

# Charter Bylaw 19687

To allow for medium rise Multi-unit Housing, Cromdale

---

## Purpose

Rezoning from CNC, RA7 and RF1 to RA8; located at 11233, 11231, 11227, 11219 - 79 Street NW; and 11232, 11226, 11224, 11220 - 78 Street NW.

## Readings

Charter Bylaw 19687 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19687 be considered for third reading."

## Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 16 and April 24, 2021. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Previous Council Action

At the May 4, 2021, City Council Public Hearing, the following motion was passed:

That Bylaws 19685 and 19686 and Charter Bylaw 19687, be referred to Administration, to conduct additional engagement with the community, and return to the August 31, 2021, City Council Public Hearing.

Bylaw 19686, which proposed an amendment to the Cromdale / Virginia Park Area Redevelopment Plan (ARP), is no longer being brought forward for consideration as this ARP was repealed on June 8, 2021 by Bylaw 19725.

## Report

The purpose of proposed Charter Bylaw 19687 is to change the zoning of a site from the (CNC) Neighbourhood Convenience Commercial Zone, (RA7) Low Rise Apartment Zone and (RF1) Single Detached Residential Zone to the (RA8) Medium Rise Apartment Zone. The RA8 Zone will allow for a residential building up to 23 metres high (approximately 6 storeys) with limited commercial opportunities at ground level, such as Health Services, Convenience Retail Stores and Specialty Food Services.

This rezoning is associated with a road closure (Bylaw 19685) which would close a surplus lane positioned internal to the zoning site. Once closed, it will be consolidated with the adjacent lots.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

### **Public Engagement**

Advance Notice was sent to surrounding property owners and the Parkdale-Cromdale Community League Association on January 16, 2020.

From June 21 to July 9, 2021, Administration held an online public engagement session regarding this application.

Feedback from this engagement is summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 19687
2. Administration Report (attached to Bylaw 19685 - item 3.24)