

BYLAW 20005

Amendment to the Griesbach Neighbourhood Area Structure Plan

Purpose

To amend the Griesbach Neighbourhood Area Structure Plan to accommodate Mid-Rise Apartments.

Readings

Bylaw 20005 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 20005 be considered for third reading."

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on February 25, 2022, and March 5, 2022. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 20005 proposes to amend the text and statistics of the Griesbach NASP to accommodate Mid-Rise Apartment (High Density Residential) uses in the southeast corner of the Village Centre in order to align the plan with the associated proposed rezoning to RA8g under Charter Bylaw 20006.

Currently, the approved NASP requires buildings to be a mix of commercial and residential uses up to a maximum height of 4 storeys (18 meters). The proposed amendment would allow for free-standing medium to high-density residential-only buildings up to a maximum of 6 storeys (23 meters) at this location.

If approved, the amount of commercial square footage within the Village Centre would decrease from 11,915 m² to 8,979 m², while Mid-Rise Apartments would increase from 645 units to 875 units.

The application aligns with relevant policies of The *City Plan* (MDP) related to supporting the goals and policies to accommodate growth for a future population of 1.25 million within Edmonton's existing boundaries. The application will contribute towards residential densification along two primary corridors; and integrate services, amenities, housing and multi-modal transportation options in the Griesbach Village Centre.

The site is within the boundaries of the Northwest District Plan.

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

Community Insights

Advance Notices were sent to surrounding property owners and the presidents of the Griesbach Community League and Castle Downs Recreation Society Area Council on September 15, 2021, and November 25, 2022. On September 15, 2021, the applicant/developers hosted a remote Community Information Session. An Engaged Edmonton webpage was created to collect feedback on the application from November 29, 2021 to January 3, 2022. In total, approximately 50 responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20005
2. Administration Report