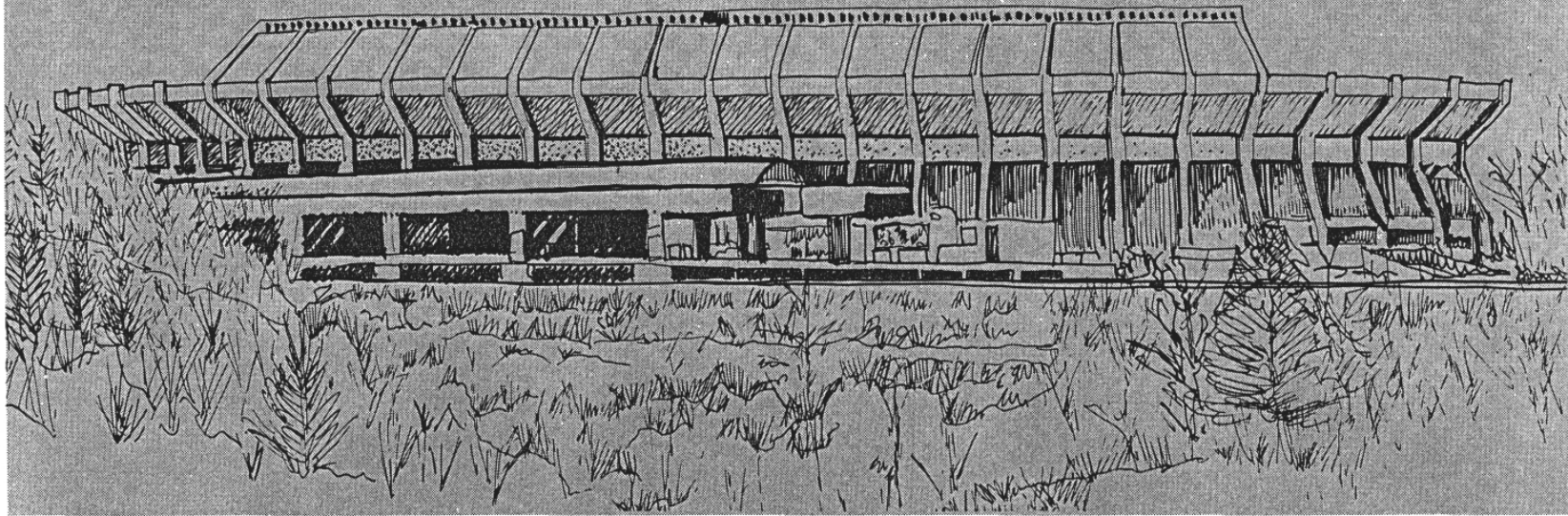


STADIUM STATION

Area Redevelopment Plan
November 1982

OFFICE CONSOLIDATION, FEBRUARY 2011



Stadium Station Area Redevelopment Plan

Bylaw 6931

Adopted on February 22, 1983

Office Consolidation, February 2011

Prepared by:

*Planning and Policy Services Branch
Planning and Development Department
City of Edmonton*

Bylaw 6931 (as amended) was adopted by Council in February 1983. In February 2011, this document was consolidated by virtue of the incorporation of the following bylaws which were amendments to the original Bylaw 6931.

Bylaw 7430	Approved January 24, 1984 (Deletion of the Redevelopment Levy)
Bylaw 9257	Approved June 11, 1990 (Miscellaneous Policy Amendments)
Bylaw 10703	Approved July 18, 1994 (Boundary Amendment)
Bylaw 11275	Approved September 3, 1996 (Policy Amendments regarding Concordia College)
Bylaw 12012	Approved April 20, 1999 (Amendment to Schedule C and two policies to allow for commercial development at the northeast corner of 112 Avenue and 82 Street)
Bylaw 12925	Approved January 9, 2002 (Policy changes)
Bylaw 15224	Approved July 6, 2009 (Policy Change to Sec. 11.6.1 and addition of Policy 11.21)
Bylaw 15657	Approved February 14, 2011 (Amendment to Schedule C and Policy 11.7.1)

Editor's Note:

This is an office consolidation edition of the Stadium Station Area Redevelopment Plan, Bylaw 6931, as approved by City Council on February 22, 1983.

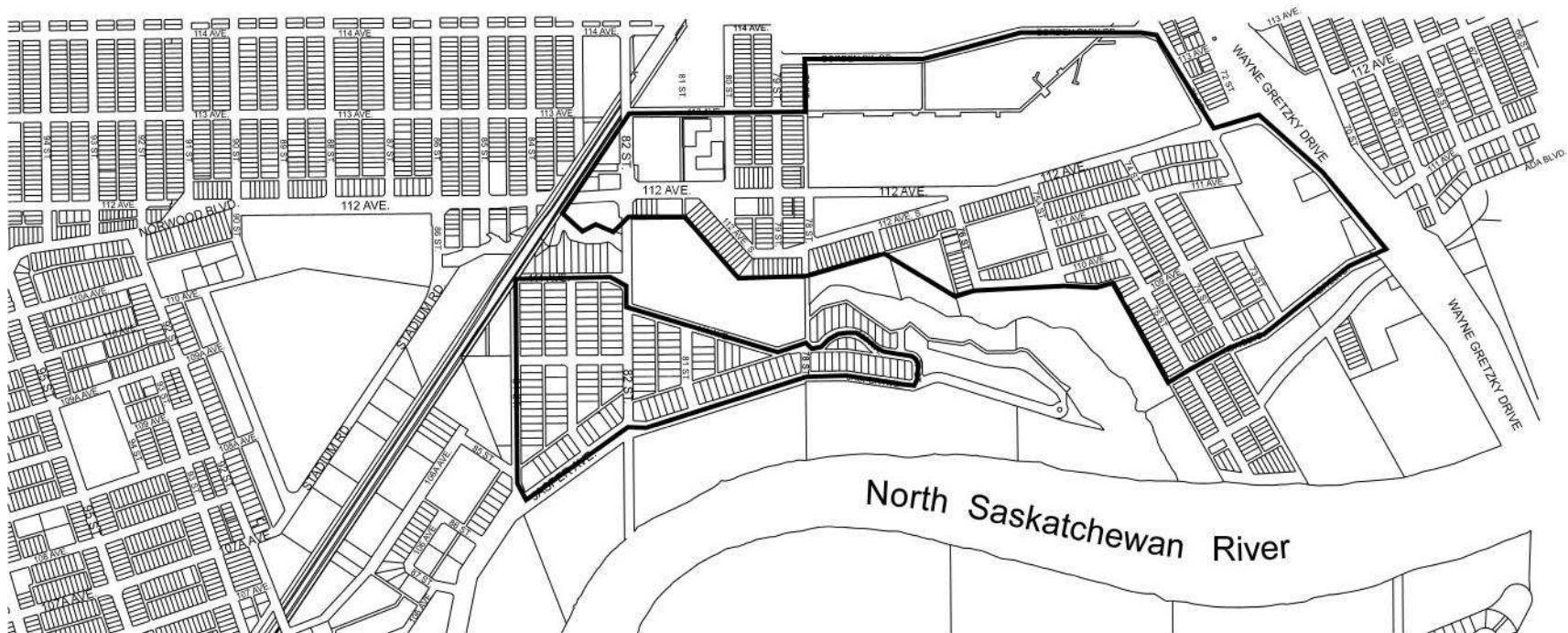
This edition contains all subsequent amendments and additions to Bylaw 6931. For the sake of clarity, new maps and a standardised format were utilised in this Plan. All names of City departments have been standardised to reflect their present titles. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton
Planning and Development Department

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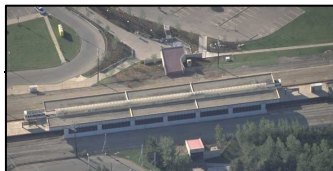
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Schedule A - Plan Area Boundary
Amended by Bylaw 10703 - July 18, 1994

— Plan Area Boundary



Section 1 Introduction

1.1 Boundaries

*Bylaw 9257
April 10, 1990*

The boundaries of the Stadium Station Area Redevelopment Plan (ARP) are shown on Schedule A. The boundaries are Borden Park Road east to 73 Street, south to 112 Avenue, east to the Capilano Freeway, south to Ada Boulevard, west along the boundary on the North Saskatchewan River Valley Area Redevelopment Plan (ARP), including Kinnaird Ravine to 84 Street, north to the Light Rail Transit (LRT) right-of-way, northeast along the right-of-way to 113 Avenue, east to the eastern edge of the Borden Park West Parking Lot, north to Borden Park Road, 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 Northlands Area Redevelopment Plan (ARP) and on the south by the North Saskatchewan River Valley ARP.

On 1978 11 14 and 1979 10 16 respectively, City Council authorized the preparation of community plans for the Parkdale and Montrose/Santa Rosa neighbourhoods.

On 1980 09 09, City Council struck the Stadium/Coliseum Station ARP Bylaw (which had been given first reading on 1980 03 25), and referred certain matters dealing with the Fort Road/86 Street area and proposed land use densities back to the Administration. Recommendations on these matters were approved by Council on 1981 09 09 and 1981 11 24.

On 1982 01 12, City Council authorized the preparation of separate ARP's for the Parkdale, Montrose/Santa Rosa, Coliseum and Stadium Station Areas, and approved boundaries for each.

Amendments were required to the Edmonton Regional Plan-Metropolitan Part and to the City's Land Use Bylaw in order to facilitate this Plan. More information on these amendments is contained in Section 9.2 of this plan.

On 1985 11 26, City Council approved the Terms of Reference for the Northlands Area Redevelopment Plan (ARP), and defined an area of study which included portions of the Stadium Station ARP area. As a result of the Northlands ARP planning process, amendments were required to the Stadium Station ARP.

*Bylaw 9257
April 10, 1990*

1.2 Authority for the Plan

On 1978 09 19, City Council, in order to implement one of the recommendations of the Northeast Light Rail Transit Corridor Study, resolved that an Area Redevelopment Plan (ARP) should be prepared for the LRT Station areas. This ARP was initiated and subsequently brought forward to the Municipal Planning Commission and Council as the Stadium/Coliseum Station Area Redevelopment Plan (ARP) Bylaw No. 5987.

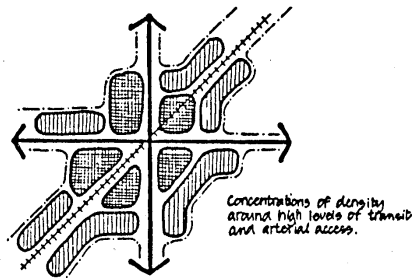


Section 2

Objectives of the Stadium Station Plan

2.1 Basic Strategy

The Stadium Station Area is an area with diverse needs, problems and advantages. Each of the Sub-Areas into which the Plan Area is divided for the purposes of this document has been designed to address the separate planning problems evident in each Sub-Area.



Density Distribution

The problems facing the area include the influence and effect of transportation corridors, both road and LRT, the impact of major facilities and related parking problems, preservation of historically significant structures, pressure for an allocation of high density redevelopment within the area, planning for older industrial areas, and maintaining the character of low density family housing areas. There are a number of involved interest groups attempting to deal with these issues, such as the Edmonton Exhibition Association, the Borden Park Residents' Association, as well as a number of departments of both the Provincial Government and Civic Administration. This Plan is intended to address the municipally relevant issues by providing policies, which:

- promote high-density redevelopment projects in close proximity to the LRT Station. The intent will be to direct the increase in population for the Plan Area into a node of density which will support LRT ridership,

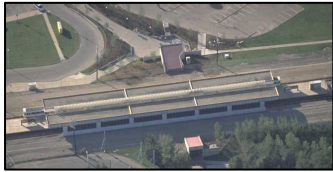
and provide for mixed use developments with mutually supportive residential and commercial development;

- indicate the nature and extent of proposed transportation improvements in the area, and provide for methods of mitigating possible negative impacts;
- regulate or prohibit the expansion of existing major recreational facilities within or abutting the Plan Area, into the Plan Area;
- reduce or eliminate on-street parking problems in the area by requiring a certain standard of parking in new development and by initiating the process of design and construction of a City-owned parkade near Commonwealth Stadium;
- protect existing historically significant structures, and preserve the historic flavour of the Viewpoint community;
- ensure a logical transition of density and built form moving from the highest densities near the LRT Station to lower densities in surrounding areas in order to protect stable areas of low density housing and maximize compatibility between adjacent land uses;
- To define appropriate land uses and any areas of potential expansion for Borden Park.

*Bylaw 10703
July 18, 1994*

*Bylaw 9257
April 10, 1990*

The Plan is structured in terms of objectives, policies, implementation and recommended changes to the Land Use Bylaw. The objectives outline the expected future outcome of the policies which are to provide direct guidance for development activity within the area. The implementation



section details specific actions required to implement the policies of the Plan, the responsible department or group, and some indication of timing, budgeting and the approval process required. The topic areas dealt with in this Plan include proposed land uses, proposed roadways, bikeways and pedestrian routes, parks, utilities and other public developments, and other proposals.

2.2 Residential Land Use Objectives

- 2.2.1 To provide housing accommodation for a variety of income levels, household sizes as well as a balanced mix of housing types and population densities.
- 2.2.2 To improve and upgrade the supply of residential accommodation in areas where the existing housing stock is proposed to remain and to establish a pleasant and attractive environment in areas of redevelopment within the Plan Area.
- 2.2.3 To preserve and protect the major portion of the existing stable residential neighbourhoods from the intrusion of through traffic and large-scale redevelopment.
- 2.2.4 To allow selective higher density redevelopment at points of high visibility and good access to the transportation system close to the LRT Station and along major arterial roads.
- 2.2.5 To encourage the retention of viable and structurally sound buildings of significant historic or architectural value.

