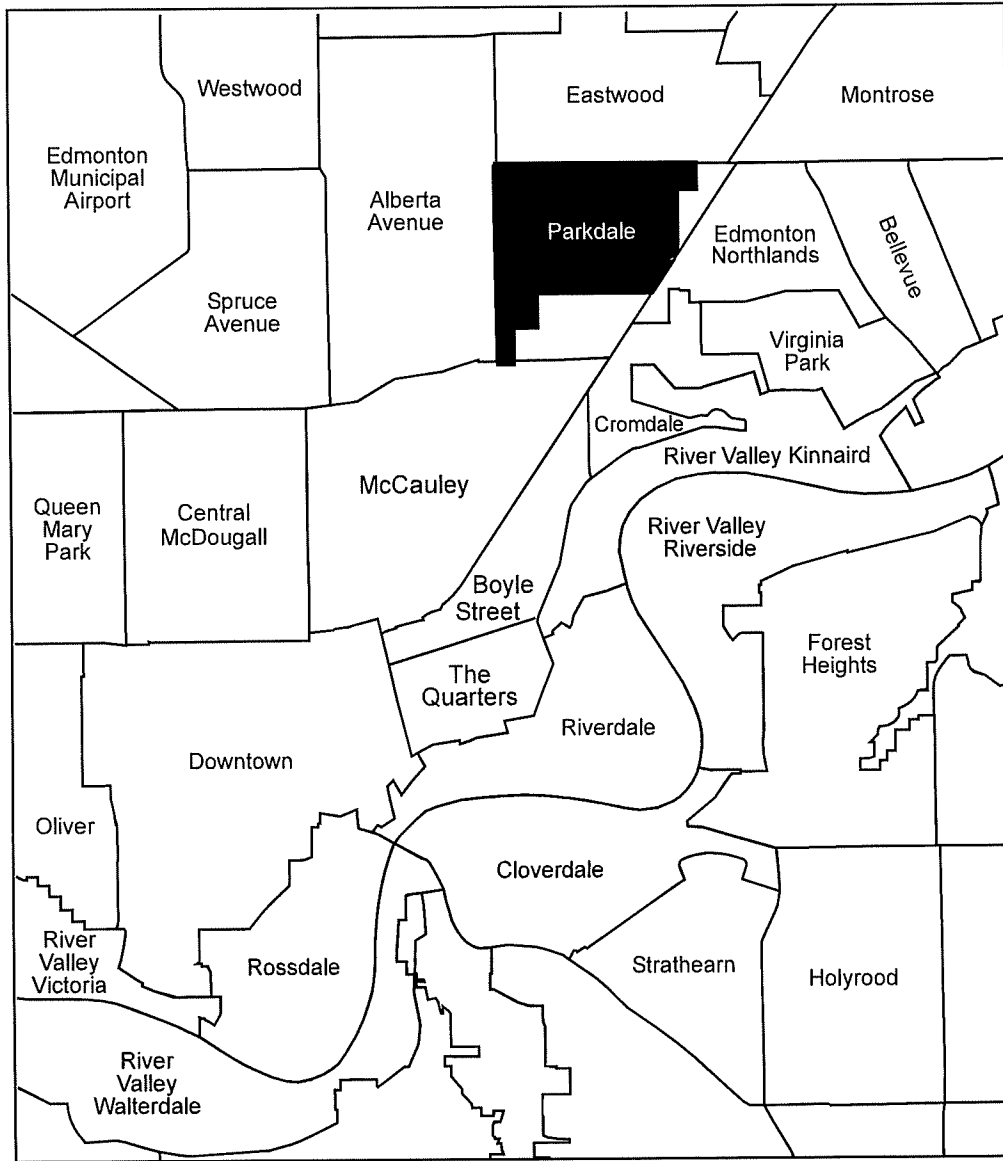
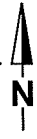
THE CITY OF EDMONTON



