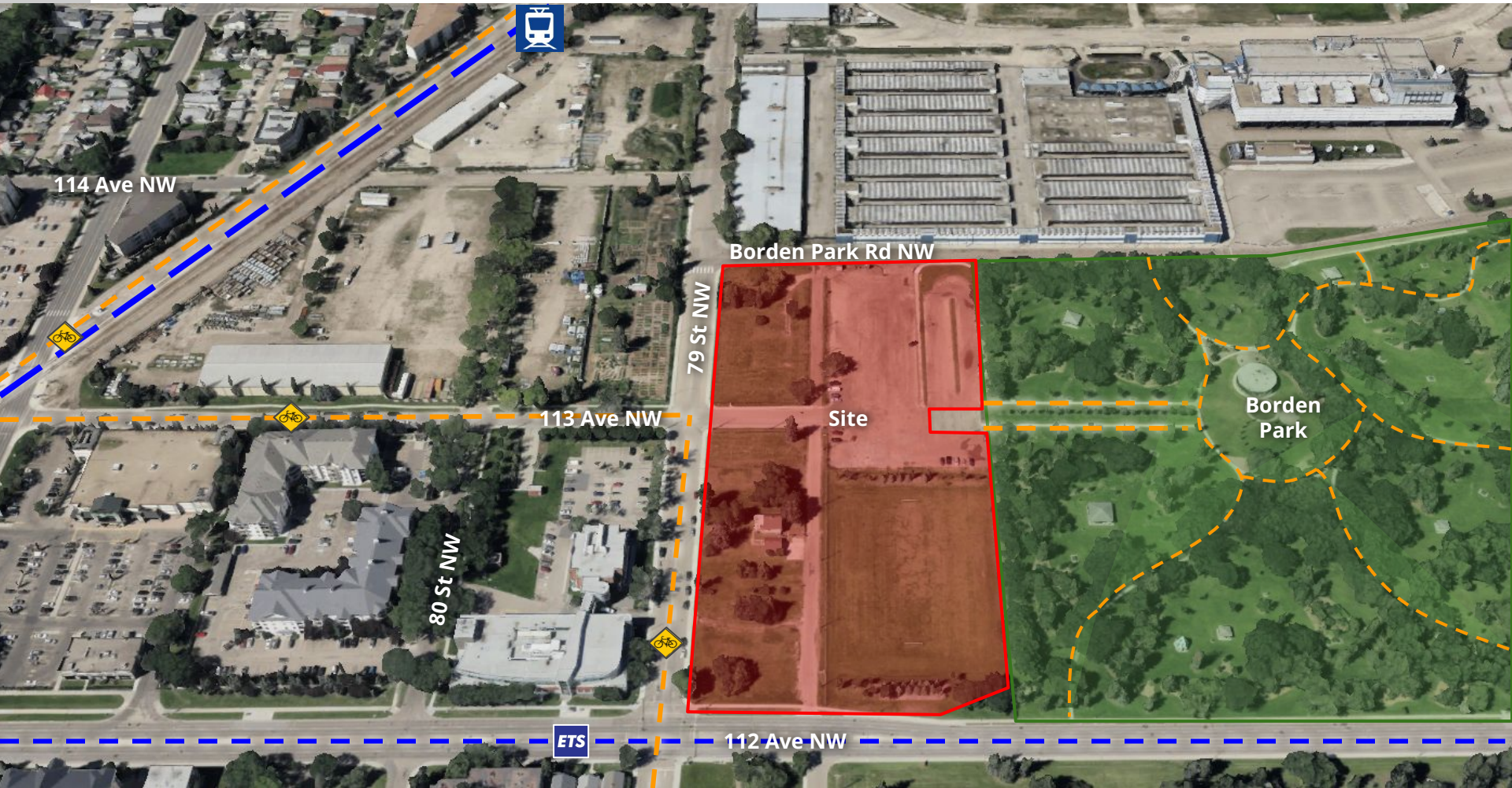




ITEM 3.28
BYLAW 21282
CROMDALE, EDMONTON NORTHLANDS, VIRGINIA PARK

DEVELOPMENT
SERVICES
AUG 18, 2025

Edmonton



Respondents (3)

Support (1)

- Supportive of redevelopment

Concerns (1)

- Opposed to additional housing in the area
- Opposed to additional event spaces due to impacts to surrounding neighbourhoods

Questions only (1)