- 2.2.6 To ensure that future population growth generated by redevelopment is adequately provided with community facilities, such as open space, schools and recreation facilities.
- 2.2.7 To reduce, as much as possible, negative impacts of new development upon the existing community, where that community is to be retained in a low-density family-oriented form.

2.3 Commercial Land Use Objectives

- 2.3.1 To reinforce and upgrade existing commercial operations in the Plan Area and to strengthen their economic viability by designating such sites for commercial land use and by providing policies for commercial development within the Plan Area.
- 2.3.2 To provide for a limited amount of commercial development that is compatible with adjacent land uses and that limits the amount of additional traffic attracted to the area.

*Bylaw 9257
April 10, 1990*

2.4 Industrial Land Use Objectives

Deleted.

*Bylaw 10703
July 18, 1994*



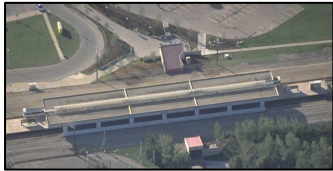
2.5 Transportation Land Use Objectives

- 2.5.1 To promote the use of public transit systems within the Plan Area and minimize the potential for any negative effects on the community, such as noise, fumes and visual impact.
- 2.5.2 To ensure that conflicts between road networks within the Plan Area and community activities is minimized by retaining arterial roads on the periphery of neighbourhoods.
- 2.5.3 To ensure that redevelopment projects in the Plan Area do not add traffic congestion to areas with low density land uses.
- 2.5.4 To direct Northlands' traffic away from residential areas toward appropriate site (Northlands) entrance points.
- 2.5.5 To minimize the current and future negative impacts of Northlands' traffic on 112 Avenue and on Borden Park Road through such measures as landscaping, buffering, traffic control, parking standards and design guidelines.

*Bylaw 9257
April 10, 1990*

2.6 Pedestrian and Bicycle Networks Objectives

- 2.6.1 To facilitate pedestrian access to the LRT Station with direct and convenient routes connecting adjacent development.
- 2.6.2 To improve pedestrian circulation in the Plan Area to allow people convenient access to the available facilities and services.
- 2.6.3 To provide for better access to the existing bicycle network in the vicinity of the Plan Area, and to encourage improved signage and safety for these routes.



2.7 Parking Objectives

2.7.1 To ensure that new development in the Plan Area does not add to the existing parking shortages in the community.

*Bylaw 10703
July 18, 1994*

2.7.2 Deleted

2.7.3 Deleted

2.7.4 To reduce the visibility of parking facilities from the surrounding land uses where appropriate. Such a reduction of visibility should not adversely affect required sight lines, safety or surveillance factors required for parking facilities. An alternative to this objective would be to reduce the negative visual impact of parking facilities through innovative design measures and landscaping.

*Bylaw 9257
April 10, 1990*

2.7.5 To control parking in Borden Park during major events on-site at Northlands.

2.7.6 To designate parking areas within Borden Park for park users.

2.8 Park and Open Space Objectives

2.8.1 To ensure that adequate open space is provided for the present and future residents of the Plan Area.

2.8.2 To provide a good variety of recreational, park and community facilities directed towards age and interest groups representative of the Plan Area.

2.8.3 To visually improve the streetscape of the community through the use of landscaping.

*Bylaw 10703
July 18, 1994*

2.8.4 To enhance Borden Park as a combined community and district park facility.

*Bylaw 9257
April 10, 1990*

2.9 Heritage Conservation Objectives

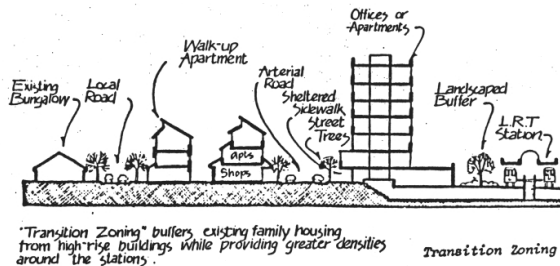
2.9.1 To promote the conservation of historic resources which are of architectural or historic interest.

2.9.2 To promote the environmental quality of heritage resources by providing guidelines for proposed new developments which are adjacent to or in the vicinity of heritage resources.



2.10 Urban Design and Built Form Objectives

- 2.10.1 To minimize land use conflicts between proposed high-density projects and existing low-density development by concentrating high-density redevelopment around points of good accessibility to LRT Stations, and by scaling down development towards the low-density neighbourhoods. This, in effect, provides a transition zone between high and low-density development.
- 2.10.2 To encourage developers to design buildings to maximize usable open space at grade, within the parameters of the City's Land Use Bylaw.
- 2.10.3 To encourage the architecture, urban design and building materials of new development to be compatible with the adjacent and surrounding buildings. Building mass, form, height, and scale should be complementary to existing structures.
- 2.10.4 To encourage developers to design new buildings so that they are functionally integrated with surrounding land uses which may be expected to remain in the long-term, and which conform to the other policies of this Plan.



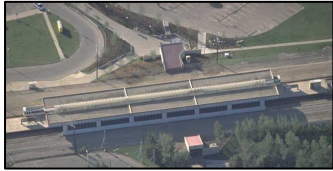
2.11 Community Facilities Objectives

- 2.11.1 To retain and reinforce existing community facilities such as community halls, community oriented recreation facilities and schools, and to meet the needs of the increased population resulting from redevelopment.
- 2.11.2 To provide community facilities in areas where shortages are identified.
- 2.11.3 To monitor activity programs and park facilities to ensure they meet the needs and demands of the surrounding community.

2.12 Major Facilities Objectives

- 2.12.1 To ensure that any proposals for additional facilities related to the Commonwealth Stadium, Clark Stadium, and the Edmonton Northlands Exhibition Grounds, do not have negative effects on existing and long-term uses within the Plan Area.

*Bylaw 9257
April 10, 1990*



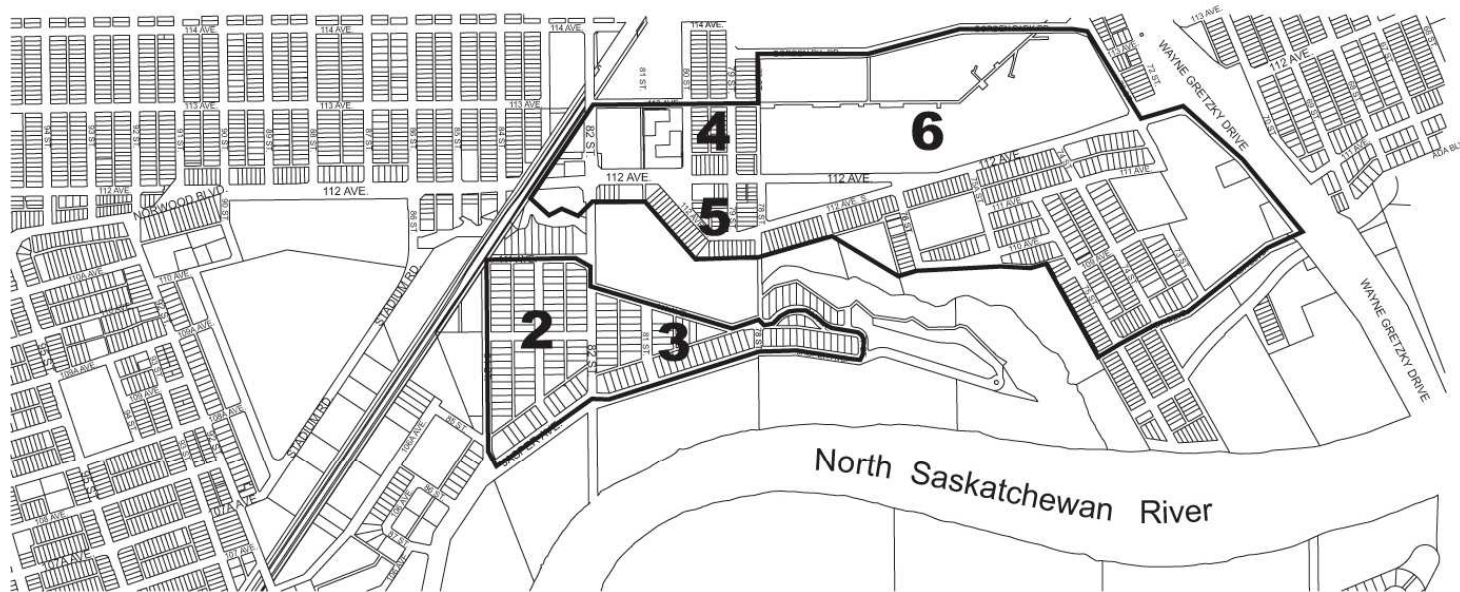
Section 3

Proposed Land Use Policies

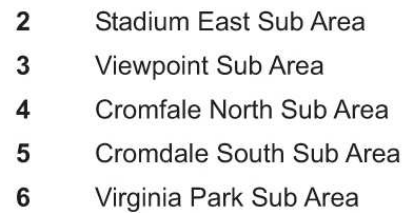
3.1 Introduction

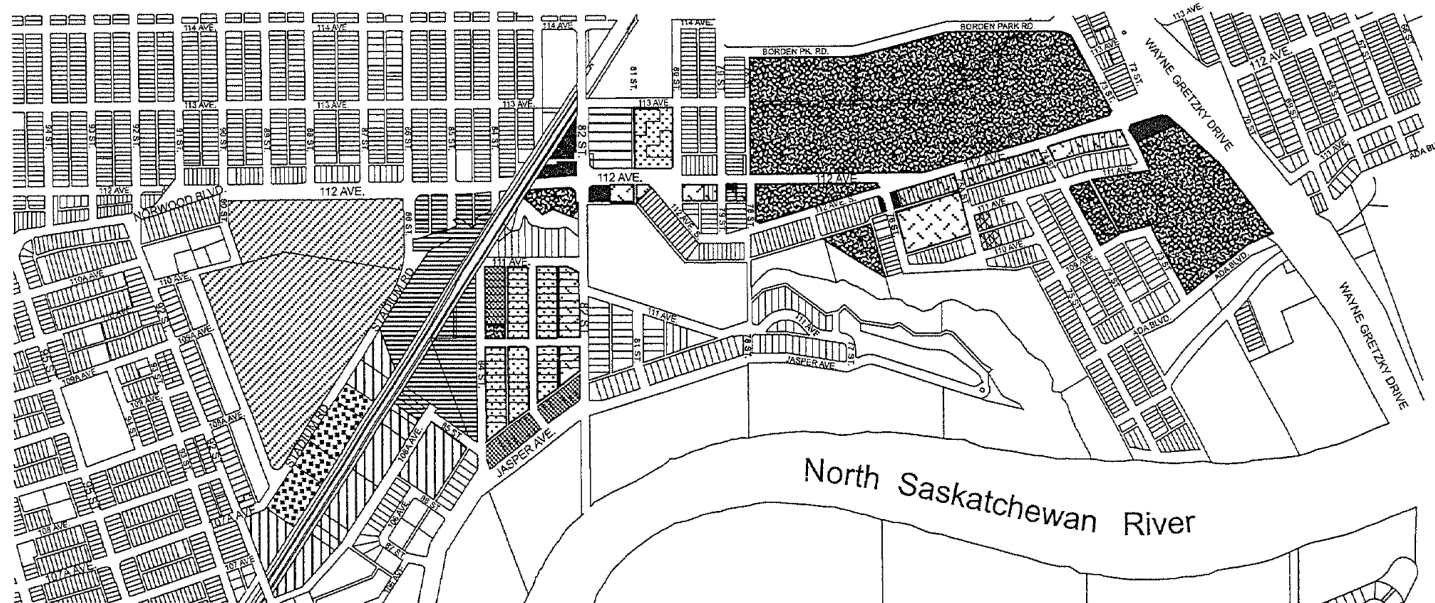
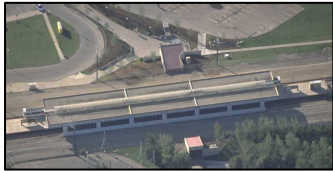
This section describes the land uses and policies which are proposed in each of the six Sub-Areas defined within the Stadium Station Plan boundaries. These Sub-Areas are identified on Schedule B. The Sub-Area approach was used in this Plan because it was apparent that there were a number of separate issues in various portions of the Plan and that the most thorough method would be to deal with these issues in a Sub-Area context, rather than on a Plan-wide basis.

The distribution and categorization of the land use proposals within the Plan Area are shown on Schedule C.

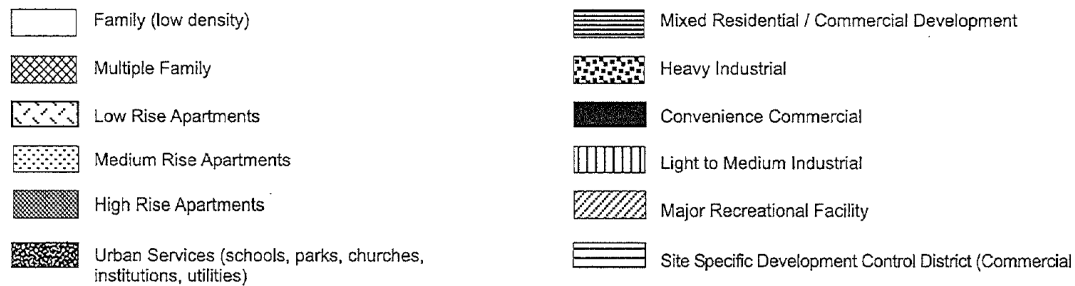


Amended by Bylaw 10703 - July 18, 1994





Schedule C - Proposed Land Uses
Bylaw 15657



Amended by Bylaw 15657 February 14, 2011



*Bylaw 10703
July 18, 1994*

3.2 Sub-Area 1 – Stadium West Sub-Area

Deleted.