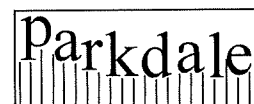
MAYOR



CITY CLERK



Location of Parkdale



Amendment to Parkdale Area Redevelopment Plan




Coliseum LRT Station



Stadium
LRT
Station



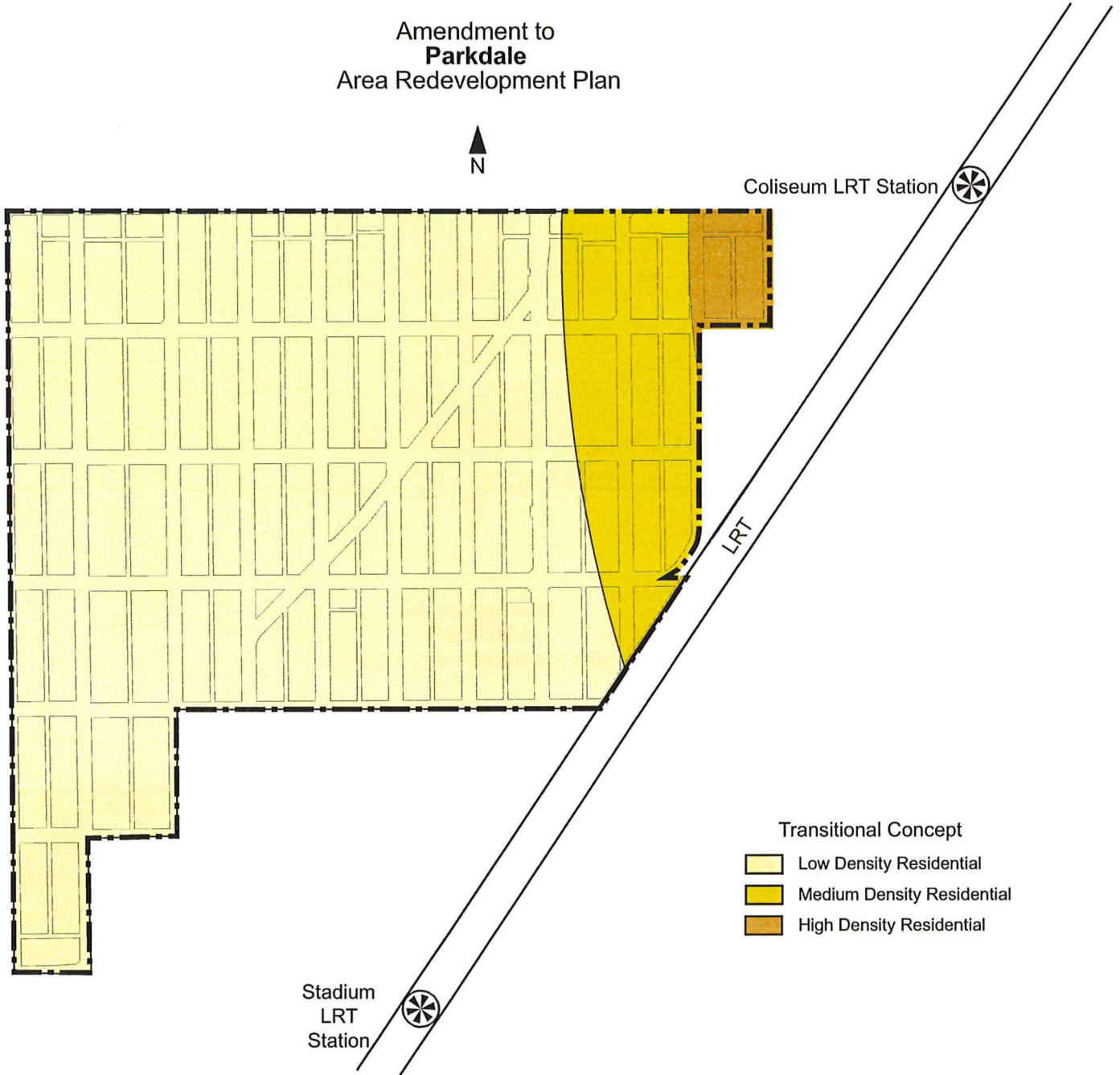
Overall Land Use Concept

-  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

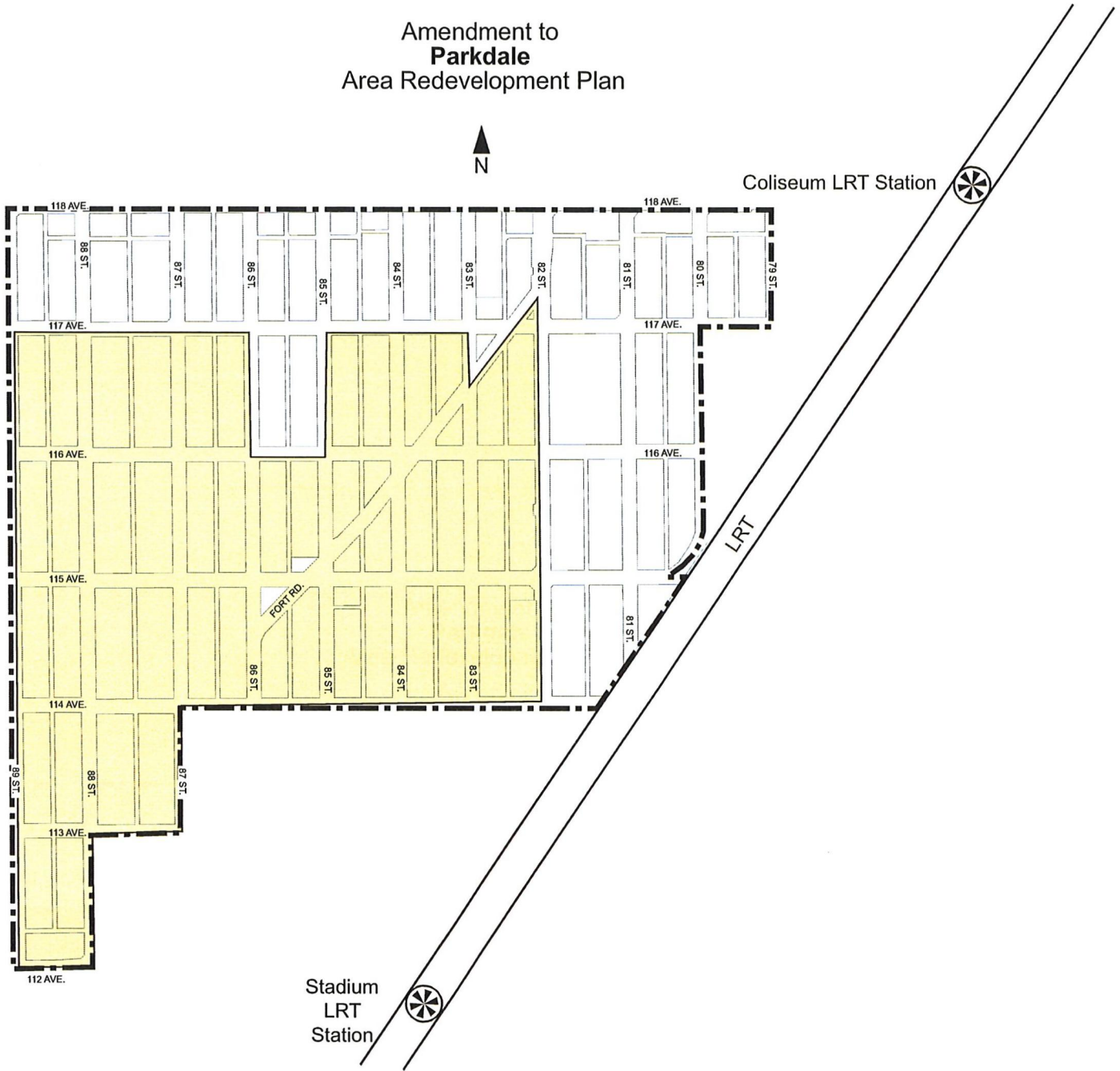
OVERALL LAND USE CONCEPT



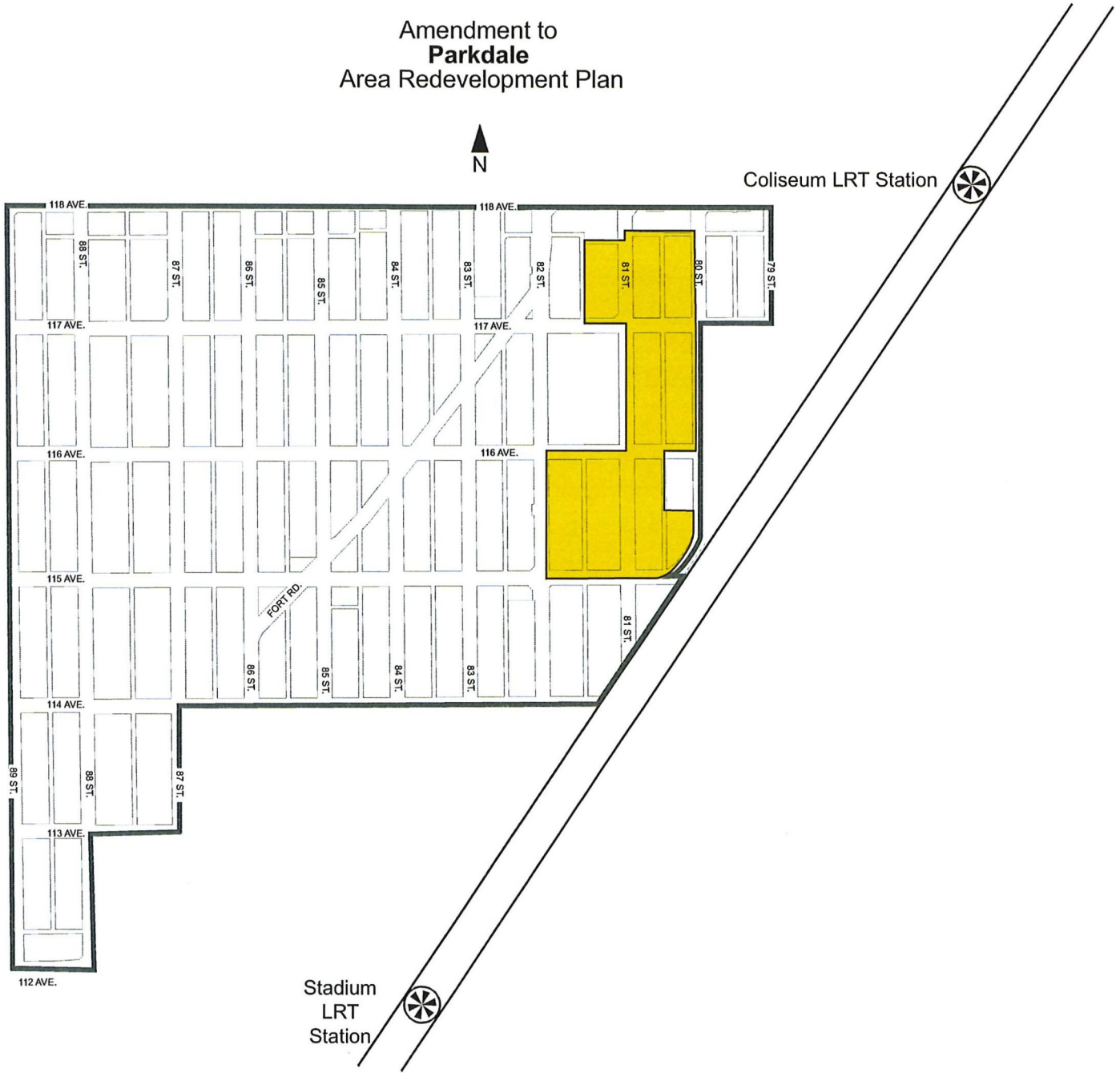
Amendment to
Parkdale
Area Redevelopment Plan



