

# Bylaw 19763

## Amendment to the Griesbach Neighbourhood Area Structure Plan

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### Purpose

To amend the Griesbach Neighbourhood Area Structure Plan.

### Readings

Bylaw 19763 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 19763 be considered for third reading.”

### Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on June 18 and 26, 2021. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Bylaw.

### Report

Bylaw 19763 proposes to amend a portion of land located in the southwestern corner of the Griesbach Neighbourhood Area Structure Plan (NASP) from Mixed Use to Medium Density Residential to accommodate Mid-Rise Apartment (High Density Residential) uses. The subject site is located within the City Plans redevelopment and future growth area and has convenient access to 137 Avenue NW - a Primary Corridor and Citywide Transit route. Furthermore, the site is approximately 165 m from the future Planned Neighborhood LRT Station to be located at 137 Avenue NW and Castle Downs Road NW.

The proposal supports the City Plan Strategy to accommodate future growth for an additional 1.25 million population within Edmonton's existing boundaries and providing increased density and a variety of housing in proximity to mass transit and a future LRT station. At the same time, the Griesbach Neighbourhood Structure Plan recognizes the need for housing choices and supports increased densities of land use through infill development that is sensitive to existing development.

An associated application is advancing concurrently to rezone the subject site, under Charter Bylaw 19764, to align with this Bylaw.

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

### **Public Engagement**

Advance Notice was sent to surrounding property owners, the Griesbach Community League and Castle Downs Recreation Society Area Council on April 19, 2021. As a result, 1 phone call and 12 email responses were received. Four residents were in support while 9 residents were opposed to the application. The most common feedback expressed concerns about traffic congestion, and additional height of the proposed development.

An Online Public Engagement Event was held between April 26 and May 18, 2021. Information in the What We Heard Report (Attachment 9) includes details of the feedback as well as the responses from Administration during the application review process.

### **Attachments**

1. Bylaw 19763
2. Administration Report