3.3 Sub-Area 2 – Stadium East Sub-Area

3.3.1 General Intent of Land Use Policies in Sub-Area 2

The intent of the Plan in this Sub-Area is to implement a policy of nodal development around the Stadium LRT Station by permitting a variety of medium to high-density apartment development. The highest densities are proposed adjacent to the Station. It is not intended that a LRT parkade structure would be constructed in this Sub-area.

Older existing low-rise apartment development in the area could remain, or redevelopment at slightly higher densities. The intent of the Plan is to absorb the pressure for greater density within the Plan Area within this Sub-Area and Sub-Area 4. This will serve to protect the existing low-density neighbourhoods from strong redevelopment pressures, and locate the bulk of the population increase in the Plan Area near the LRT Station.

3.3.2 Residential Land Use Policies

It is proposed that residential redevelopment take place within this Sub-Area. High-density projects should be restricted to the western portion of the Sub-Area adjacent to the LRT line, and to the existing edge of high-density development along Jasper Avenue. Progressively lower densities shall be allowed moving from west to east through the Plan Area to provide a transition of density and

building height which will minimize adverse impacts on the low density residential area east of 82 Street. The lowest densities should be low-rise apartment buildings. High-density development should be primarily oriented to non-family accommodation. Recreational and open space components should be provided on-site since these do not otherwise exist in this Sub-Area. Designs which facilitate direct or ready access to the LRT Station shall be encouraged.

3.3.3 Commercial Land Use Policies

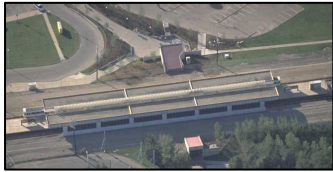
New commercial activity should be restricted to minor convenience commercial activities within mixed-use development which support the residential component of those developments.

3.3.4 Parks and Open Space Land Use Policies

Deleted.

*Bylaw 10703
July 18, 1994*

*Bylaw 10703
July 18, 1994*



3.4 Sub-Area 3 – Viewpoint Sub-Area

3.4.1 General Intent of Land Use Policies in Sub-Area 3

The intent of this Plan is to stabilize and retain the existing historic and low-density family-oriented character of the Sub-Area, and to achieve successful integration with the City's proposed River Valley policies as they affect adjacent lands. There are a number of historic structures located in this Sub-Area, and a complete list of these can be found in the Background Paper to this Plan.

The intent of the policies for this area is to ensure that, firstly, development remains as low density family-oriented housing, and secondly, that the types of design elements characteristic of the historic structures (which are to be retained) are reflected in new developments or additions. These are detailed in the proposed Direct Development Control District which is to apply to this Sub-Area.

3.4.2 Residential Land Use Policies

The Viewpoint area contains many single-family homes with unique character constructed mainly around the 1920's, with a number of homes considered of historical significance. Due to the large number of houses of architectural and historic interest in the Viewpoint area of Cromdale, the Cromdale Community League applied to the Minister of Culture to have the Viewpoint area designated as a Provincial Historic Area under Section 20 of the Historical Resources Act. Consultation between Alberta Culture, the City's Heritage Officer, homeowners and other

involved groups would be required as part of the Provincial Historic designation process.

3.4.3 Parks and Open Space Land Use Policies

It is proposed that the adjacent Kinnaird Ravine Park continue to function as the developed park site and tot lot for this Sub-Area. The remainder of the Kinnaird Ravine and River Valley lands surrounding the Viewpoint Sub-Area fall outside the Plan boundary, and will remain as undeveloped natural areas within the Metropolitan Recreation (A) District. The boundaries of the Stadium Station ARP in the area adjacent to the River Valley have been determined based on a synthesis of the Capital City Parkland Agreement, approximate top-of-the-bank line, and existing property and roadway boundaries. Use of lands adjacent to the River Valley areas shall not cause negative impacts on the Valley areas from the standpoints of drainage, soil stability, vegetative cover and general appearance.



3.5 Sub-Area 4 – Cromdale North Sub-Area

*Bylaw 9257
April 10, 1990*

3.5.1 General Intent of Land Use Policies in Sub-Area 4

It is the intent of this Plan to provide an area for medium rise apartment residential development with ancillary commercial uses and recognize potential for community oriented facilities.

The residential area is to be protected from the impacts of Northlands operations and arterial road traffic (e.g., noise, visual) through Site Design guidelines, landscaping and buffering are encouraged.

The commercial portion of North Cromdale west of 82 Street will be limited to neighbourhood commercial uses.

3.5.2 Residential Land Use Policies

*Bylaw 12012
April 20, 1999*

3.5.2.1 The consolidated block south of 113 Avenue between 80 Street and 81 Street will be developed for medium density residential uses. Residential uses must be screened from the Northlands expansion area north of 113 Avenue and from adjacent arterial roads.

3.5.2.2 Redevelopment in this area should achieve the following:

- the use of existing utilities where possible;
- the retention of mature trees where possible; and
- the use of buffering, especially in residential areas abutting arterials

and other non-residential land uses (see Section 11.19 for redevelopment guidelines).

3.5.3 Parks and Open Space Land Use Policies

It is proposed that the unused Cromdale School be recycled to the extent that the grounds can be redeveloped for parks purposes, and that use of the building for one or more municipal, recreational, cultural, community or similar compatible activities be actively explored in consultation between the Edmonton Public School Board, involved Civic departments and community user groups.

It is further proposed that mixed use developments be encouraged to provide on-site recreational/open space amenities and facilities which will be available to tenants as a method of partially offsetting the deficiency of neighbourhood park space in this Sub-Area.

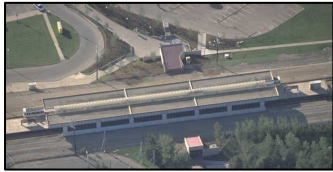
3.5.3.1 City Council will redistrict the residential properties on the east side of 79 Street between 112 Avenue and 113 Avenue from RF1 (Single Detached Residential) District and RA7 (Low Rise Apartment) District to AP (Public Parks) District and acquire the properties for their addition to Borden Park.

*Bylaw 9257
April 10, 1990*

3.5.4 Edmonton Northlands Property Policies

Deleted.

*Bylaw 9257
April 10, 1990*



*Bylaw 12012
April 20, 1999*

3.5.5 Commercial Policies

The area north of 112 Avenue between 82 Street and the CN/LRT line will be developed for low intensity commercial uses. The property at the northeast corner of 82 Street and 112 Avenue shall be developed for community-oriented commercial uses. Commercial redevelopment in other portions of the North Cromdale sub-area shall be restricted to mixed-use residential-commercial buildings.

*Bylaw 9257
April 10, 1990*

3.5.6 Expiry of Development Agreement (Ormana Site)

Deleted.

3.6 Sub-Area 5 – Cromdale South Sub-Area

3.6.1 General Intent of Land Use Policies for Sub-Area 5

It is the intent of this Plan to maintain and stabilize this Sub-Area as a low to medium density residential area and to recognize and support the existing commercial activities. It is anticipated that the only land use change which will occur in this Sub-Area is the development of low-rise apartment buildings along 112 Avenue.

3.6.2 Residential Land Use Policies

It is proposed that residential lands fronting onto 112 Avenue be permitted to develop as medium density, low-rise residential apartments. All other residential lands shall be maintained as low-density family-oriented housing.

3.6.3 Commercial Land Use Policies

It is proposed that existing convenience commercial activities be maintained and upgraded over the long-term. No other commercial development shall occur.

3.7 Sub-Area 6 – Virginia Park Sub-Area

3.7.1 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 non-residential 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.

Borden Park will be maintained as a district park and promoted as a community resource. To achieve this goal a number of policies will be implemented. The park image will be enhanced through edge treatment and other landscaping measures. Conflicts that occur as a result of overlapping demand by Northlands patrons and Borden Park uses for parking facilities will be mitigated through a reorientation and redesignation of parking facilities.

The land use concept for Borden Park is illustrated by Schedule C1.

*Bylaw 9257
April 10, 1990*



3.7.2 Residential Land Use Policy

It is proposed that medium density, low-rise apartments may be located along 112 Avenue in designated areas. All other residential development shall remain low density family-oriented housing, with the exception of the Alberta Housing Corporation site at 111 Avenue, which is proposed to be developed as senior citizens' housing. It is recommended that this seniors' housing complex provide weather protected connections between the buildings.

3.7.3 Commercial Land Use Policy

It is proposed that commercial activities be limited to existing or presently districted uses of a convenience commercial nature, and that these uses be encouraged to be upgraded where feasible, given that the area is not appropriate for major new commercial development.

3.7.4 Parks and Open Space Land Use Policies

It is proposed that a portion of the Virginia Park Elementary School site, presently developed for parks purposes, be maintained in conjunction with its primary use as a school yard.

The boundary between this Sub-Area and the proposed North Saskatchewan River Valley ARP has been determined based on the Capital City Parkland Agreement, approximate top-of-the-bank line, private lot boundaries and road right-of-way. Redevelopment in sites adjacent to this boundary shall give consideration to the potential negative impacts on the Kinnaird Ravine and River Valley from the standpoints of drainage, soil stability, vegetative cover and general appearance.

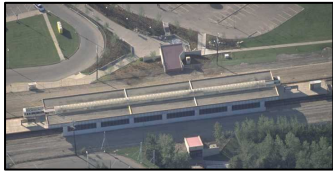
3.7.4.1 Borden Park will be retained by the City as a district level park which provides for the recreational needs of the district and the adjacent residential communities.

3.7.4.2 The Parks and Recreation Department will meet with the community and prioritize community-supported programs and physical facility improvements in Borden Park as identified during the Northlands ARP planning process.

3.7.4.3 The City will treat the area east of 79 Street south of 113 Avenue to the eastern edge of the existing Borden Park West Parking Lot between Borden Park Road and 112 Avenue as follows:

- attempt to acquire remainder of the single family lots for expansion of Borden Park;
- dependent on a needs study by the Parks and Recreation Department, a parking lot for full use by Borden Park users will be created;
- the newly created parking lot will be buffered, signed and landscaped, especially along the southern and western boundaries; and
- through landscaping and other treatment the Parks and Recreation Department will create a focal point, indicating Borden Park, at the northeast corner of 79 Street and 112 Avenue.

*Bylaw 9257
April 10, 1990*



- 3.7.4.4 The City and Northlands will terminate the existing shared parking agreement upon completion of the new parking lots.
- 3.7.4.5 The City will install signs at the corner of Borden Park Road and 73 Street (east of the northeast parking lot) and at the 112 Avenue entrance to the southwest parking lot. The signs will indicate that these parking lots are for the exclusive use of Borden Park users.
- 3.7.4.6 The Parks and Recreation Department will consider the placement of additional landscaping where the Borden Park tot lot and the Bellevue Community Centre abut 112 Avenue.
- 3.7.4.7 Pedestrian crossings along 112 Avenue at 73, 74, 76 and 79 Street will remain at their present location.
- 3.7.4.8 The Parks and Recreation Department will consider the placement of additional landscaping where Borden Park tot lot and the Bellevue Community Centre abut 112 Avenue.
- 3.7.4.9 Pedestrian crossings along 112 Avenue at 73, 74, 76 and 79 Street will remain at their present location.

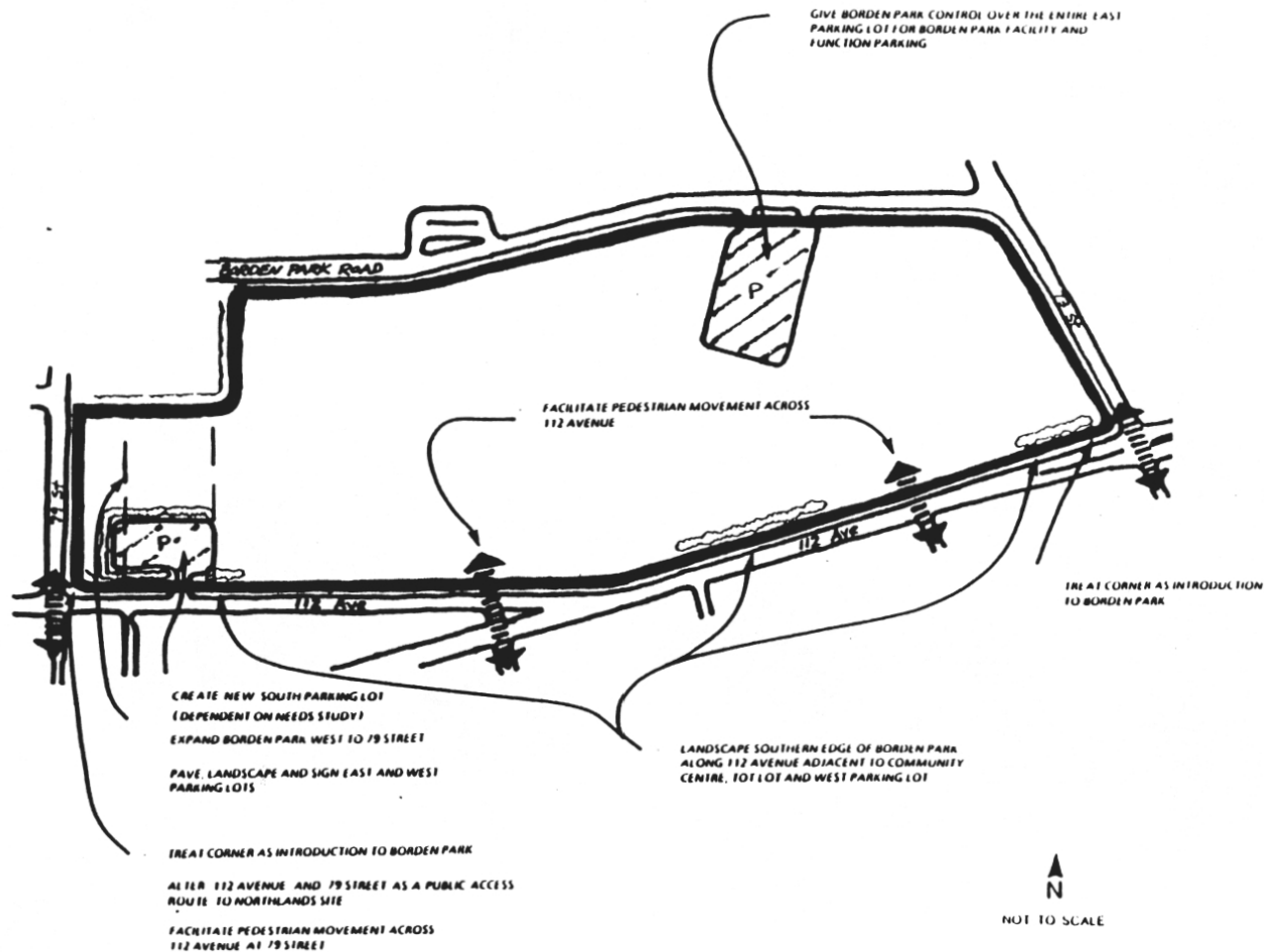
3.7.5 Institutional Land Use Policy

It is proposed that Concordia College will remain on its present site, and continue in its present capacity as a College over the long-term. If the College requires more space for new facility development, appropriate expansion areas lie to