Amendment to **Parkdale** Area Redevelopment Plan



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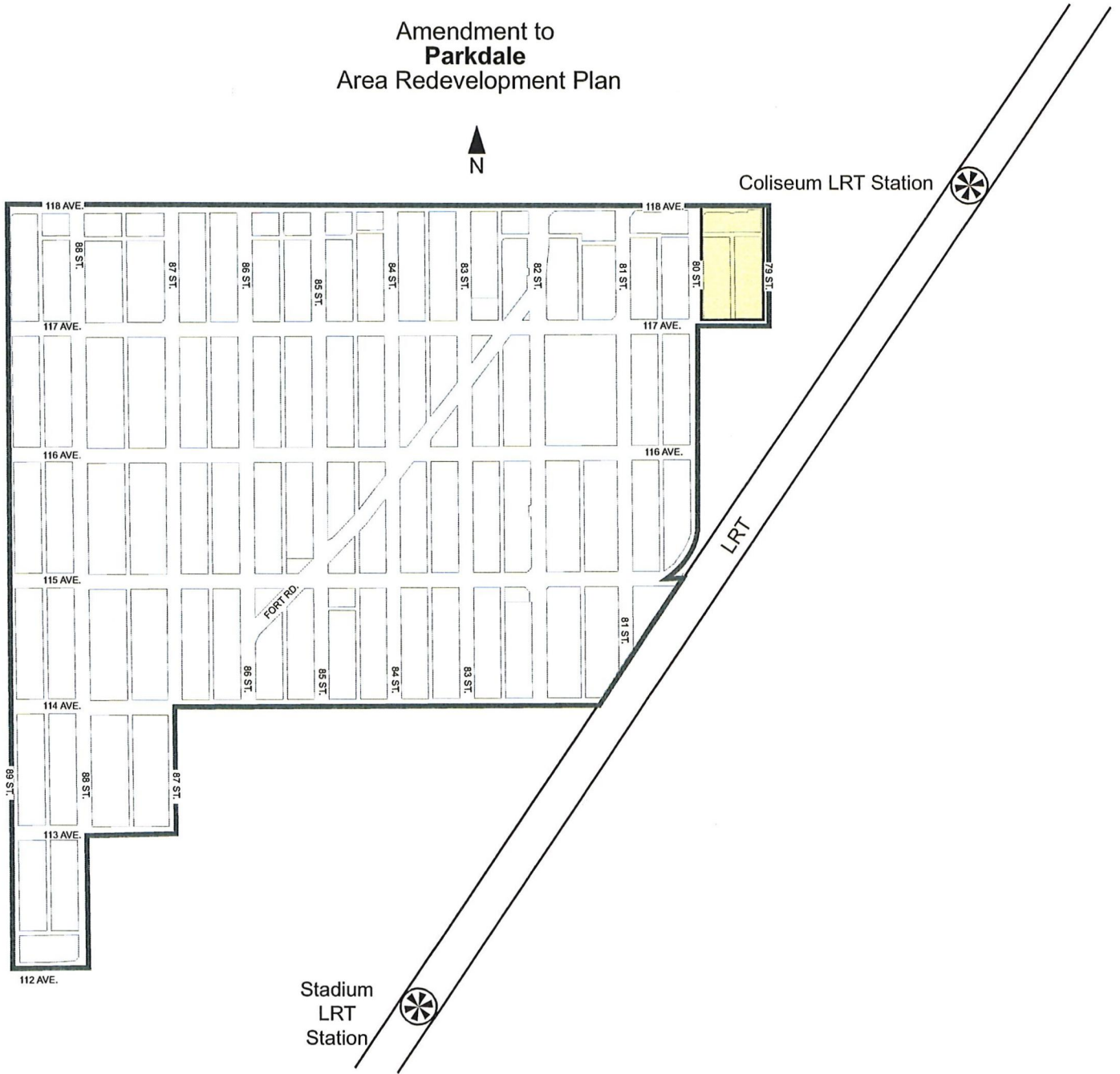
Amendment to **Parkdale** Area Redevelopment Plan



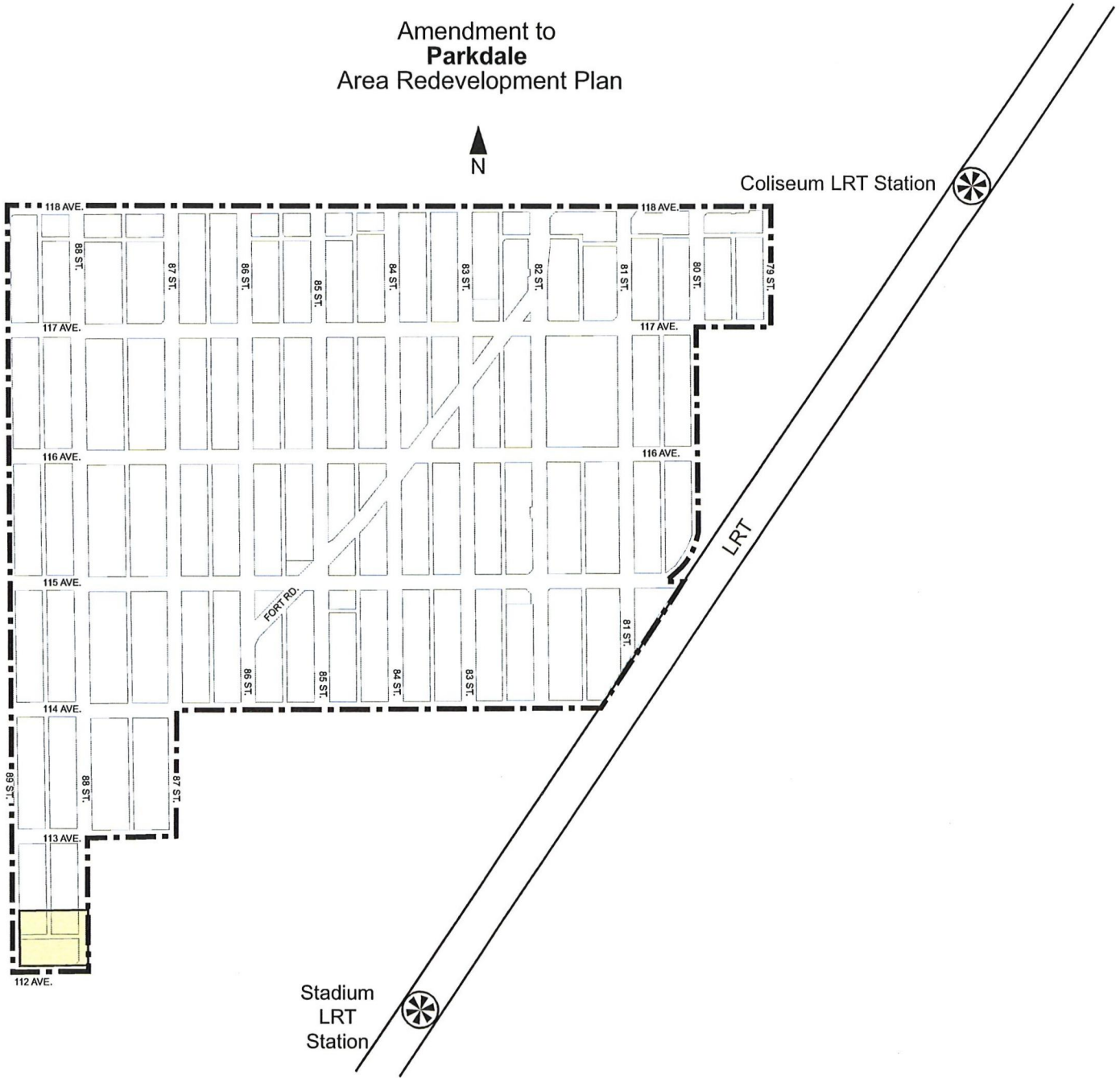
Amendment to **Parkdale** Area Redevelopment Plan



