

CHARTER BYLAW 20006

To allow for Multi-Unit Housing up to six (6) storeys in the Village Centre, Griesbach

Purpose

Rezoning from RF1 to RF3; located at 9703 – 137 avenue NW.

Readings

Charter Bylaw 20006 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 20006 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 Charter Bylaw.

Report

Charter Bylaw 20006 proposes to rezone the subject site, located on the southeast corner in the Griesbach Village Centre, from (GVC) Griesbach Village Centre to (RA8g) Griesbach Medium Rise Apartment Zone. The purpose of the application is to develop two multi-unit buildings up to 23 m (six storeys) in height. Charter Bylaw 20006 includes an update to Section 940 of the Zoning Bylaw (Griesbach Special Area).

In order to encourage an active and vibrant Village Centre, the approved NSP recognizes that a critical density of uses (including housing) must be attained and the highest and best of use for this portion of the neighbourhood will be based on market conditions.

An associated amendment to the Griesbach NASP (proposed Bylaw 2000) to update the text, and land use and population statistics to accommodate Mid-Rise Apartment (High Density Residential) uses at this location.

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

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

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. An Engaged Edmonton online forum provided to collect feedback on the application and share information. In total, approximately 50 responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20006
2. Administration Report (attached to Bylaw 20005 - Item 3.21)