the immediate north, to 112 Avenue, and on the eastern portion of their existing campus site. Any future expansion shall be architecturally compatible with nearby residential development and have regard for factors such as traffic circulation, parking, landscaping and buffering to minimize any negative impacts to adjacent residents.

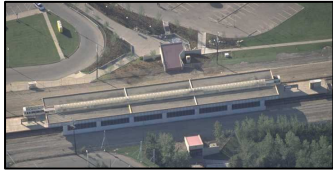
The Virginia Park Elementary School is also expected to fulfil its function as a fine arts elementary school in the area over the long-term.

*Bylaw 11275
September 3, 1996*



Schedule C1 – Concept for Borden Park

Bylaw 9257 – April 10, 1990



Section 4

Proposed Roadways, Bikeways, and Circulation Policies

4.1 Introduction

Proposed roadways and related information are shown on Schedule D1. Proposed bikeways, pedestrian circulation and related information are shown on Schedule D2. Transit proposals and related information are shown on Schedule D3.

4.2 Roadways Policies

4.2.1 General Intent of Roadway Policies

It is the intent of this Plan to ensure that the proposed transportation systems in the Plan Area achieve City-wide transportation objectives while attempting to mitigate potential impacts on the community and on existing and future development. It is anticipated that 82 Street and 112 Avenue will continue to provide arterial functions through the Area, and that future improvements may occur subject to the policies outlined below.

4.2.2 Arterial Roads

The roads that are designated as arterial roads in the Stadium Station Plan Area are 112 Avenue, 82 Street, Jasper Avenue (west of 82 Street). All other roadways are designated as local roadways. Residential development occurring along truck routes should incorporate noise attenuation features so that noise from traffic will not adversely affect residents of these developments. A noise monitoring survey will be required to determine the need for noise attenuation.

*Bylaw 10703
July 18, 1994*

4.2.3 Road Widening and Property Requirements

Deleted.

*Bylaw 9257
April 10, 1990*



4.2.4 Traffic Management Scheme

*Bylaw 9257
April 10, 1990*

It is recommended that, should concerns arise in the Plan Area regarding traffic movement and access, that a Traffic Management Scheme be prepared by the Engineering Department to address these concerns. Such a Scheme would be prepared at the request of area ratepayers, and should employ such techniques as forced turns, one-way streets, grade separations and road closures.

There are two grade separations proposed to be constructed at the LRT tracks to enable the uninterrupted flow of traffic along 82 Street and 112 Avenue. Although these are not proposed in the Transportation Management Department's Ten Year Roadway Plan, they may be constructed as the need develops.

The 82 Street upgrading plans include changing the existing at-grade crossing at 82 Street and 112 Avenue into a railway underpass (road under tracks). Acquisition of land on either side of 112 Avenue and the LRT tracks is necessary for the purposes of constructing this underpass.

A grade separation is also proposed at 82 Street between 112 Avenue and 114 Avenue. This will require property from the surrounding area. The amount of land required for road purposes should be minimized, where possible, to permit maximum flexibility for the development of remnant parcels.

A proposed seniors' housing development by Alberta Housing for the area between 75A Street

and 76 Street, north and south of 111 Avenue, required the closure of 111 Avenue. This was implemented by City Council on 1982 02 09, by Bylaw No. 6783.

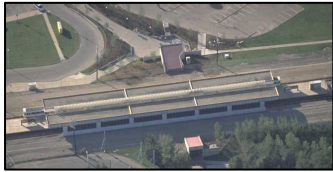
Any changes to existing forced turns, one-way streets or road closures will not necessitate an amendment to this Plan. A traffic management scheme prepared by the Engineering Department at the request of area ratepayers would be the method of remedying any concerns with traffic flows in the Plan Area.

Traffic may be directed, through the use of forced turns, down arterial roads, to protect the privacy, safety and quiet of residential areas by reducing shortcutting of arterial traffic through local streets in the grid roadway pattern existing in this area.

4.2.4.1 The Transportation and Public Works Departments in consultation with Northlands and the Borden Park Residents Association, will:

- prepare and implement improvements to 112 Avenue and 79 Street as an entrance route to the Northlands site;
- expand the Northlands Residential Parking Program area to include residential areas; and
- notify the public of parking restrictions in the area.

*Bylaw 9257
April 10, 1990*



4.2.5 Access to Developments Abutting Arterial Roads

Medium and high-density development located on arterial roads should be accessible to automobiles from side streets or laneways where possible, to avoid congestion and the obstruction of traffic flow.

*Bylaw 9257
April 10, 1990*

Vehicular access to Northlands through the Plan area will be limited to entrances at 73 Street and 79 Street. Access to redevelopment sites north of 112 Avenue is subject to the approval of the Transportation Department.

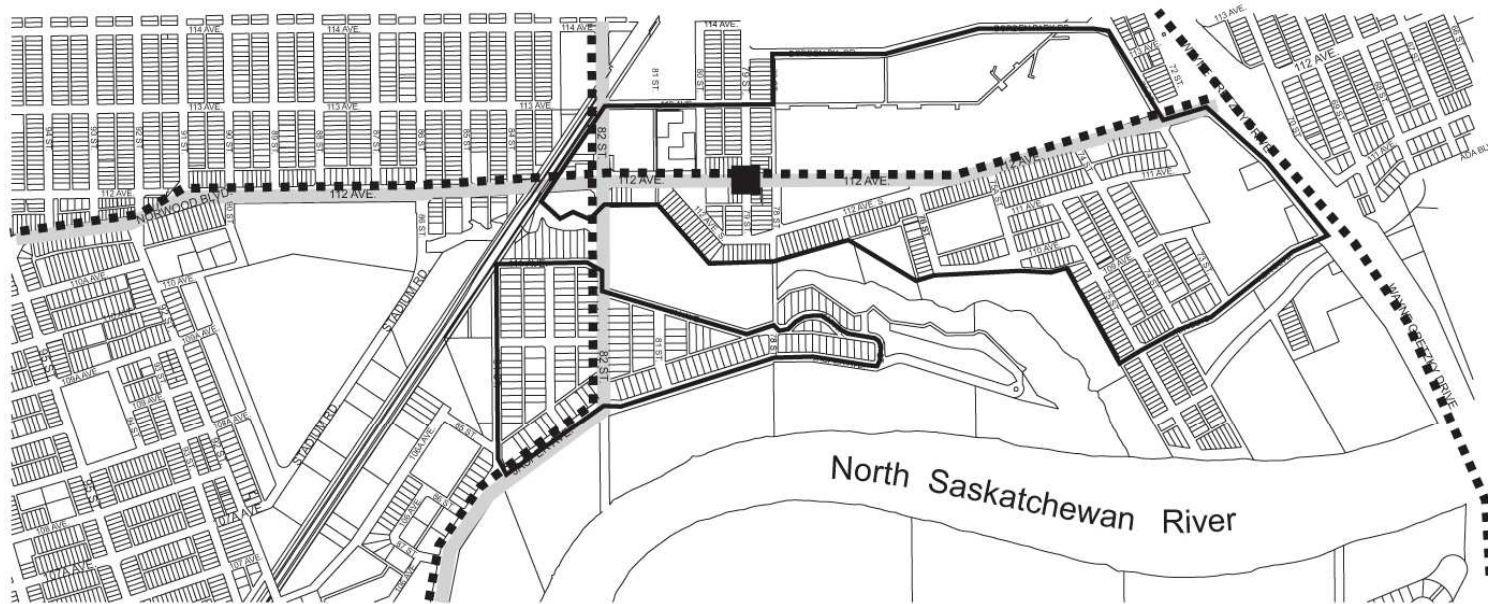
4.2.6 Truck Routes

The following roads in or bounding the Plan Area will be the designated truck routes:

*Bylaw 10703
July 18, 1994*




24-hour routes: Jasper Avenue, west of 82 Street; 82 Street; Capilano Drive.

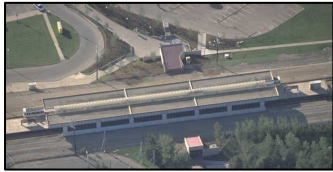
No new truck routes are proposed in the Plan Area.



Schedule D1 - Road Proposals
Amended by Bylaw 10703 - July 18, 1994



-  Arterials (existing)
-  Major Road / Intersection Improvements
-  Truck Routes



4.3 Parking Policies

4.3.1 General Intent of Parking Policies

Parking problems in the Plan Area should be alleviated through the provision of additional parking facilities in conjunction with redevelopment schemes and by on-street parking control by the City Administration. Such facilities shall also fulfill a Park'n'Ride function subject to the policies to be outlined in the Park'n'Ride Location Policy Paper currently under preparation by the Transportation Management Department. Review of existing parking problems as they relate to major facilities should be undertaken to formulate methods of improving the parking shortage. This is to be accomplished through the Traffic and Parking Study proposed in Section 4.3.3 below.

4.3.2 Parking Restriction Program

The implementation and enforcement of the Northlands Area Non-resident Parking Restriction Program shall continue under the jurisdiction of the Engineering Department. A review and assessment of the program's effectiveness shall be made on an annual basis, if feasible, with input from affected Community Leagues and local residents. Any changes to the present parking restrictions must receive support from more than 50% of the residents in the area affected, and must be submitted in the form of a petition to the Engineering Department.

4.3.3 Traffic and Parking Study

There has been a history of traffic problems and overflow parking onto neighbouring residential streets as a result of the various activities and events which are operated by Edmonton Northlands. While Edmonton Northlands has prepared a report through its consultant to address parking matters related to proposed and existing facilities in the Edmonton Northlands General Development Plan, this study does not encompass the issues affecting the surrounding residential communities and other major facilities which are the responsibility of the City of Edmonton to resolve.

It is recommended that an evaluation of the parking and traffic conditions should be undertaken, upon passage of this Bylaw, which considers the potential effects of proposed developments as well as the impact of existing facilities. This parking and traffic evaluation should commence by establishing a committee composed of representatives of the appropriate City Departments such as Engineering, Planning, Transit and Transportation Management. The committee would formulate the terms of reference for the evaluation and prepare it with staff resources or by consultant appointment. The study should be financed on an equal basis by the involved City departments and apply to all communities bordering on the major facilities in the area. Recommendations resulting from the evaluation should be submitted to City Council.