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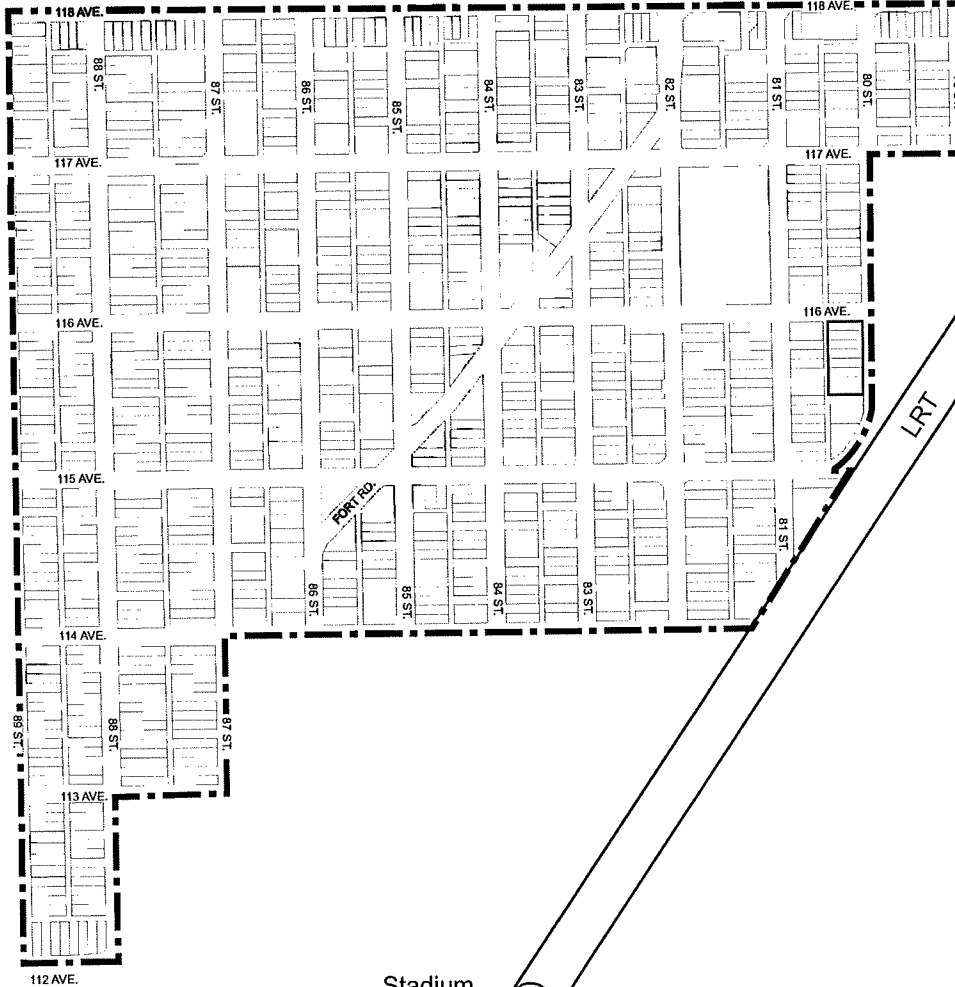
Amendment to **Parkdale** Area Redevelopment Plan



