



ITEMS 3.24 & 3.25 - CROMDALE
BYLAW 19685 & CHARTER BYLAW 19687

DEVELOPMENT
SERVICES
August 31, 2021

Subject Site



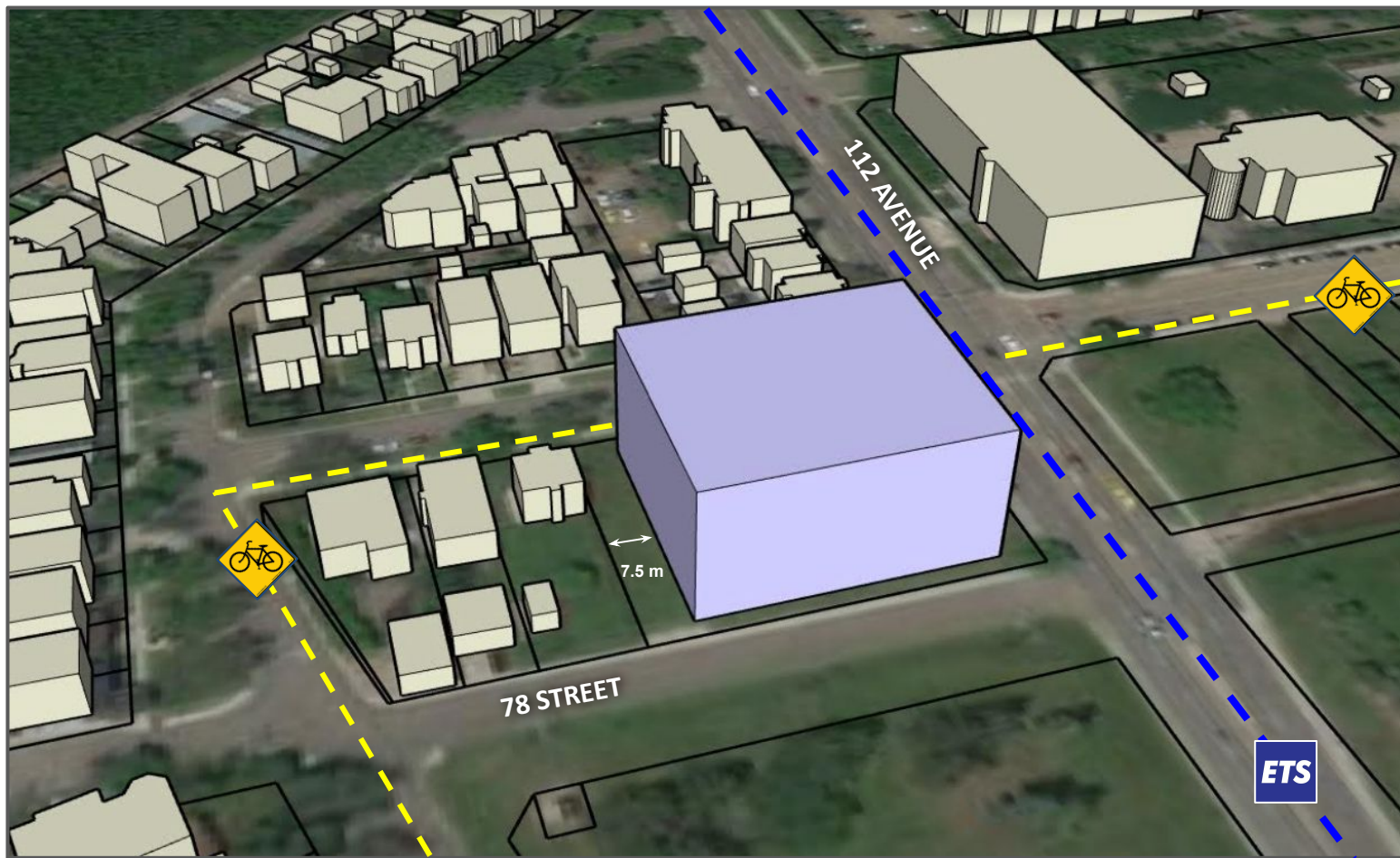
3 Site and Surrounding Area





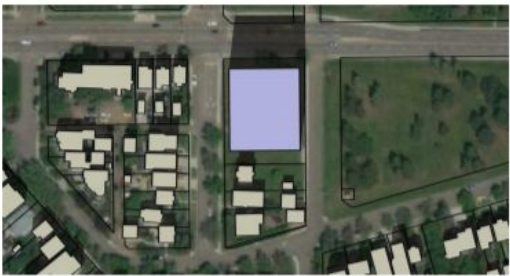



4 Zone Comparison



REGULATION	RA7 Current Zone	RA8 Proposed Zone
Height	16.0 m	23.0 m
FAR	2.3 - 2.5	3.0 - 3.3
Density	Min: 45 du/ha Max: None	Min: 75 du/ha Max: None
Setbacks North (112 Ave) South East (78 Street) West (79 Street)	6.0 m -- m 3.0 m 3.0 m	6.0 m 7.5 m 3.0 m 3.0 m
Commercial Uses Permitted	Limited at Grade	Limited at Grade



Shadow Impacts

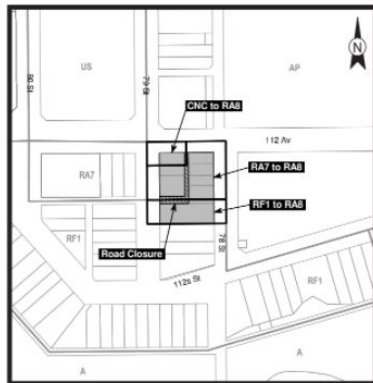
	MARCH/SEPTEMBER 21	JUNE 21
9AM		
12PM		
3PM		

7 Public Engagement

DATE CREATED: JUNE 16, 2021 | CROMDALE

NOTICE OF AN ONLINE PUBLIC ENGAGEMENT OPPORTUNITY

Edmonton



FILE #: LDA19-0568

An application has been made to rezone 11220, 11224, 11226 & 11232 – 78 Street NW, and 11219, 11227, 11231 & 11233 – 79 Street NW.

Learn more about the application and provide feedback online.

Dates: June 21 - July 5, 2021

Website: <https://engaged.edmonton.ca/RA8Cromdale>

Because of the current public health situation, the City is unable to host an in-person public engagement event to share information and collect feedback for this application face-to-face, as we normally would. This webpage has been set up to help fulfill this role as much as possible.