*Bylaw 10703
July 18, 1994*

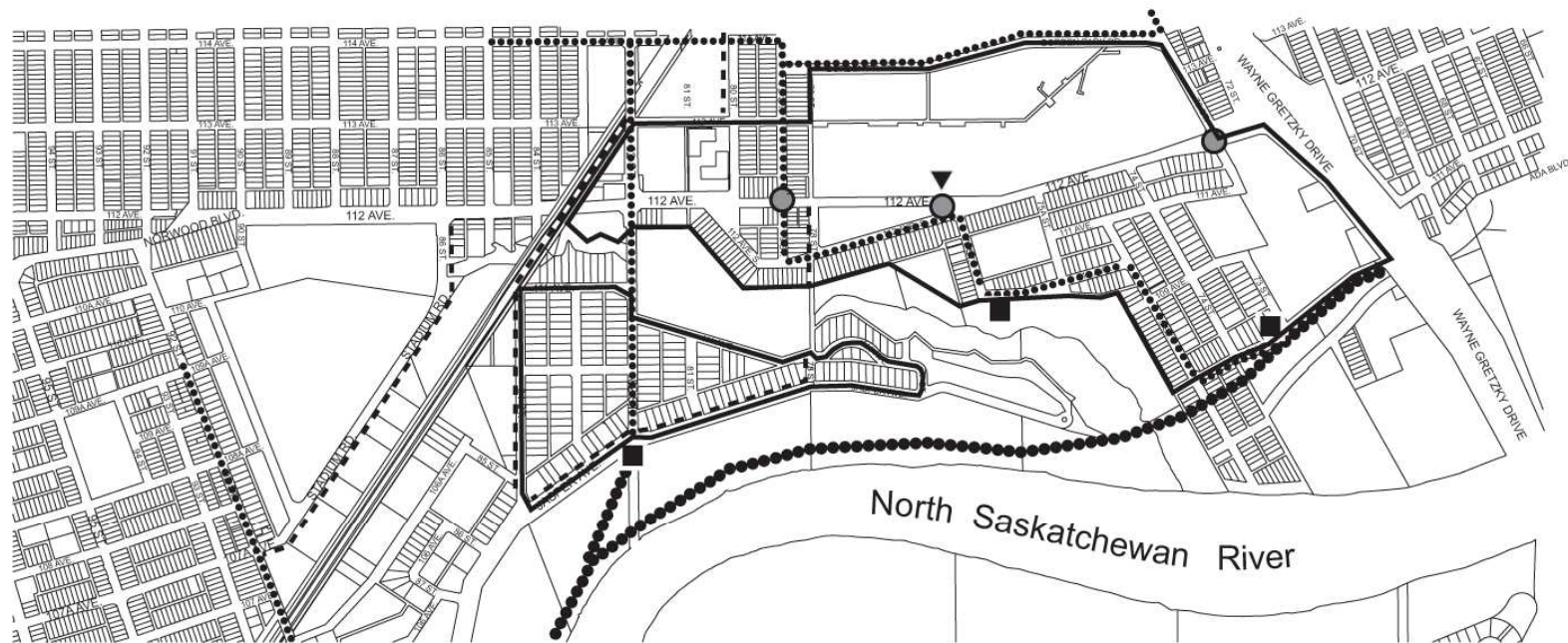
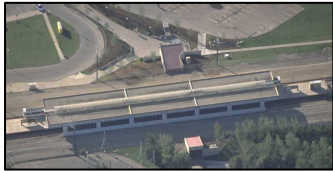
4.3.4 Bus Parking Site

Deleted.

4.3.5 Parking Requirements

Parking reductions for redevelopment proposals shall not be given on the basis of proximity to the LRT Station. Such reductions are discouraged under any circumstances in this Plan Area, in view of the on-street parking problems existing in the Area which would be increased by higher density redevelopment lacking sufficient parking.

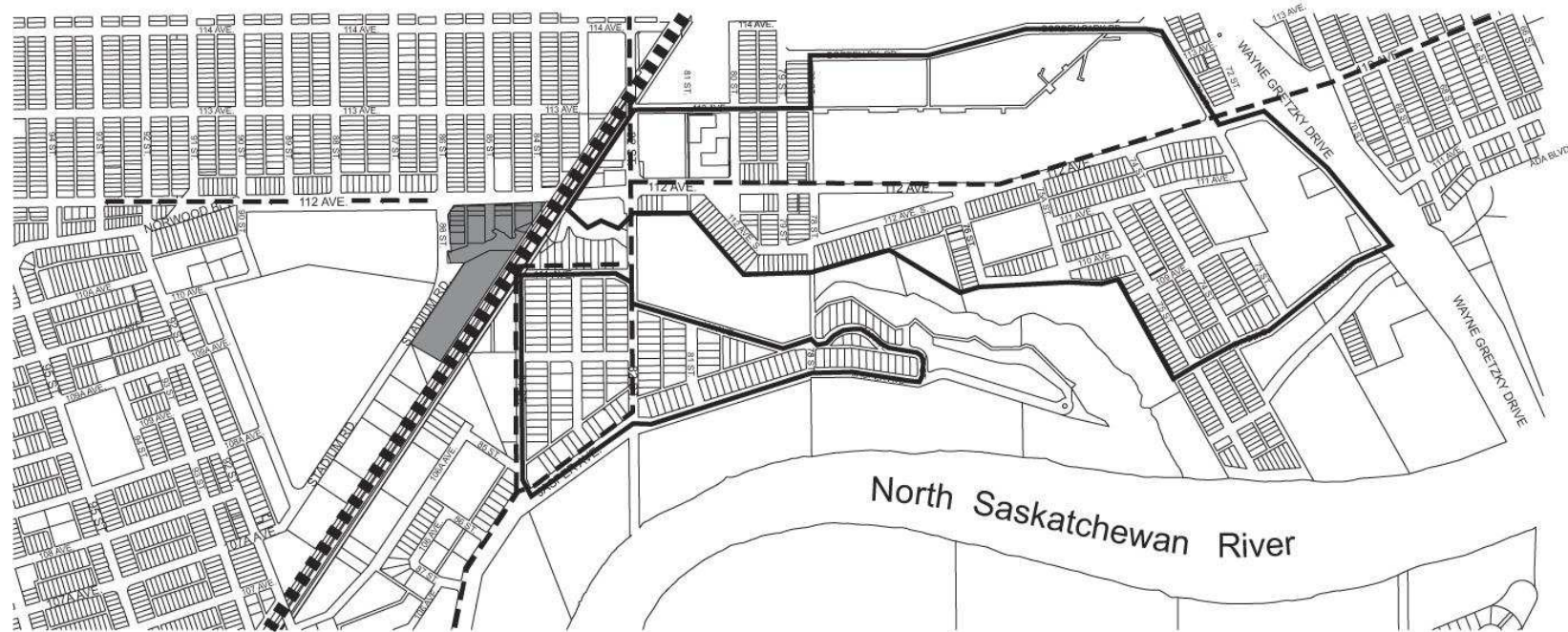
Additional parking which is proposed in the form of a parking structure in the Plan Area is intended to remedy existing shortages and shall not be utilized as justification for parking shortfalls in future development proposals.



Schedule D2 - Proposed Pedestrian and Bicycle Circulation
 Amended by Bylaw 10703 - July 18, 1994



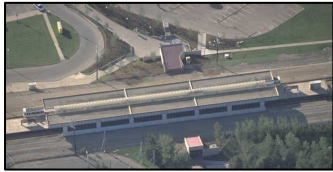
- Proposed Sidewalk Improvement
- Bikeways (Capital)
- Bikeways (City)
- Bikeway Access Points
- Existing Pedestrian Crossing with Button Activated Signal
- ▼ Proposed Automatic Traffic Signals (pedestrian crossing)



Schedule D3 - Transit and Circulation Proposals
Amended by Bylaw 10703 - July 18, 1994



- ■ ■ ■ ■ Existing LRT and Station
- - - - Existing Bus Routes
- Existing Park 'n Ride Site



4.4 Public Transit Policies

4.4.1 General Intent of Public Transit Policies

It is the intent of this Plan to maximize the effectiveness of public transit systems in the Plan Area, and to minimize any possible negative effects of these systems on residential areas.

4.4.2 Transit Review

A periodic review of transit facilities involving bus routes, scheduling, location of bus stops and frequency of service is required as the need becomes evident. This review should include City Departments such as Transportation Management, Transit and Planning as well as community groups affected so that provision of existing services in relation to new development can be appraised for their effectiveness.

4.4.3 CN/LRT Corridor Urban Design Review

As part of a corporate approach to improve the appearance of the entire CN/LRT corridor, the Civic Administration will conduct a detailed urban design review of that portion of the corridor within Sub-Area 4. Furthermore, the Civic Administration will consult with affected communities, Canadian National Railway and landowners whose properties abut the CN/LRT line to determine the following:

- the nature of improvements that can/should be implemented; and

- the method of cost sharing improvements identified under this review.

*Bylaw 9257
April 10, 1990*



4.5 Pedestrian Circulation and Bikeways Policies

4.5.1 General Intent of Pedestrian Circulation and Bikeways Policies

It is the intent of this Plan to provide for a utilitarian, safe and convenient pedestrian and bikeway system in the Plan Area that will allow for the continued use of the community resources. Pedestrians should have safe and convenient access to the Stadium LRT Station and a pedestrian network, through both public and private initiatives, should be developed in the Plan Area to link major activity centres such as the LRT Station and parks.

It is intended that both pedestrian and bicycle routes be serviced by adequate lighting, clear signage, elimination of blind spots and clear designation of intended modes of travel where overlap occurs (i.e., vehicle-pedestrian conflicts) in order to maximize the safety and convenience of these routes.

4.5.2 Pedestrian Routes to Stadium Station

High-density residential development north of 112 Avenue proposed in the Parkdale Plan Area should be accessible by an enclosed pedestrian walkway that will connect this area to the Stadium LRT Station. This walkway would require road crossings at 113 Avenue and 112 Avenue or 82 Street, and should be developed to the satisfaction of the Transit, Transportation Management, Engineering and Planning Departments. Financing

of this walkway will be assumed by the Engineering Department and connections to it from redevelopment sites shall be paid for by the developer.

A sidewalk shall be constructed between Jasper Avenue and the Stadium LRT Station on the west side of 84 Street. Construction shall occur as a component of the proposed high-density residential area between 84 Street and the LRT tracks.

*Bylaw 10703
July 18, 1994*

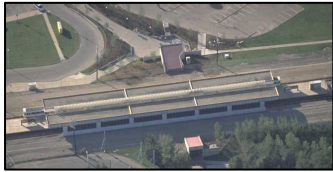
The draft Parkdale ARP proposes a walkway in connection with the 112 Avenue grade separation at the LRT tracks to allow for pedestrian access to the Station from the high density mixed residential area proposed in the Parkdale Plan north of 112 Avenue. This walkway proposal is endorsed in this Bylaw and shown on Schedule D2. All pedestrian linkages to the LRT Station shall be designed to the satisfaction of Edmonton Transit.

4.5.3 Pedestrian Routes

Pedestrian routes in the Plan Area, shown on Schedule D2, should be maintained for this purpose and upgraded as per the City Servicing Standards Manual should the need arise, as identified by the Engineering Department.

4.5.4 Access to Capital City Bikeway

An access point to the Capital City bikeway system is proposed at 82 Street and Jasper Avenue. A new City bikeway path is recommended on 82 Street to connect the City bikeway along 114 Avenue to the Capital City bikeway in the River Valley, as shown on Schedule D2.



Section 5

Policies for Proposed Utilities and Other Services

5.1 General Intent of Policies for Proposed Utilities and Other Services

It is the intent of this Plan to ensure that municipal services, police, fire protection, sidewalks and telephone facilities are adequate to meet the needs of both the existing and proposed population. The land use policies of this Plan are intended to provide some guidelines with which to estimate population based on maximum densities proposed. This information should allow the Utilities Services Department to plan their programs accordingly.

5.2 Utilities Policies

5.2.1 Introduction

The Plan Area is serviced by combined storm sanitary sewers. These sewers are currently operating at or below required capacities and are subject to periodic back up conditions which create basement and road flooding during periods of heavy rainfall. The Water and Sanitation Department intends to upgrade sewer capacities to the 5-year design storm level for existing land use conditions under the ongoing 22-year combined sewer relief program. These areas are presently scheduled for relief by 1995-2000. It is intended that redevelopment proposals shall meet the site-specific storm and sanitary servicing requirements to the satisfaction of the Utilities Services and Engineering Departments.

5.2.2 Financial Responsibility for Storm Sewers

The major impact of redevelopment will be to increase the storm runoff rates and volumes which will further overtax the already inadequate sewers. Therefore, to alleviate further pressures on the system, the Development Officer shall require any applicant for new development to arrange for the supply of the costs of installation and construction of any such utility or facility on the advice of the appropriate departments before a development application will be approved. This may include holding tanks and other zero-run-off increase techniques as requested by the Water and Sanitation and/or Utilities Services Departments.

5.2.3 Stormwater Management

Any new development will meet the servicing requirements, as per the City Servicing Standards Manual, for all public utilities required by the proposal. In particular, storm water management techniques will be required on redevelopment sites to limit the rate of storm water discharge to one-half inch per hour per acre of property.



Section 6

Proposed Recreational and School Facilities Policies

6.1 Introduction

The general location for proposed parks, existing parks and school facilities in the Plan Area, are shown on Schedule E. This allocation of park space is intended to accommodate the existing population, as well as to accommodate future population growth resulting from higher density redevelopment.

6.2 General Intent of Policies for Proposed Recreational and School Facilities Policies

Existing park space and school facilities in the Plan Area should be maintained and improvements made where required. It is the intent of this Plan that the acquisition of park space should be undertaken in part by funds collected through the redevelopment levy.

