

Bylaw 19686

To amend the Cromdale/Virginia Park Area Redevelopment Plan

Purpose

To amend policies 3.6.2 and 3.6.3 and a map to allow for a medium rise apartment at a site located south of 112 Avenue NW, between 78 and 79 Street NW; Cromdale.

Readings

Bylaw 19686 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 Bylaw 19686 be considered for third reading.”

Advertising and Signing

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

Position of Administration

Administration supports this proposed Bylaw.

Report

The purpose of proposed Bylaw 19686 is to amend the Cromdale/Virginia Park Area Redevelopment Plan to exempt a site along 112 Avenue NW, between 78 and 79 Street NW from two policies which currently limit the use of the site to low-rise apartment and low density housing, and also restricts any further commercial development from occurring in this area. One map is also being amended to redesignate this site to allow for a mid-rise apartment at the subject site. This plan amendment is associated with a proposed rezoning (Charter Bylaw 19687) and a road closure (Bylaw 19685).

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. 18 responses were received and are summarized in the attached Administration Report.

Attachments

1. Bylaw 19686
2. Administration Report (attached to Bylaw 19685 - item 3.19)