This application proposes to rezone the subject 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, as shown on the attached sketch. The proposed RA8 Zone would allow for a 23 metre high (approximately 6 storey) residential building with limited commercial opportunities at ground level, such as Convenience Retail Stores and Specialty Food Services. This application also proposes to close a lane that is positioned internally to the subject site.



Cromdale RA8 Rezoning Application
LDA19-0568

Edmonton

WHAT WE HEARD REPORT

Online Public Engagement Feedback Summary LDA19-0568 - Cromdale

PROJECT ADDRESS: 11220, 11224, 11226, 11232 - 78 Street NW and 11219, 11227, 11231, 11233 - 79 Street NW

PROJECT DESCRIPTION: The proposed rezoning is from Neighbourhood Convenience Commercial Zone (CNC), Low-Rise Apartment Zone (RA7), and Single Detached Residential Zone (RF1) to Medium-Rise Apartment Zone (RA8) to allow for a 23-metre high (approximately 6 storey) residential building with limited commercial opportunities at ground level.

In addition to the rezoning, there is an associated application to close an unused lane positioned internally within the rezoning area so it can be incorporated into the proposed development.

PROJECT WEBSITE: [edmonton.ca/comdaleplanningapplications](https://engaged.edmonton.ca/comdaleplanningapplications)

ENGAGEMENT FORMAT: Online Engagement Webpage - Engaged Edmonton:
<https://engaged.edmonton.ca/RA8Cromdale>