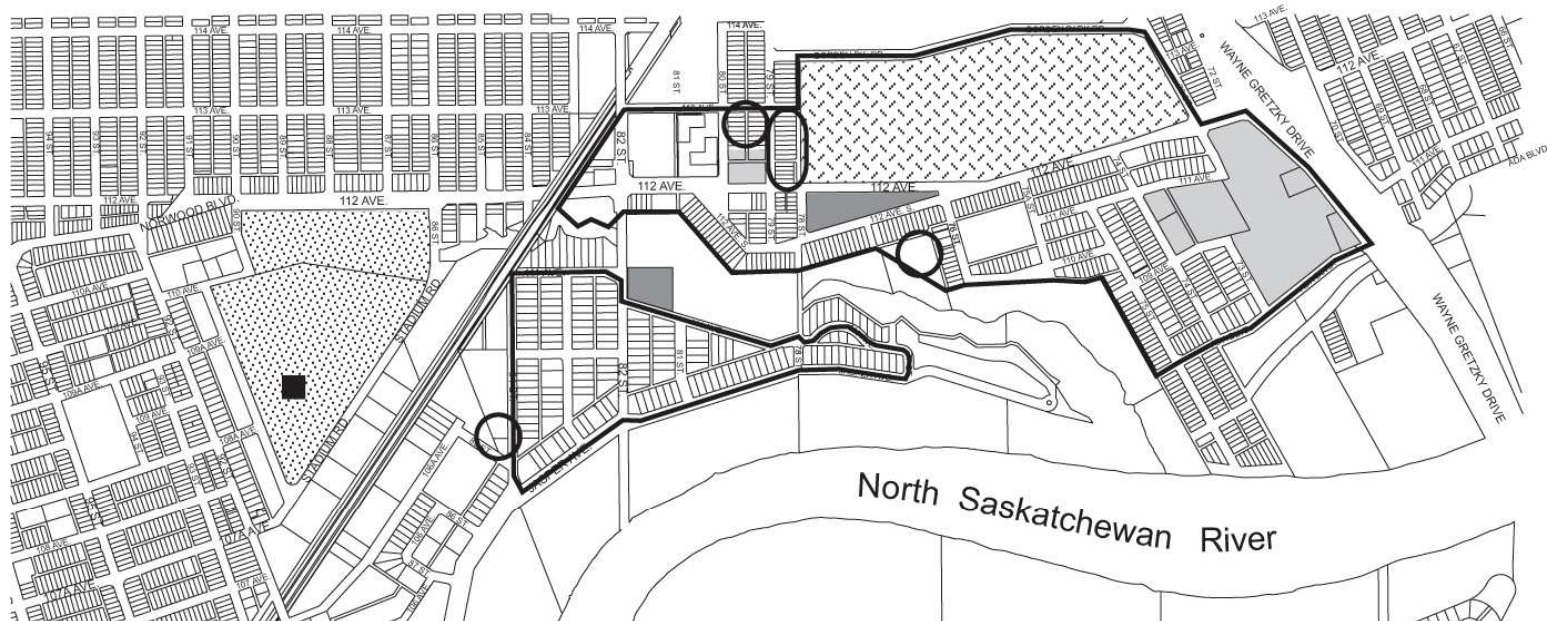
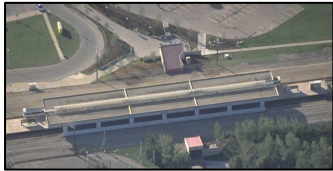
6.2.1 Park Creation

Park space should be acquired by the Parks and Recreation Department within the general area identified on Schedule E. Park space is proposed in areas where facilities are presently not available to serve the immediate community and where redevelopment will significantly increase the population. A survey to determine the type of facilities provided in these proposed parks shall be required before its development to ensure that the needs and desires of the surrounding residents are addressed.

6.2.2 Cromdale and Virginia Park Schools

The upgrading of the Cromdale School grounds into a usable park space is encouraged through cooperation between the Edmonton Public School Board and the City of Edmonton by maintaining the grounds for public use. The continuation of the existing Joint Use Agreement affecting the off-school hours use of the site by the public shall be encouraged. Negotiations between the Public School Board, the Community and the Parks and Recreation Department to use Cromdale School for cultural, recreational or meeting purposes is recommended, further to the provisions of the existing Joint Use Agreement. The off-school hours use of the Virginia Park Elementary School grounds as a park space is similarly reaffirmed by this Plan.

*Bylaw 7430
January 24, 1984*



Schedule E - Public Development

Amended by Bylaw 12012 - April 20, 1999, Bylaw 10703 - July 18, 1994



-  Major Recreational Facilities
-  Parks (district)
-  Parks (neighbourhood)
-  Open Space Development
-  Schools
-  Farmers Market



6.2.3 Borden Park

The use of Borden Park for park and recreation purposes is reaffirmed. No other uses other than those uses appropriate to a district park will be acceptable on the Park grounds.

6.2.3.1 General Development Plan

A Ten Year General Development Plan, to be administered by the Parks and Recreation Department, should be designed for Borden Park, which will outline improvements to be made to existing facilities, provision of new facilities and new programs.

6.2.3.2 Deleted.

6.2.4 Landscaped Edge

Deleted.

6.2.5 Existing Vegetation

Existing vegetation on both public and private properties in the Plan Area, especially mature trees, will be maintained subject to the advice of the Parks and Recreation Department and Development Officer.

6.2.6 Farmers' Market

Deleted.

6.2.7 Eastern Star Lodge Property

It is proposed that, at the time the seniors' housing on this site is no longer needed, the property be redeveloped into a neighbourhood park servicing the Virginia Park community, and providing a usable park space directly abutting the River Valley.

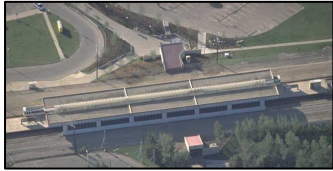
6.3 Schools Policy

No additional school facilities shall be required in the Plan Area. Discussion with the Edmonton Public School Board will be carried out to determine the type and extent of playground improvements which can be made at the Virginia Park School.

*Bylaw 9257
April 10, 1990*

*Bylaw 10703
July 18, 1994*

*Bylaw 10703
July 18, 1994*



Section 7

Reserve Land Policy

There are no reserve lands located within the Plan boundary.



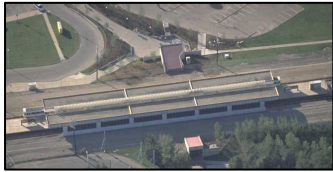
Section 8

Redevelopment Levy Policy

*Bylaw 7430
January 24, 1984*

No portion of the Redevelopment Levy shall be used to provide land for schools.

The lands which are to be acquired for parks purposes are identified in a general manner on Schedule E. The exact size and location of these parcels will be determined in consultation between the Parks and Recreation and Planning Departments and the affected property owners. Acquisition will involve negotiations between the Parks and Recreation and Real Estate and Housing Departments and the affected property owners. The types of facilities to be located in these proposed parks will be determined by the Parks and Recreation Department, and may involve a park needs survey and/or other methods of community input. New parks sites will be based on the increase in population in the area, which will result from the land use proposals of this Plan.



Section 9

Other Proposals

9.1 Historic Preservation Policy

It is the intent of this Plan to encourage the retention and preservation of historic structures and sites within the Plan Area.

The Cromdale Community League has applied to the Minister of Culture to have the Viewpoint area designated as a Provincial Historic Area under Section 20 of the Alberta Historical Resources Act. This designation will be dependent on a detailed survey of buildings as well as property owners in the area by Alberta Culture prior to provincial designation.

It is recommended that the City, through its Heritage Officer and City departments, monitor redevelopment occurring in the Plan Area in light of the historic merits inherent in some of the area's architecture. The Heritage Officer shall survey and evaluate potential heritage resources in the Plan Area, based upon uniform criteria, to establish an inventory of heritage resources.

Detailed architectural guidelines for redevelopment and structural additions to existing development shall be provided through the application of a Direct Development Control (DC1) District to the Viewpoint Sub-Area. The intent of these guidelines will be to ensure architectural compatibility and theme within this Sub-Area in order to support and enhance the historic elements in the area.

It is intended that the Development Officer shall take these guidelines into account, and consult with the Planning Department and the Heritage Officer, when reviewing applications within this Sub-Area.

9.2 Conformity With Superior Legislation

The Planning Act requires that Area Redevelopment Plans conform with superior planning legislation, including applicable Regional Plans, the General Municipal Plan and the City's Land Use Bylaw.

This Plan conforms with the applicable General Municipal Plan policies. These policies include:

- promotion of variety in housing types and tenures (in accordance with General Municipal Plan Policy 5.B.2 and Policy 13.A.6);
- actions to improve the quality of the residential environment, including traffic and parking management and park development (in accordance with General Municipal Plan Objective 8.D, Policy 8.D.1, and Policy 10.A.2);
- improvements of 118 Avenue commercial strip (in accordance with General Municipal Plan Objective 6.G and Policy 6.G.4);

*Bylaw 10703
July 18, 1994*

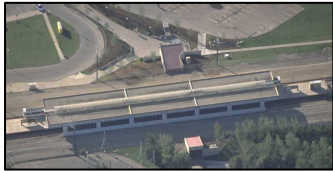
Amendments to both the Edmonton Regional Plan and the City's Land Use Bylaw have been required prior to final approval of this Plan. The amendment to the Regional Plan consists of the redesignation of certain sites in Sub-Areas 2 and 4 from General Industrial to General Urban. A previous amendment was approved in July of 1980 in relation to the draft Stadium/Coliseum ARP in preparation at that time.



*Bylaw 9257
April 10, 1990*

Amending Bylaw No. 6930 amends the Land Use Bylaw to ensure that the policies of this Plan conform to the districting in place within the Plan Area.

Amending Bylaw No. 9255 amends the Land Use Bylaw to ensure that the policies of this plan conform to the districting in place within the Plan Area.



Section 10

Plan Implementation

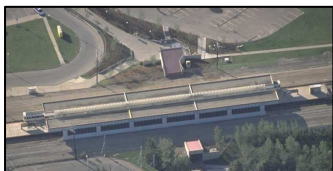
10.1 Implementation of Land Use Policies

Policy Statement	Implementational Action to be Taken	Responsible Department/ Agency	Start-Up Timing	Authority Required	Budget Category* 1. Capital 2. Operating 3. Administrative	Cross-Reference
<u>Sub-Area 1</u> <u>Stadium West</u>						
<i>Deleted by Bylaw 10703 – July 18, 1994.</i>						
<u>Sub-Area 2</u> <u>Stadium East</u>						
<i>Deleted by Bylaw 10703 – July 18, 1994.</i>						
<u>Sub-Area 3</u> <u>Viewpoint</u>						
· To stabilize and retain the low-density family-oriented character of the Sub-Area	· Redistricting of the Sub-Area	· Planning and Parks and Recreation	· 1983	· Approval by Council is required	· 3	· Section 11 of the Redevelopment Plan
· Support retention of historic elements within Sub-Area	· An application to designate the area as a Provincial Historic Area has been made	· Cromdale Community League	· 1983	· Approval by Minister of Culture is required	· None	· Section 3.4.2 of the Redevelopment Plan · Section 20 of the Historical Resources Act of Alberta
· Ensure compatibility of the Sub-Area with the River Valley and Kinnaird Ravine	· Review redevelopment applications in accordance with applicable policies of this Plan	· Planning · Consultation with the Cromdale Community League	· Ongoing	· Approval by Development Officer is required	· 3	· Section 3.4.3 of the Redevelopment Plan

*NOTE: A "capital budget" item implies a one-time or phased capital expenditure for a facility or program. An "operating budget" item implies an ongoing expenditure for staff or maintenance. An "administrative budget" item means an expenditure required as part of the ongoing responsibilities of a particular City department.



Policy Statement	Implementational Action to be Taken	Responsible Department/ Agency	Start-Up Timing	Authority Required	Budget Category* 1. Capital 2. Operating 3. Administrative	Cross-Reference
<u>Sub-Area 4</u> <u>Cromdale North</u> (amended by Bylaw 9257, April 10, 1990)						
· To encourage the use of the Cromdale School site for parks or recreational uses	· Discussions will take place between the Edmonton Public School Board, various Departments of the Civic Administration, Alberta Culture and the Area Community Leagues to determine appropriate uses, timing and financing	· Parks and Recreation in conjunction with Planning, the Public School Board, Alberta Culture, and the Cromdale Community League	· 1983-84	· Approval of School Board is required · Major changes would require Council approval	· 3 initially, then 1 and 2 as uses are identified	· Section 3.5.3 of the Redevelopment Plan
· To encourage the retention and recycling of the Cromdale School building for cultural or other desirable functions	· Discussions will take place between the Edmonton Public School Board, various Departments of the Civic Administration, Alberta Culture and the Area Community Leagues to determine appropriate uses, timing and financing	· Parks and Recreation in conjunction with Planning, the Public School Board, Alberta Culture, and the Cromdale Community League	· 1984	· Major changes would require Council approval	· 3 initially, then 1 and 2 as uses are identified	· Sections 3.5.3 and 6.2.2 of the Redevelopment Plan
<u>Sub-Area 5</u> <u>Cromdale South</u>						
· To maintain and stabilize this area as a low to medium-density residential area	· Redistricting of Sub-Area	· Planning	· 1983	· Approval by Council is required (reflects existing districting)	· 3	· Section 11 of the Redevelopment Plan

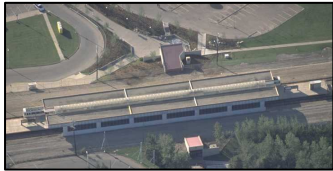


Policy Statement	Implementational Action to be Taken	Responsible Department/ Agency	Start-Up Timing	Authority Required	Budget Category* 1. Capital 2. Operating 3. Administrative	Cross-Reference
<u>Sub-Area 6</u> <u>Virginia Park</u> (amended by Bylaw 9257, April 10, 1990)						
· To maintain and stabilize this area as a low to medium density residential area	· Redistricting of Sub-Area	· Planning	· 1983	· Approval by Council is required	· 3	· Section 11 of the Redevelopment Plan
· To ensure that the redevelopment of the AHC site is compatible with surrounding existing development	· The proposal will be evaluated with respect to this Plan's policies	· AHC in conjunction with Planning	· Unknown	· Approval by Development Officer	· 3	· Section 3.7.2 of the Redevelopment Plan
· To upgrade park facilities in Borden Park (washrooms, paving, etc.)	· To prepare a Ten Year Development Plan for Borden Park	· Parks and Recreation Department	· 1984-85	· Approval by Council is required	· 3	· Section 6.2.3 of the Redevelopment Plan
· Ensure compatibility of the Sub-Area with the River Valley and Kinnaird Ravine	· Review redevelopment applications in accordance with applicable policies of this Plan	· Planning and Parks and Recreation	· Ongoing	· Approval by Development Officer	· 3	· Section 3.7.4 of the Redevelopment Plan
· Redevelopment of the Eastern Star Lodge property as a neighbourhood park	· At the time the Eastern Star Lodge does not renew its lease and the site becomes available for parkland, negotiations will be undertaken between appropriate City departments	· Parks and Recreation in consultation with Planning and Real Estate and Housing	· At the initiation of the owners	· Approval by Council is required	· 3 initially, then 1 and 2 if site is developed as a park	· Sections 3.7.4 and 6.2.7 of the Redevelopment Plan