CITY WEBPAGE
Dec 17, 2024



MAILED NOTICE
Dec 20, 2024



1:1 COMMUNICATION
Ongoing



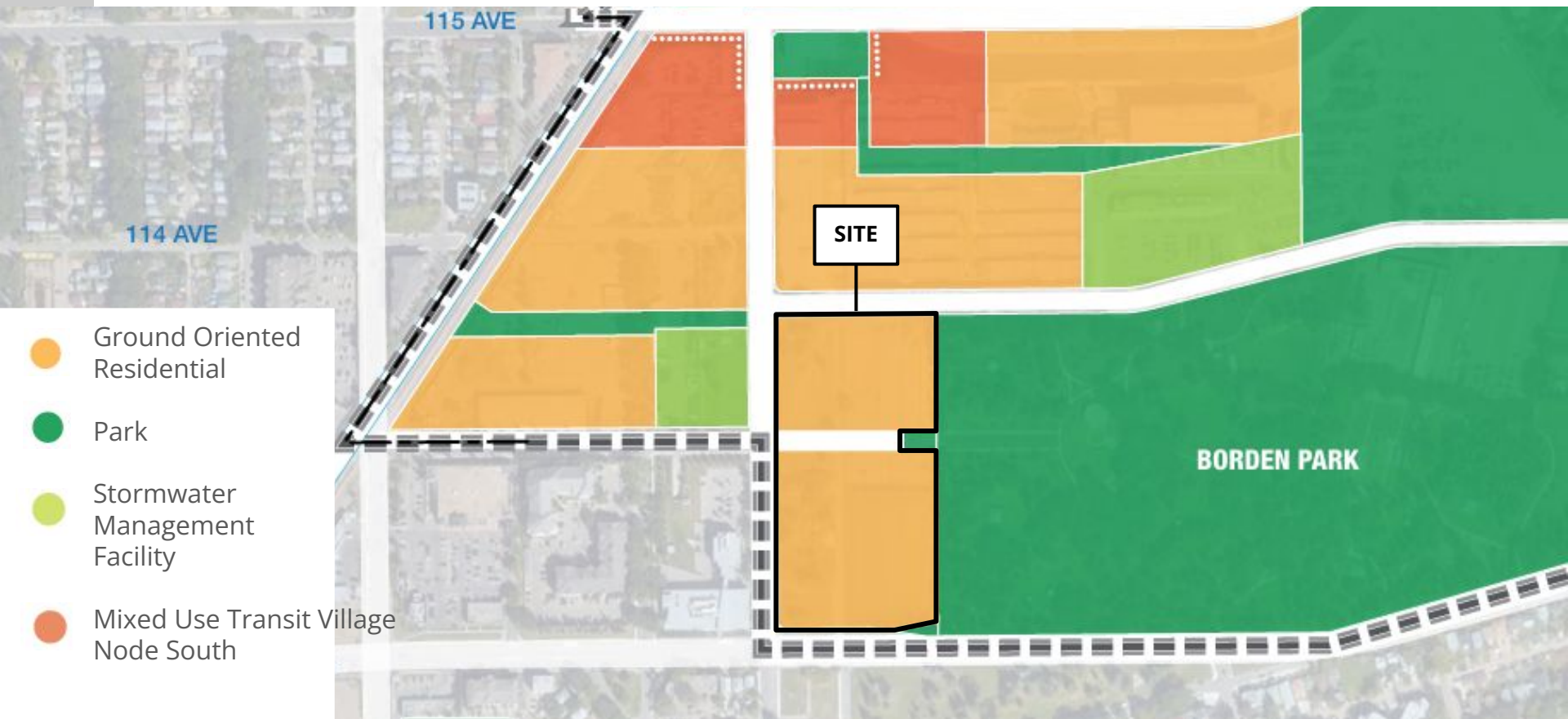
SITE SIGNAGE
Jan 7, 2025



PUBLIC HEARING
NOTICE
Jul 24, 2025



JOURNAL AD
Aug 1, 2025 &
Aug 9, 2025



EXHIBITION LANDS PLANNING FRAMEWORK
FIGURE 13: LAND USE CONCEPT

5	PROPOSED ZONE
REGULATION	SMALL SCALE FLEX RESIDENTIAL ZONE (RSF)
Residential Built Forms	<p>Single detached, semi-detached, duplex, row, multi-unit, secondary suites, backyard, lodging, supportive, cluster.</p> <p>Reverse housing, zero lot line development, and reduced setback development.</p>
No. of Dwellings	<p>Minimum: n/a</p> <p>Maximum: n/a</p>
Max. Height	12.0 m
Max. Site Coverage	55%
<p>Min. Front Setback</p> <p>Min. Interior Side Setback</p> <p>Min. Flanking Side Setback</p> <p>Min. Rear Setback</p>	<p>3.0 m</p> <p>1.2 m</p> <p>2.0 m</p> <p>1.2 m</p>



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**