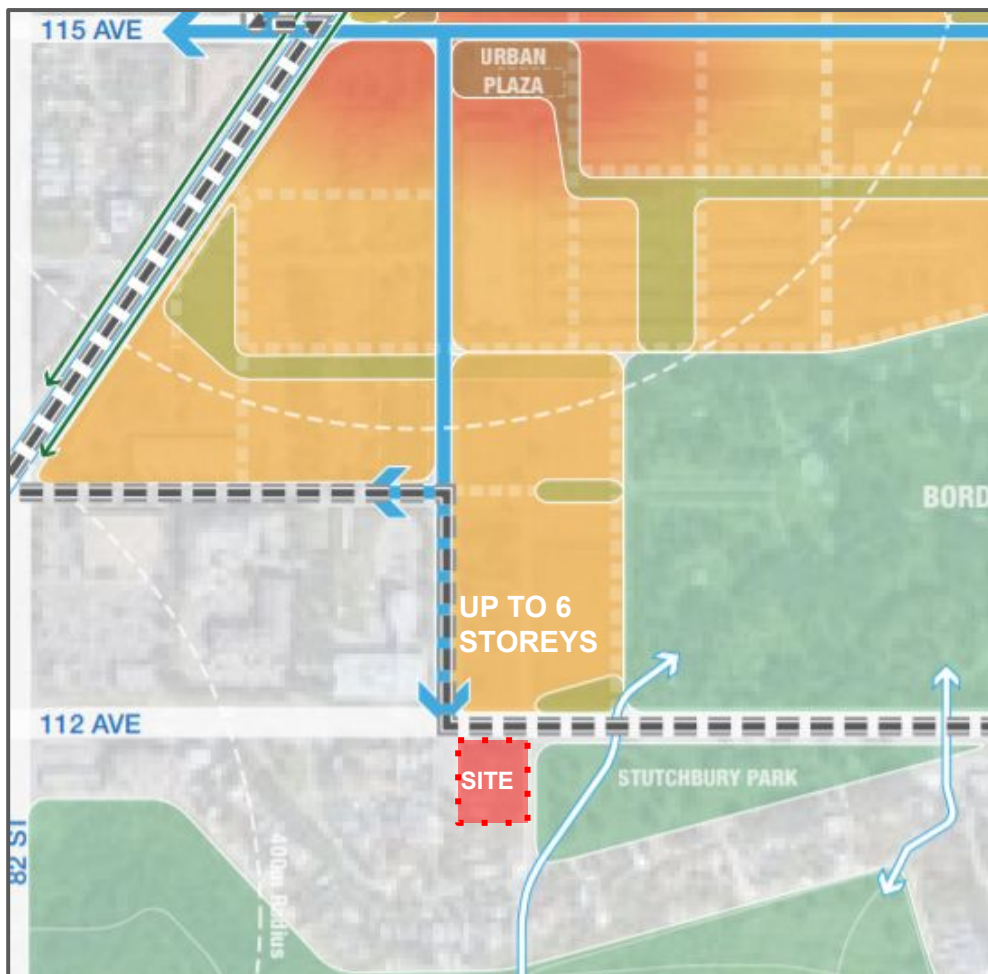
ENGAGEMENT DATES: June 21 - July 9, 2021

NUMBER OF VISITORS:

- Engaged: 23
- Informed: 33
- Aware: 77

See "Web Page Visitor Definitions" at the end of this report for

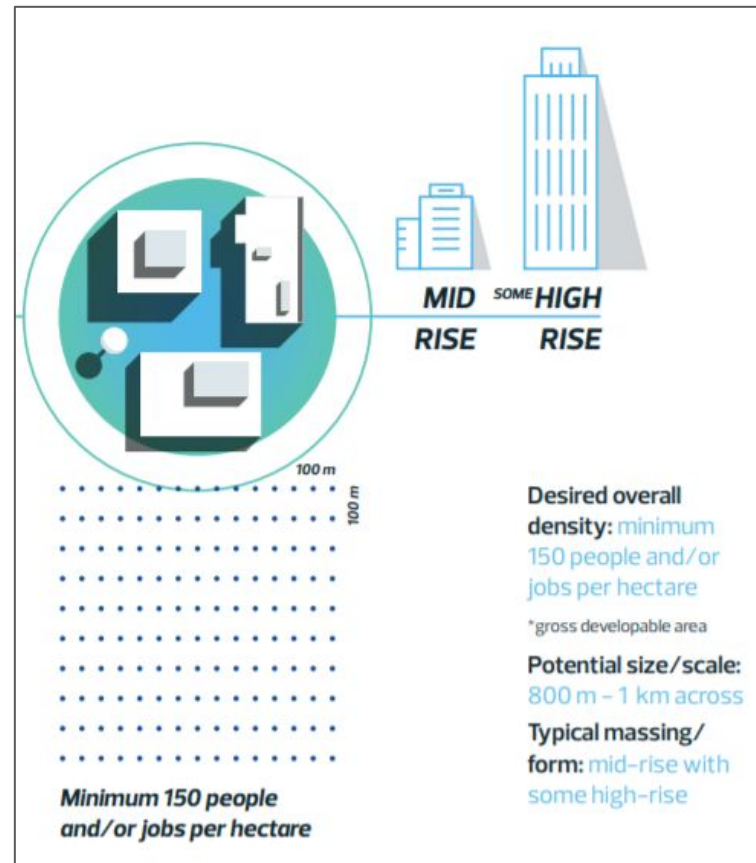
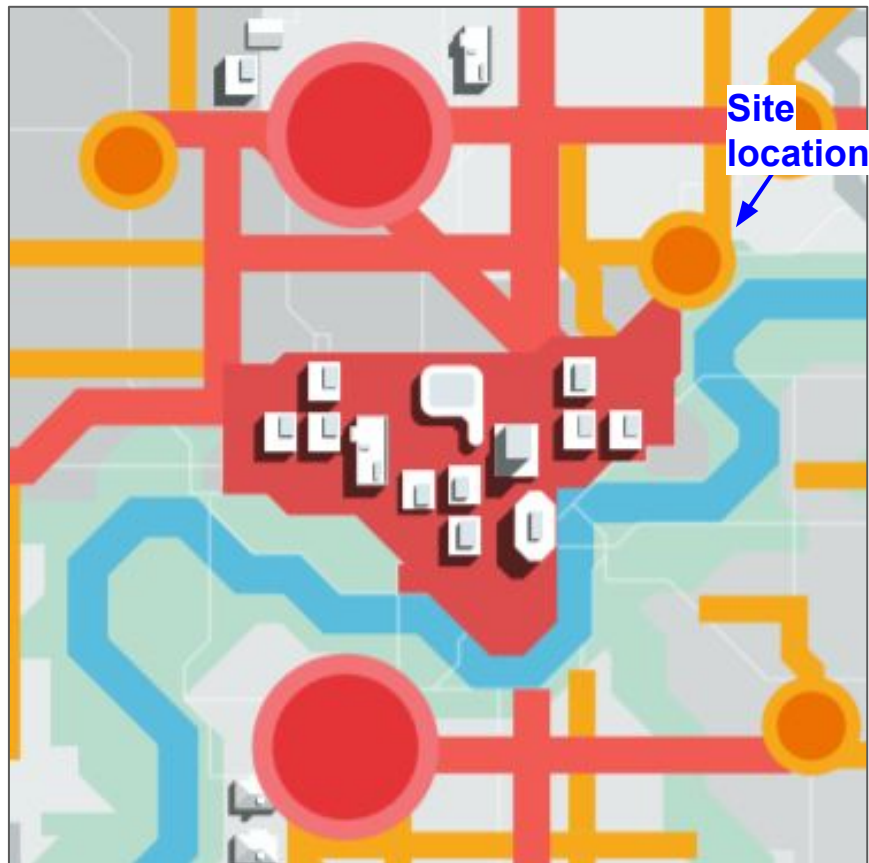




EDMONTON

EXHIBITION LANDS

Planning Framework














ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



	<i>Current</i>			<i>Proposed</i>
	CNC Zone	RF1 Zone + MNO	RA7 Zone	RA8 Zone
Maximum Height	10.0 m	8.9 m	14.5 m - 16.0 m	23.0 m
Maximum Floor Area Ratio (FAR)	1.0	n/a	2.3 - 2.5	3.0 - 3.3
Density	No maximum	3 units	Minimum: 45 du/ha Maximum: None	Minimum: 75 du/ha Maximum: None
Minimum Setbacks	CNC Zone¹	RF1 Zone + MNO¹	RA7 Zone¹	RA8 Zone²
North	4.5 m	--	6.0 m	6.0 m
West	4.5 m	3.0 m	3.0 m	3.0 m
South	--	1.2 m	--	7.5 m
East	--	40% of Site Depth	3.0 m	3.0 m

3.24-3.25 - Cromdale

	MARCH/SEPTEMBER 21	JUNE 21	DECEMBER 21
9AM			
12PM			
3PM			
6PM	