10.2 Implementation of Roadways and Circulation Policies

Policy Statement	Implementational Action to be Taken	Responsible Department/ Agency	Start-Up Timing	Authority Required	Budget Category* 1. Capital 2. Operating 3. Administrative	Cross-Reference
<u>Roadways</u>						
<i>Deleted by Bylaw 9257 – April 10, 1990</i>						
<u>Parking</u>						
· Conduct a traffic and parking study within the area affected by Edmonton Northlands parking (may go beyond Plan boundaries)	· Establish a steering/review committee consisting of City staff · Hire a consultant to undertake the study · Implement recommendations where feasible	· Transportation Management · Planning · Engineering · Police	· 1983-84	· Approval by Council is required to implement any recommendations which may be made	· 1 and 3	· Section 4.3.4 of the Redevelopment Plan
· Construct a Park n' Ride Parkade as a component of mixed use development on City-owned land in Sub-Area 1	· Establish how the project is to take place · Policy paper is to be prepared on locational guidelines and site identification for Park'n'Ride functions	· Transportation Management, Planning, Real Estate and Housing and Transit	· 1983-86	· Approval of Policy Paper by Council is required · Council's endorsement of project management is desirable	· 3	· Section 4.3.4 of the Redevelopment Plan
<u>Transit</u>						
· Conduct a periodic review of transit facilities, scheduling and service	· Ongoing	· Transit · Transportation Management · Planning · Community Groups	· Ongoing (annually, or as required)	· None	· 3	· Section 4.4.2 of the Redevelopment Plan

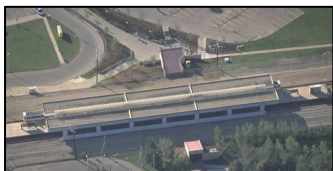


Policy Statement	Implementational Action to be Taken	Responsible Department/ Agency	Start-Up Timing	Authority Required	Budget Category* 1. Capital 2. Operating 3. Administrative	Cross-Reference
<u>Pedestrian Routes/</u> <u>Bikeways</u> (Amended by Bylaw 9257 – April 10, 1990)						
· Pedestrian overpass over 112 Avenue at LRT line, in conjunction with grade separation of 112 Avenue and LRT line	· Contingent on construction of 112 Avenue/82 Street roadway improvements	· Transportation Management · Engineering	· To be determined by TMD	· Council approval is required	· 1	· Section 4.5.2 of the Redevelopment Plan
· Bikeway access point to the Capital City bikeway system at 82 Street and Jasper Avenue	· Construct access to link existing bikeways	· Parks and Recreation	· After the River Valley A.R.P. has been finalized	· Council budgetary approval required	· 1	· Section 4.5.4 of the Redevelopment Plan
· Pedestrian linkage to LRT Station from 84 Street	· Negotiations between various Civic departments	· Planning · Transit · Engineering · Parks and Recreation	· 1983-85	· Consensus among departments	· 1	· Section 4.5.2 of the Redevelopment Plan



10.3 Implementation of Policies for Proposed Utilities and Other Services

Policy Statement	Implementational Action to be Taken	Responsible Department/ Agency	Start-Up Timing	Authority Required	Budget Category*	Cross-Reference
					1. Capital 2. Operating 3. Administrative	
<u>Utility Proposals</u>						
· To ensure that the capacity of the utilities infrastructure is developed to adequately meet additional demand created by redevelopment in the Plan Area	· Power, gas, telephones, utilities, cable and water/ sanitary systems shall be monitored and upgraded if necessary	· Water and Sanitation · ‘edmonton telephones’ · Edmonton Power · QCTV · Capital City TV · Edmonton Utilities · Northwestern Utilities	· Ongoing	· N/A	· 3	· Section 5 of the Redevelopment Plan



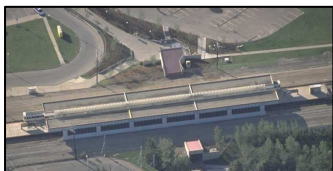
10.4 Implementation of Proposed Recreational and School Facilities Policies

Policy Statement	Implementational Action to be Taken	Responsible Department/ Agency	Start-Up Timing	Authority Required	Budget Category* 1. Capital 2. Operating 3. Administrative	Cross-Reference
<u>Parks</u> (Amended by Bylaw 10703 – July 18, 1994)						
· Renovation of facilities in Borden Park	· Preparation of a Ten Year Development Plan for Borden Park and negotiation with EXA regarding its future need and plans for the park	· Parks and Recreation in consultation with Planning and the EXA	· 1983-86	· Approval by Council is required	· 1	· Section 6.2.3 of the Redevelopment Plan
· Use of a portion of the closed Cromdale School grounds as park space	· Negotiation with the Public School Board to determine use and responsibility for improvements	· Parks and Recreation, Planning and the Public School Board	· 1983-86	· Approval of School Board is required	· 3 initially, then 1 and 2 as use is determined and implemented	· Sections 3.5.3 and 6.2.2 of the Redevelopment Plan
<u>Schools</u>						
· No new schools facilities are proposed	· None	· N/A	· N/A	· None	· None	· Section 6.3 of the Redevelopment Plan
· Use of a portion of the Virginia Park Elementary School site as park space	· Negotiation with the Public School Board to determine use and responsibility for improvements	· Parks and Recreation, Planning and the Public School Board	· 1983-86	· Approval of School Board is required	· 3	· Section 3.7.4



10.5 Implementation of Other Proposals

Policy Statement	Implementational Action to be Taken	Responsible Department/ Agency	Start-Up Timing	Authority Required	Budget Category* 1. Capital 2. Operating 3. Administrative	Cross-Reference
<u>Redevelopment Levy</u>						
<i>Deleted by Bylaw 7430 – January 24, 1984</i>						
<u>Historic Preservation</u>						
· To promote the preservation sites and areas considered to have historic significance and at the same time to ensure their economic viability as much as possible	· Appropriate review of development applications · Liaison between Planning and Alberta Culture and the Cromdale Community League during the process of consideration of application of historic designation of the Viewpoint Sub-Area	· Planning · Planning · Alberta Culture · Cromdale Community League	· Ongoing · 1983-84	· Approval by Development Officer required · Approval by Minister of Culture is required to apply Historic Designation · None municipally	· 3 · 3	· Section 9 of the Redevelopment Plan · Section 9 of the Redevelopment Plan · Section 20 of the Historical Resources Act of Alberta
<u>Regional Plan Amendment</u>						
· Conformity with Paper Edmonton Regional Plan-Metropolitan Part	· The Regional Plan must be amended from General Industrial to General Urban for several sites in Sub-Areas 2 and 4. A prior amendment to the Regional Plan for other sites in this area was approved in July 1980	· Planning in conjunction with the Regional Planning Commission	· Is required prior to the third reading of the bylaw which adopts this Plan (1983)	· The request for the amendment must come from City Council · Approval by Regional Planning Commission is required	· Unknown	· See Background for list of specific sites requiring amendment · Section 54(2) Planning Act R.S.A. 1980
<u>Land Use Bylaw Amendment</u>						
· Conformity with City Land Use Bylaw No. 5996 (as amended)	· An amending bylaw to the Land Use Bylaw must be approved	· Planning	· Prior to final approval (third reading) of the ARP Bylaw (1983)	· Council approval of amending Bylaw No. 6930 is required	· 3	· Bylaw No. 6930 · Section 9.2 of the Redevelopment Plan

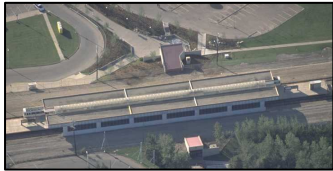


NOTE: The following section was added by Bylaw 9257 – April 10, 1990

Policy Reference	Action	Responsible Party	Timing and Budget
3.5.2.1	Redistrict the Ormana site from the expired DC2 (Comprehensively Planned Development) District to RA8 (Medium Rise Apartment) District	Planning and Development Department	With approval of this ARP (1990)
3.5.2.1 & 3.5.2.2	Review development proposals within the RA8 (Medium Rise Apartment) District for conformity with redevelopment guidelines	Planning and Development Department	Upon receipt of development proposals (ongoing)
3.5.3.1 & 3.7.4.1 & 3.7.4.3	Borden Park to remain districted AP (Public Parks) District and the City to redistrict the RF1 (Single Detached Residential) District and RA7 (Low Rise Apartment) District areas due west of Borden Park south of 113 Avenue to AP (Public Parks) District and acquire lots for park expansion. Administration to meet with Northlands and other private property owners east of 79 Street to negotiate acquisition of properties for expansion of Borden Park	Planning and Development Department Parks and Recreation Department	To commence acquisition within 6 months approval of this ARP amendment estimated property acquisition budget \$500,000 to \$750,000 subject to negotiations (1990-1991)
3.5.5	Redistrict the commercial site west of 82 Street between the CN/LRT line and 112 Avenue from CSC (Shopping Centre) District to CB1 (Low Intensity Business) District	Planning and Development Department	With adoption of this ARP (1990)
3.7.4.2	Meet with community to determine priorities of community desired improvements to Borden Park	Parks and Recreation Department	Immediately (1990)
3.7.4.3, 3.7.4.4, 3.7.4.5 & 3.7.4.6	Assess need for a parking lot for park users in the southwest portion of Borden Park, provide appropriate signing, buffering and landscaping	Parks and Recreation Department	Dependent upon Parks and Recreation Department's Parking Study in 1990; estimated cost of \$200,000 (1991-1996)
3.7.4.3	Landscape and sign the southwest corner of expanded Borden Park	Parks and Recreation Department	Upon transfer of City owned lots to Parks and Recreation Department's inventory for park Expansion; estimated cost of \$15,000 (1992)
3.7.4.7	Retain pedestrian crossings along 112 Avenue	Transportation Department	Ongoing



Policy Reference	Action	Responsible Party	Timing and Budget
4.2.4.1	Assess and implement improvement needs to 112 Avenue and 79 Street	Transportation and Public Works Departments in consultation with Edmonton Northlands	Immediately; cost estimates for road improvements \$200,000 (1990)
4.2.4.1	Provide parking ban signs on residential streets and notify public	Transportation Department Public Works Department	Upon implementation of Policy 3.5.2.1 (1992)
4.2.5 & 4.2.6	79 Street to be eliminated from the truck route	Transportation Department	Upon approval of this ARP (1990)
4.4.3	Conduct detailed urban design review of the CN/LRT corridor within Sub-Area 4	Transportation Department (Transit Division) in consultation with Parks and Recreation and Planning and Development Departments	In conjunction with overall Northeast CN/LRT Beautification Program; estimated budget of \$.1-million for this portion (1990 on)



Section 11 Land Use Regulations

11.1 Introduction

Area Redevelopment Plans (ARPs) are not empowered by the Planning Act to propose changes to land use districting within the Plan Area. Land use districting can only be applied through the City's Land Use Bylaw No. 5996. Specific districting for lands within ARPs can be imposed through an amendment to the Land Use Bylaw, known as a Statutory Plan Overlay (SPO). An SPO (Section 820 of the Land Use Bylaw) can be used to create new districts similar to standard districts in the Land Use Bylaw, or to design regulations for mixed use districts (RMX or CMX) as set out in Sections 240 and 370 respectively, in the Land Use Bylaw.

*Bylaw 9257
April 10, 1990*

There are three Direct Development Control Districts proposed for the Plan Area. All would be implemented upon approval of this Plan. Since Section 820.3(a) of the Land Use Bylaw specifically prohibits using an SPO (Special Plan Overlay) in conjunction with a Direct Development Control District, the proposed regulations for these three districts must appear in this section of the ARP.

The reader is advised to always refer to the City of Edmonton Land Use Bylaw No. 5996, as amended, when attempting to obtain information concerning the districting of land within the Plan Area. It is possible that some districting amendments could be made to the Land Use Bylaw from time to time which would not necessitate an amendment to this ARP. As a result, up-to-date districting information should be obtained from the Land Use Bylaw. Other planning legislation affecting the Plan Area which

may be of interest would include the Edmonton Regional Plan-Metropolitan Part, the City of Edmonton General Municipal Plan and the City of Edmonton Transportation Bylaw.

The Planning and Development Department will be responsible for the preparation of amendments to this Area Redevelopment Plan for Council approval, after a general meeting in the community, prior to Council's consideration of:

*Bylaw 12925
January 9, 2002*

1. any development that substantially changes any objective or policy of the Plan;
2. any major new civic projects undertaken for arterial roadways or parks and recreation facilities which have not been described already in this Plan; and
3. where directed by Council.

The Plan amendment will be comprised of the following components:

1. full map and text amendments along with a discussion outlining the new planning rationale for the land use rezoning or other planning decision; and
2. circulation of the proposed Plan amendment and notification to the affected property owners and the Community League.

The following is a list of districts which will be imposed in the Stadium Station Area through an amendment to the Land Use Bylaw.