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Coliseum LRT Station



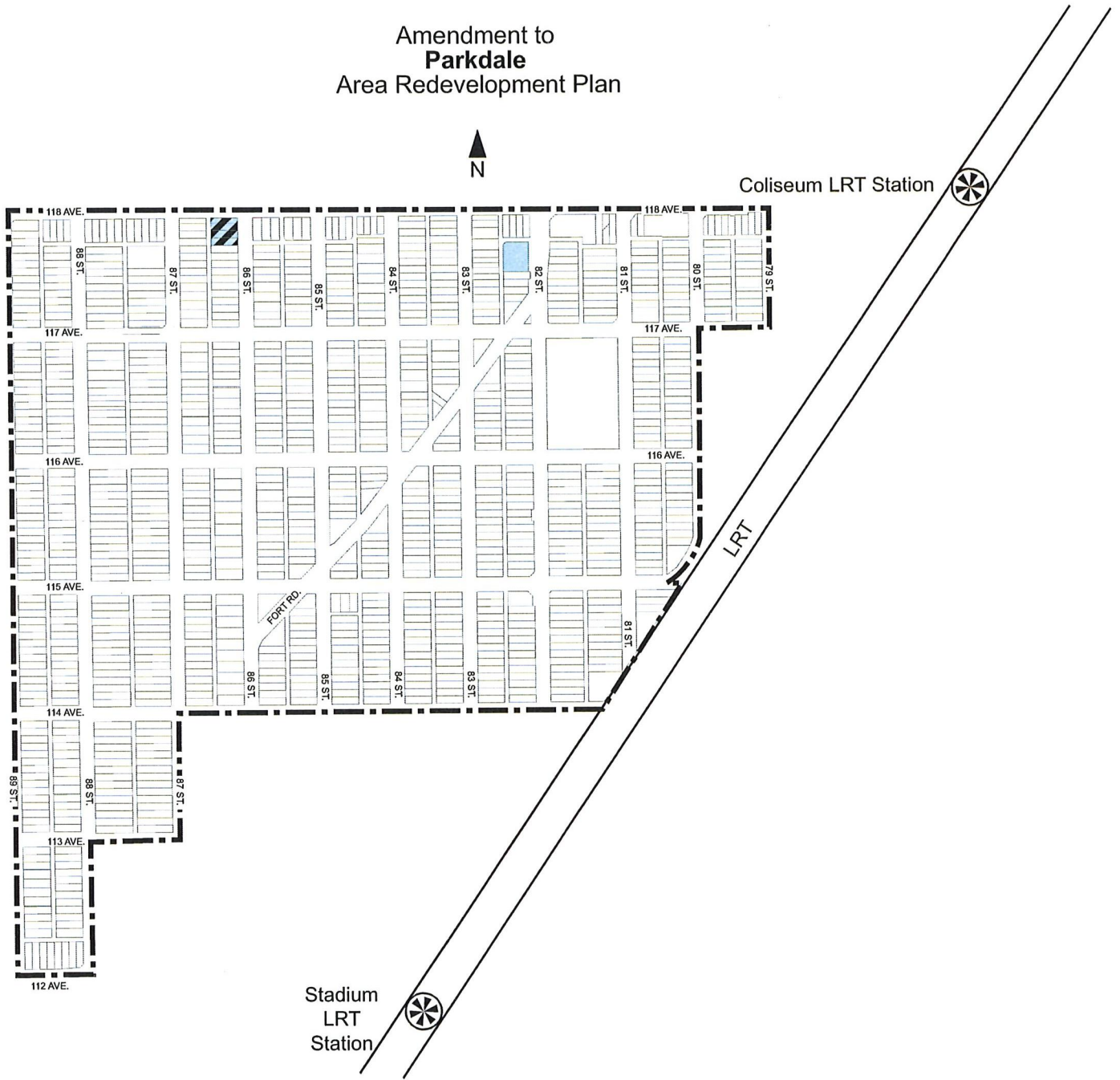
Stadium
LRT
Station



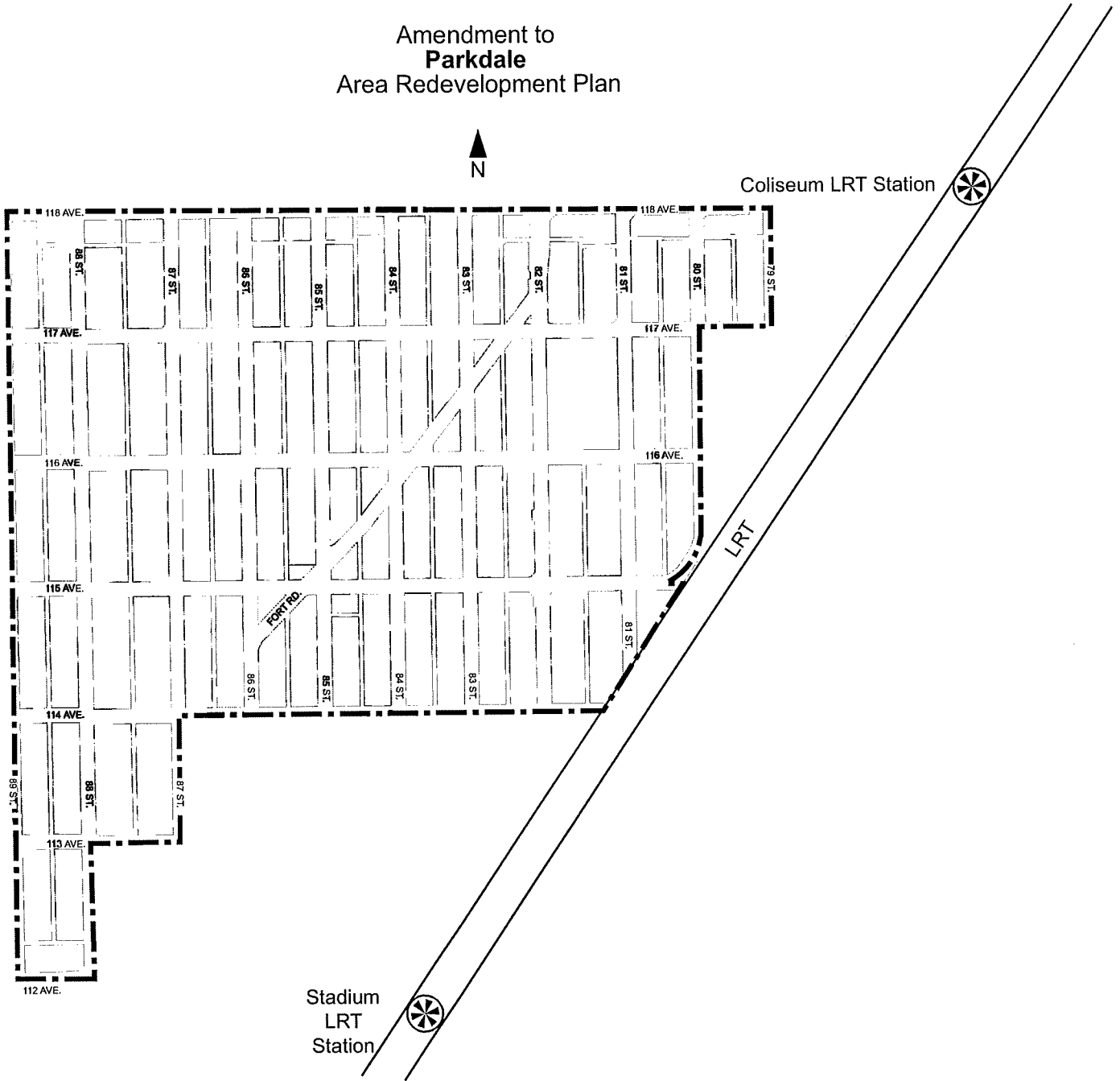
Policy 4.4
Commercial Land Use



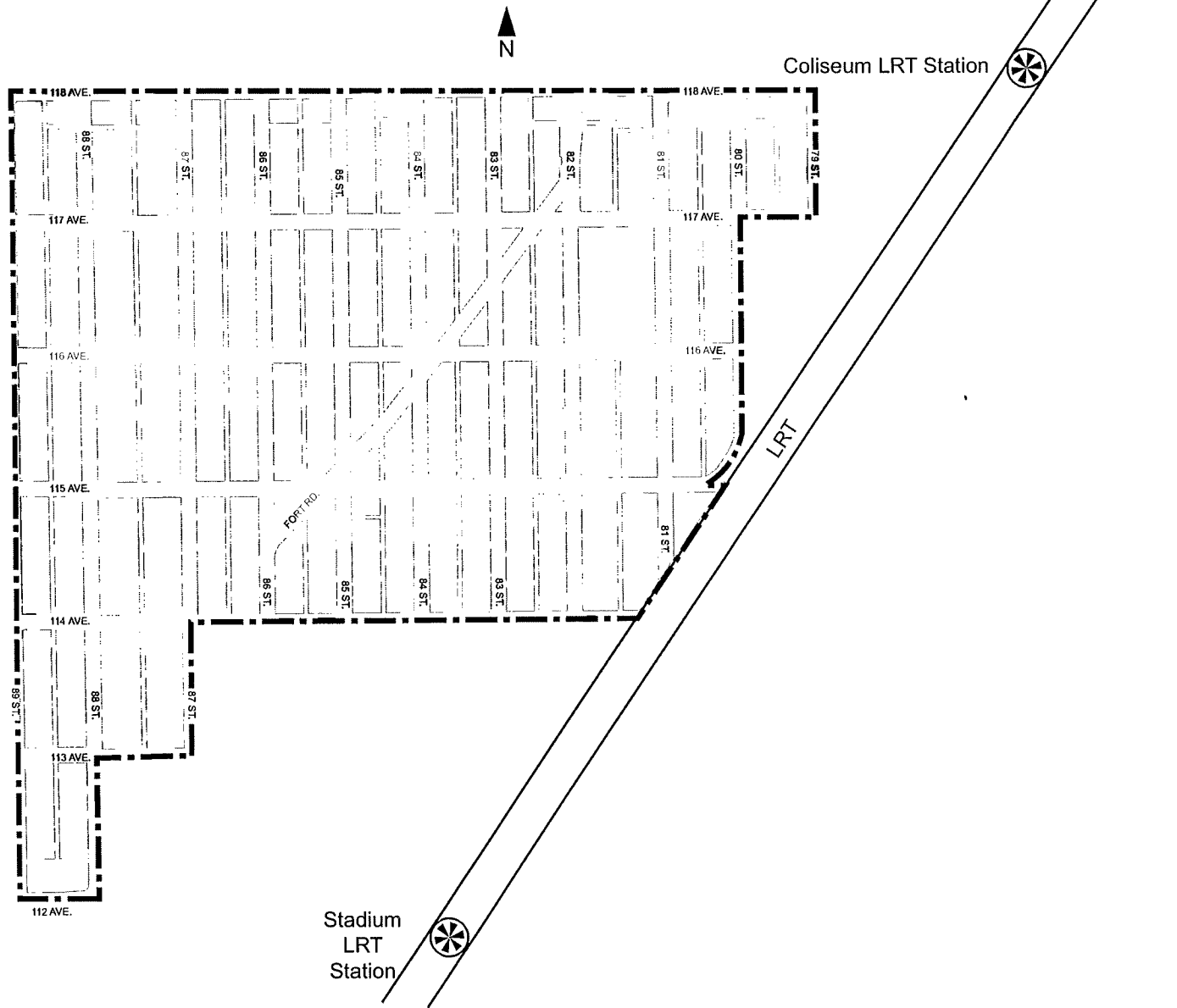
Amendment to **Parkdale** Area Redevelopment Plan



