

Charter Bylaw 19764

To allow for the development of a multi-unit apartment, Griesbach

Purpose

Rezoning from DC2 to RA8g; located at 5340 - Admiral Girouard Street NW.

Readings

Charter Bylaw 19764 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 19764 be considered for third reading."

Advertising and Signing

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

Position of Administration

Administration supports this proposed Bylaw.

Report

Charter Bylaw 19764 proposes to rezone land within the southwestern portion of the Griesbach Neighbourhood Area Structure Plan from (DC2) Site Specific Development Control Provision to (RA8g) Griesbach Medium Rise Apartment Zone to allow for a six storeys (23m) multi-unit apartment complex.

An associated application is advancing concurrently to amend the Griesbach Neighbourhood Area Structure Plan under Bylaw 19763 to align with this Charter 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 concern was about traffic congestion and the 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. Charter Bylaw 19764
2. Administration Report (Attached to item 3.11 - Bylaw 19763)