11.2 RF1 – Single Detached Residential District (Section 110, Land Use Bylaw)

11.2.1 Area of Application

Portions of Sub-Area 6, located between 78 Street and the Capilano Freeway, and portions of Sub-Area 5, located between 80 and 78 Streets, designated RF1 in Bylaw 6930, amending the Land Use Bylaw.

11.2.2 Rationale

It is the Intent of this Plan to provide a district primarily for single detached housing, to achieve the intent of Sections 3.7 and 3.6 of this Plan.

11.3 RF3 – Low Density Redevelopment District (Section 140, Land Use Bylaw)

11.3.1 Area of Application

Portions of Sub-Area 6, located between 75 and 75A Streets, designated RF3 in Bylaw 6930, amending the Land Use Bylaw.

11.3.2 Rationale

It is the intent of this Plan to provide a district primarily for single detached and semi-detached housing while allowing small-scale conversion and infill redevelopment in order to achieve the intent of Section 3.7 of this Plan.

11.4 RA7 – Low Rise Apartment District (Section 210, Land Use Bylaw)

11.4.1 Area of Application

Portions of Sub-Area 2, located between 82 and 83 Streets north of Jasper Avenue and Sub-Area 6 between 73 and 75A Streets from 110 to 112 Avenues, designated RA7 (Low Rise Apartment) District in Bylaw 6930, amending the Land Use Bylaw.

*Bylaw 9257
April 10, 1990*

11.4.2 Rationale

It is the intent of this Plan to provide a district for low-rise apartments in order to achieve the intent of Sections 3.3, 3.6 and 3.7 of this Plan.

*Bylaw 9257
April 10, 1990*

11.5 RA8 – Medium Rise Apartment District (Section 220, Land Use Bylaw)

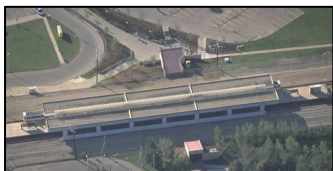
11.5.1 Area of Application

Portions of Sub-Area 2, between 82 and 84 Streets north of Jasper Avenue, designated RA8 (Medium Rise Apartment) District in Bylaw 6930, amending the Land Use Bylaw.

*Bylaw 9257
April 10, 1990*

11.5.2 Rationale

It is the intent of this Plan to provide a district for medium rise apartments in order to achieve the intent of Sections 3.3 and 3.4 of this Plan.



11.6 RA9 – High Rise Apartment District (Section 230, Land Use Bylaw)

*Bylaw 15224
July 6, 2009*

11.6.1 Area of Application

Portions of Sub-Area 2, between 82 and 84 Streets north of Jasper Avenue and Sub-Area 3, between 81 Street and the LRT right-of-way, north of 113 Avenue, designated RA9 in Bylaw 6930, amending the Land Use Bylaw, except the area legally described as Lot 6, Block 1, Plan RN61, and Lot 7, Block 1, Plan RN61 at 8224 – 8228 on the corner of Jasper Avenue and 83 Street.

11.6.2 Rationale

It is the intent of this Plan to provide a district for high rise apartments in order to achieve the intent of Sections 3.3 and 3.4 of this Plan.

11.7 CNC – Neighbourhood Convenience Commercial District (Section 310, Land Use Bylaw)

*Bylaw 15657
February 14, 2011*

11.7.1 Area of Application

Portions of Sub-Area 5 between 78 and 79 Streets south of 112 Avenue and Sub-Area 6 between 75 and 76 Streets south of 112 Avenue, designated CNC in Bylaw 6930, amending the Land Use Bylaw.

11.7.2 Rationale

It is the intent of this Plan to establish a district for convenience commercial and personal service uses which are intended to serve the day-to-day needs of residents in order to achieve the intent of Sections 3.3, 3.6 and 3.7 of this Plan.

11.8 CB1 (Low Intensity Business) District (Section 330, Land Use Bylaw)

*Bylaw 9257
April 10, 1990*

11.8.1 Area of Application

Portions of Sub-Area 4 between the LRT right-of-way, 82 Street and 112 Avenue, designated CB1 (Low Intensity Business) District in Bylaw 9255, amending the Land Use Bylaw.

11.8.2 Rationale

It is the intent of this Plan to provide a district for low intensity commercial development in order to achieve the intent of Section 3.5 of this Plan.

11.9 CB1 – Low Intensity Business District (Section 330, Land Use Bylaw)

11.9.1 Area of Application

Portions of Sub-Area 5, between 80 and 82 Streets south of 112 Avenue, and Sub-Area 6, between the Capilano Freeway and 73 Street, south of 112 Avenue, designated CB1 in Bylaw 6930, amending the Land Use Bylaw.

11.9.2 Rationale

It is the intent of this Plan to provide a district for low intensity commercial, office and service uses located along arterial roads that border residential areas, in order to achieve the intent of Sections 3.6 and 3.7 of this Plan.



**11.10 IB – Industrial Business District
(Section 410, Land Use Bylaw)**

*Bylaw 10703
July 18, 1994*

Deleted.

**11.11 IM – Medium Industrial District
(Section 420, Land Use Bylaw)**

*Bylaw 10703
July 18, 1994*

Deleted.

**11.12 IH – Heavy Industrial District
(Section 430, Land Use Bylaw)**

*Bylaw 10703
July 18, 1994*

Deleted.

**11.13 US – Urban Services District
(Section 510, Land Use Bylaw)**

11.13.1 Area of Application

Portions of Sub-Area 1, between 92 Street, Stadium Road and 112 Avenue, Sub-Area 2 at the north east corner of 84 Street and 110 Avenue, Sub-Area 4, between 113 and 114 Avenues on 81 Street between 113 and 114 Avenues on 79 Street and between 112 and 113 Avenues between 79 and 80 Streets, and Sub-Area 6 between Ada Boulevard and 112 Avenue, between 71 and 74 Streets, designated US in Bylaw 6930, amending the Land Use Bylaw.

11.13.2 Rationale

It is the intent of this Plan to provide a district for publicly and privately owned facilities of an institutional or community service nature, in order to achieve the intent of Sections 3.2, 3.3 and 3.5 of this Plan.

**11.14 AP – Public Parks District
(Section 530, Land Use Bylaw)**

11.14.1 Area of Application

Portions of Sub-Area 6, between 73 and 78 Streets north of 112 Avenue, between 112 Avenue and 112 Avenue South, east of 78 Street, and between 109 and 111 Avenues east of 74 Street, designated AP in Bylaw 6930 amending the Land Use Bylaw.

11.14.2 Rationale

It is the intent of this Plan to provide an area of public land for active and passive recreational uses and landscaped buffers, in order to achieve the intent of Section 3.7 of this Plan.

**11.15 DC1 (Area 1) – Stadium West Direct
Development Control District
(Section 710, Land Use Bylaw)**

Deleted.

*Bylaw 10703
July 18, 1994*

**11.16 DC1 (Area 2) – Stadium East Direct
Development Control District
(Section 710, Land Use Bylaw)**

Deleted.

*Bylaw 10703
July 18, 1994*



11.17 DC1 (Area 3) – Viewpoint Direct Development Control District (Section 710, Land Use Bylaw)

11.17.1 Area of Application

All of Sub-Area 3, east of 82 Street between 111 and Jasper Avenue, designated DC1 (Area 3) in Bylaw 6930, amending the Land Use Bylaw.

11.17.2 Rationale

It is the intent of this Plan to provide a district to preserve and protect the low density family-oriented housing function the area serves, and to recognize and protect the heritage resources and low density family-oriented residential functions which exist in this Sub-Area, to recognize the unique geography of the Viewpoint community, and to provide guidelines to stabilize and protect the character of this neighbourhood, in order to achieve the intent of Section 3.4 of this Plan. To accomplish this last objective, guidelines are set forward in this District which will control the design of new development and additions to existing development in a manner that ensures common design elements and building materials are utilized throughout the area.

11.17.3 Uses

The following uses are prescribed for lands designated DC1 (Area 3) pursuant to Section 710.3 of the Land Use Bylaw:

- 11.17.3.1 Single detached housing.
- 11.17.3.2 Duplex Housing where existing on the date of passage of this Bylaw.

11.17.3.3 Semi-detached Housing where existing on the date of passage of this Bylaw.

11.17.3.4 Conversions of Single-detached housing to not more than four dwelling units, where existing on the date of passage of this Bylaw.

11.17.3.5 Homecrafts

11.17.3.6 Offices-in-the-Home

11.17.4 Development Criteria

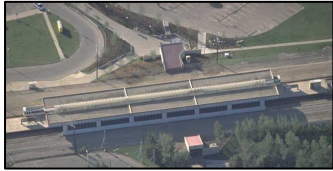
The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw:

11.17.4.1 The maximum total site coverage shall not exceed 50%, with a maximum of 35% for a principal building and a maximum of 15% for accessory buildings. Where a garage is attached to or designed as an integral part of a dwelling, the maximum for the principal building shall be 50%.

11.17.4.2 Separation space shall be provided in accordance with Section 58 of the Land Use Bylaw.

11.17.4.3 Off-street parking shall be provided in accordance with Section 66 of the Land Use Bylaw.

11.17.4.4 Offices-In-the-Home shall be developed in accordance with Section 84 of the Land Use Bylaw.



- | | | | |
|-----------|--|------------|---|
| 11.17.4.5 | Homecrafts shall be developed in accordance with Section 85 of the Land Use Bylaw. | | rooms and two-storey designs. Split level and ranch layouts are discouraged. |
| 11.17.4.6 | Architectural treatment of new construction and additions to existing development shall reflect the character and proportions of existing pre-1940 structures in the District, which may be achieved by: | | |
| | (i) ensuring the individuality of the dwelling or structure through design, location and proportions of entrances and windows, such that the building's exterior is reminiscent of existing pre-1940 structures in the district. Examples of such treatment would Include double-hung windows constructed of wood rather than sliding aluminum windows, and the front entrance door being centrally located on the facade. The ratio of height to width for windows other than bay or living room windows should be between 2:1 and 3:1. | | (iii) ensuring that elements common to the residential architecture of the district are emphasized through the inclusion of features such as: |
| | | | <ul style="list-style-type: none"> - dormers and bay windows - pitch and gambrel roofs and gables - porches and verandas - details of cornices and lintels - wood shingles - brick or narrow horizontal clapboard as prominent exterior finishes. |
| | | 11.17.4.7 | Renovation of existing structures shall retain the original architectural elements and proportions of the structure, including the elements outlined in Section 11.17.4.6 of this Plan. |
| | | 11.17.4.10 | When reviewing development applications, the Development Officer shall have regard for the requirements of Sections 11.17.4.6 and 11.17.4.7 in particular, and he shall review such applications with the City's Heritage Officer. |
| | | 11.17.4.11 | The minimum site and yard requirements shall be in accordance with the provisions of Section 140.4, Clauses (6) to (8), of the Land Use |
| | (ii) ensuring that floor plan layouts are reminiscent of pre-1940 structures in the area through the inclusion of central entrance hallways, separate living and dining | | |



Bylaw. Notwithstanding this, the Development Officer may, at his discretion, reduce the minimum yard requirements further where one or more adjacent properties exhibit similar variations from the RF3 District regulations (Section 140, Land Use Bylaw), providing this creates no adverse impact on these properties, in accordance with Section 51.2 of the Land Use Bylaw.

11.18 DC2 – Comprehensively Planned Development District (Section 720, Land Use Bylaw)

*Bylaw 9257
April 10, 1990*

Deleted.

11.19 RA8 – Medium Rise Apartment District (Section 220, Land Use Bylaw)

*Bylaw 9257
April 10, 1990*

11.19.1 Area of Application

Portions of Sub-Area 4, south of 113 Avenue between 80 and 82 Streets, designated RA8 in Bylaw 9255 (as amended), amending the Land Use Bylaw.

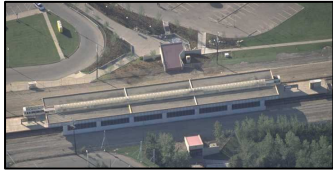
11.19.2 Rationale

It is the intent of this Plan to provide a district for medium rise apartments in order to achieve the intent of Section 3.5 of this Plan.

11.19.3 Redevelopment Guidelines

The Development Officer will have regard for the following when reviewing development applications in this area:

- aggregated children's playspace or communal recreation space should be provided on-site
- ancillary commercial uses are appropriate in the ground floor of development in the southwest corner of the site
- use of existing utility services and retention of mature trees are encouraged



*Bylaw 9257
April 10, 1990*

11.20 AP – Public Parks District (Section 530, Land Use Bylaw)

11.20.1 Area of Application

Portions of Sub-Area 4, the properties on the east side of 79 Street between 112 Avenue and 113 Avenue, designated AP in Bylaw 9255, amending the Land Use Bylaw.

11.20.2 Rationale

It is the intent of this Plan to provide a district for public park in order to achieve the intent of Section 3.5 and 3.7 in this Plan.

*Bylaw 15224
July 6, 2009*

11.21 Site Specific Development Control Provision (DC2)

11.21.1 Area of Application

The area legally described as Lot 6, Block 1, Plan RN61, and Lot 7, Block 1, Plan RN61 at 8224 – 8228 on the corner of Jasper Avenue and 83 Street shall be designated as Site Specific Development Control Provision (DC2) which, among other regulations, shall provide for a maximum Density of 689 dwellings/ha, maximum Building Height of

90.0 metres, and maximum Floor Area Ratio of 8.3.

11.21.2 Rationale

It is the intent of this Plan to provide a district for high rise apartments in the area described in Policy 11.21.1, in order to achieve the intent of Section 3.3 of this Plan, consistent with the opportunities provided in the Zoning Bylaw, No. 12800.