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Parkdale
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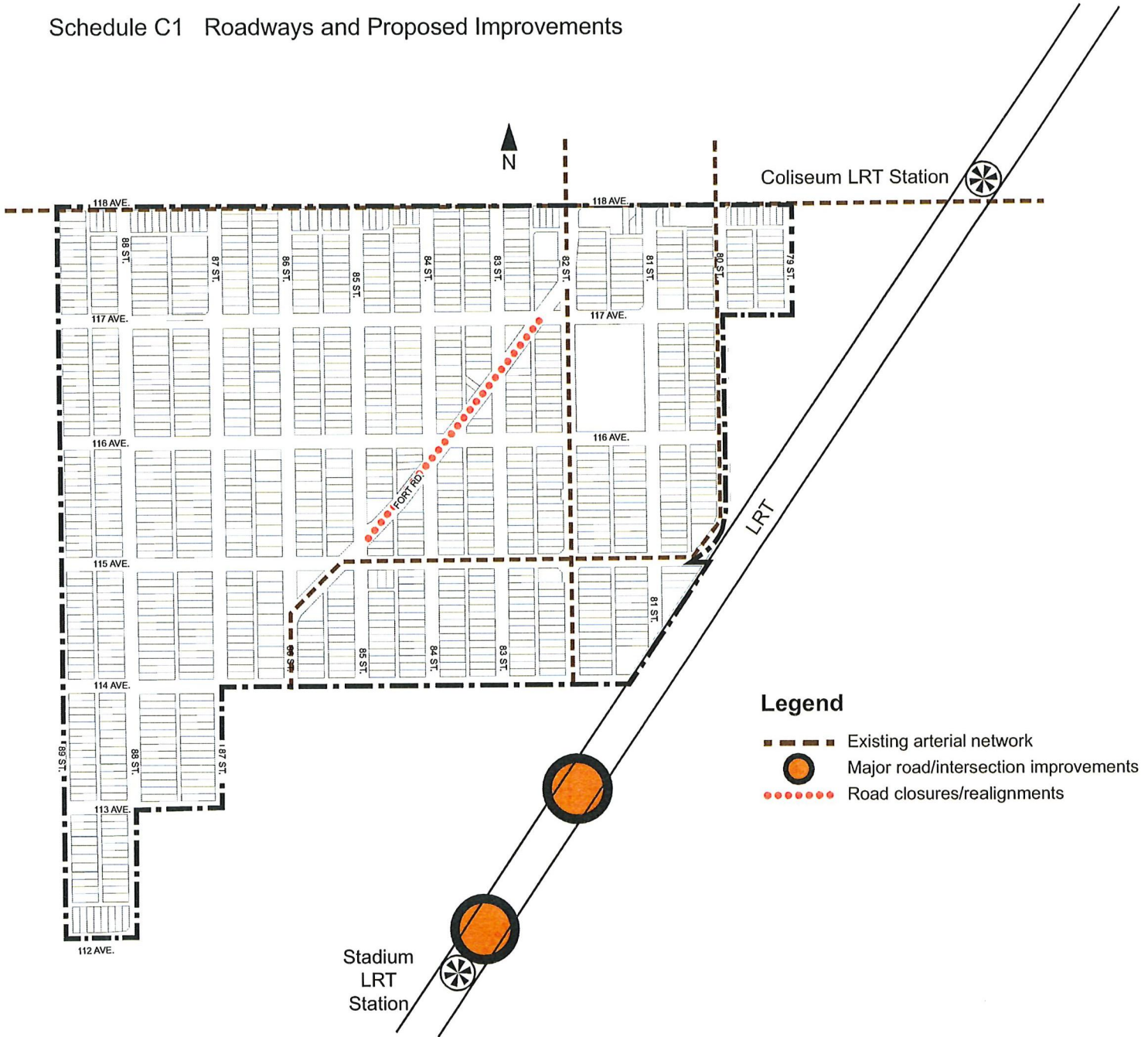
Schedule A Parkdale Area Redevelopment Plan Boundary



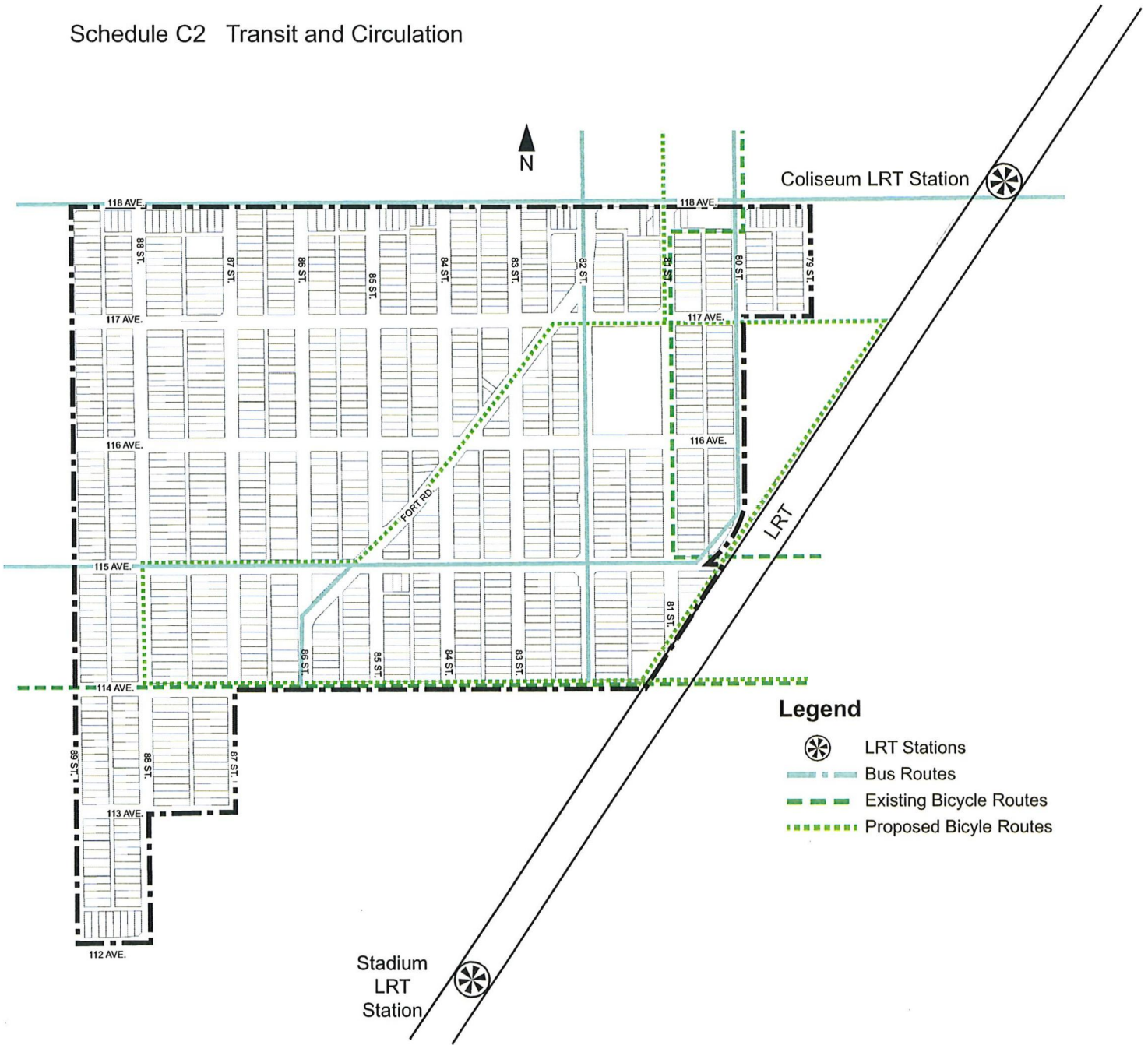
Schedule B1 Existing Major Land Uses







Schedule C1 Roadways and Proposed Improvements



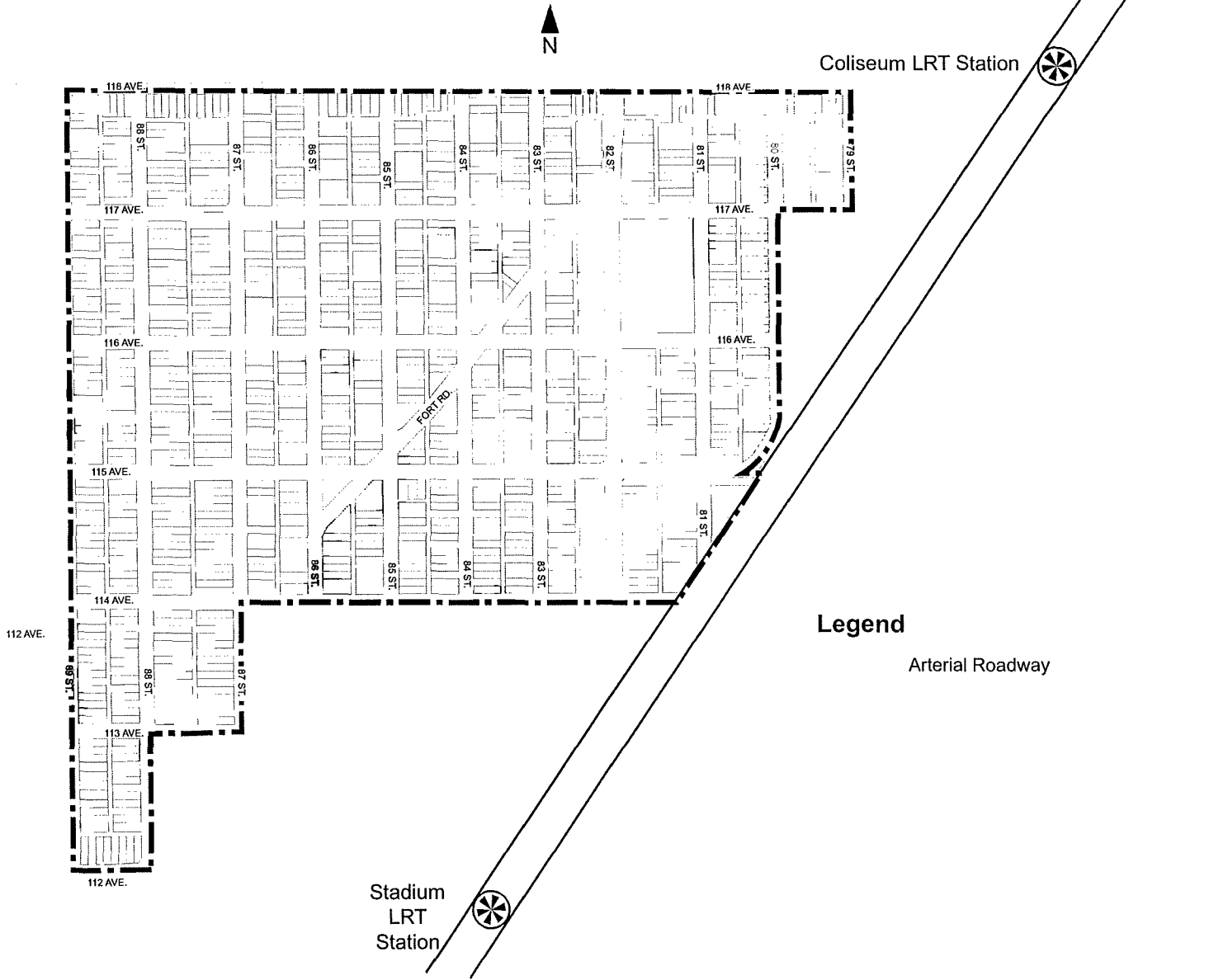
Schedule C2 Transit and Circulation



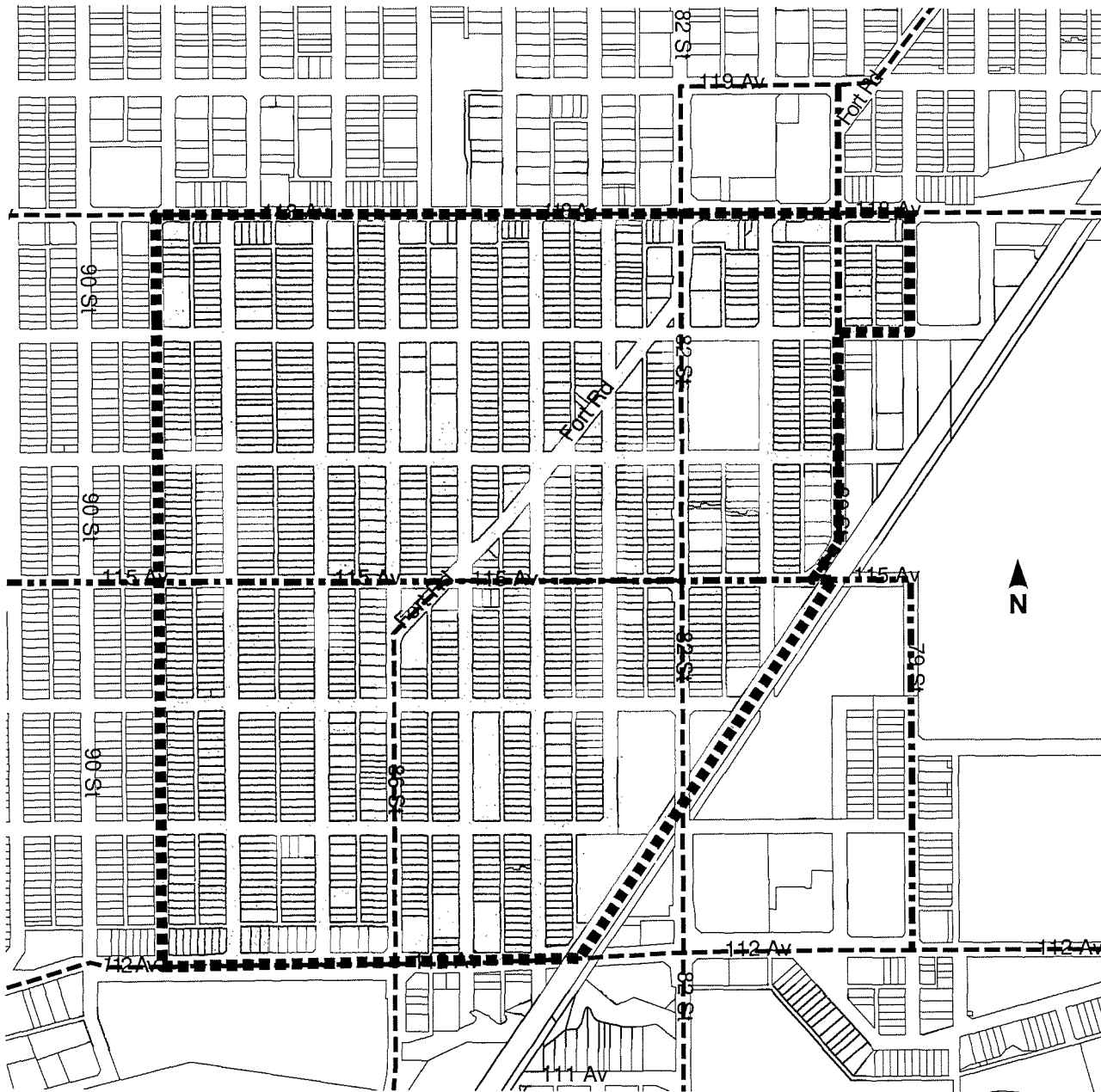
Legend

-  LRT Stations
-  Bus Routes
-  Existing Bicycle Routes
-  Proposed Bicycle Routes

Schedule D Long-Term Arterial Network

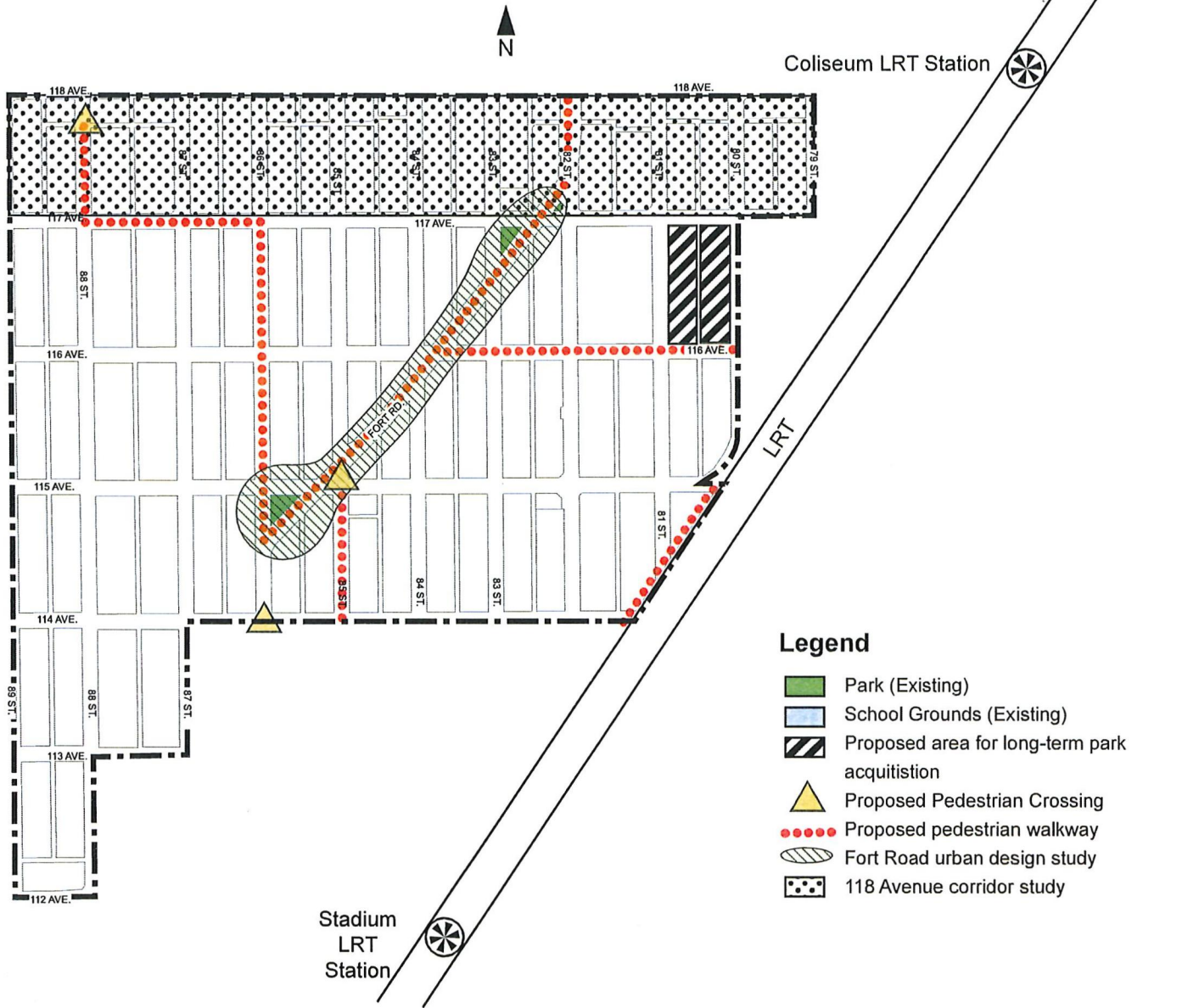


Schedule E - Truck Routes










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

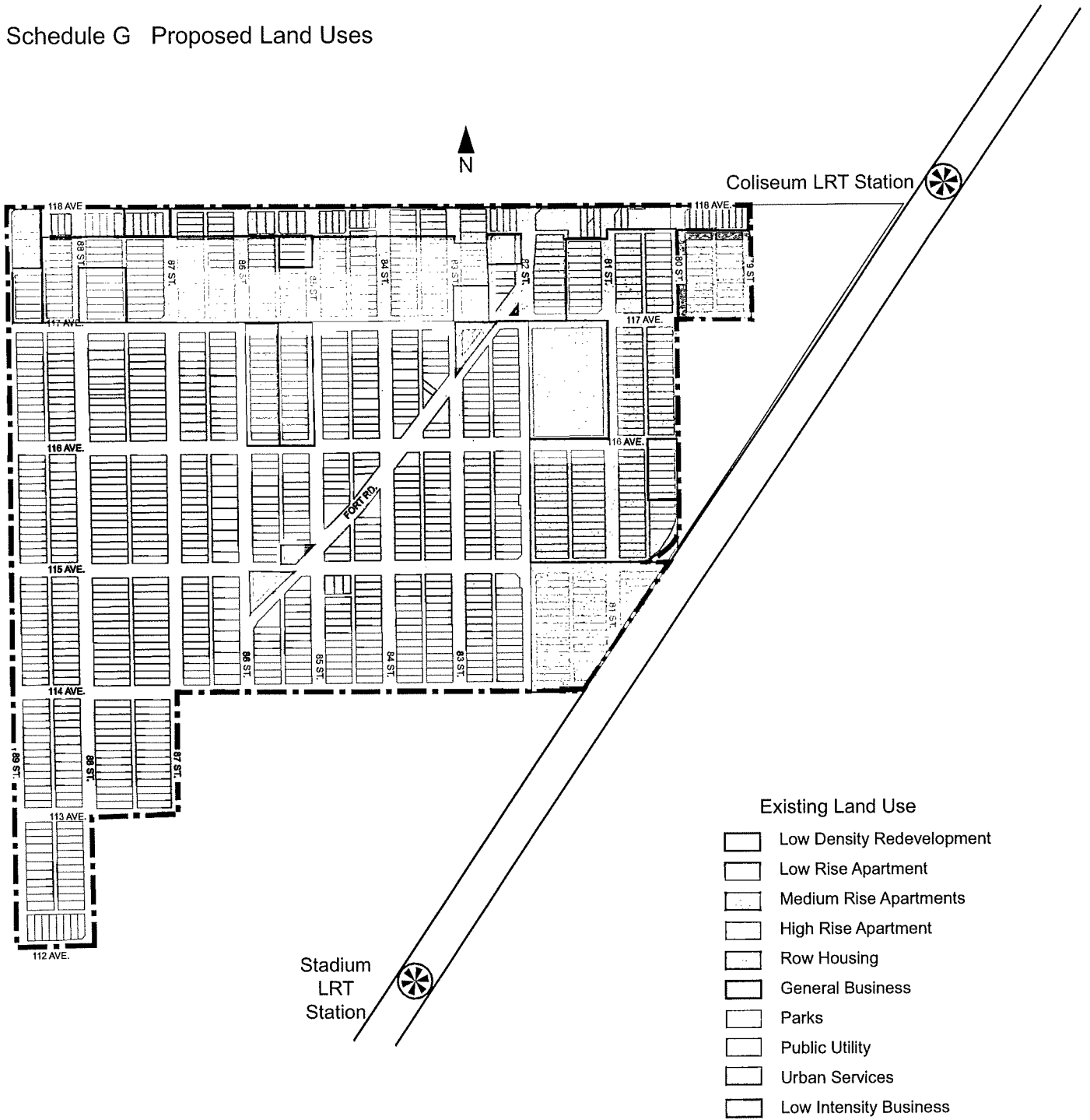
Schedule F Proposed Pedestrian Circulation / Open Space Network



Legend

-  Park (Existing)
-  School Grounds (Existing)
-  Proposed area for long-term park acquisition
-  Proposed Pedestrian Crossing
-  Proposed pedestrian walkway
-  Fort Road urban design study
-  118 Avenue corridor study

Schedule G Proposed Land Uses



Proposed Land Uses

