

Bylaw 18144

To allow for Griesbach-specific row housing and amend existing DC2 Provisions to allow for subdivision on the southwest corner of Castle Downs Road and 137 Avenue, Griesbach

Purpose

Rezoning from DC2 and GLG to DC2 and RF5g, located at 13715 - Castle Downs Road, Griesbach.

Readings

Bylaw 18144 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 18144 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 11, 2017, and Saturday, August 19, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The purpose of Bylaw 18144 is to amend the Zoning Bylaw and Appendix I to Section 940 Special Area Griesbach from (DC2) site specific development control provision and (GLG) Griesbach Low Density Residential (with garage suites) Zone to (RF5g) Griesbach Row Housing Zone and (DC2) Site Specific Development Control Provisions. The existing DC2 zoning allows for interim and existing uses, such as farming and outdoor recreation, while the Griesbach area develops. The RF5g Zone allows for Griesbach-specific row housing in accordance with the Griesbach Neighbourhood Area Structure Plan. This application will amend the DC2 Provisions by reducing their size, allowing for the immediate subdivision of the southwest corner of Castle Downs Road NW and 137 Avenue into minimum 1.5 hectare lots (approximately three to four lots), and allowing for community gardens as an additional interim use.

Comments from civic departments and utility agencies have been addressed.

Policy

Bylaw 18144 supports *The Way We Grow* policies by optimizing the use of existing infrastructure and ensuring land use patterns provide flexibility for future development as the neighbourhood evolves through its life cycles, and generally complies with the Griesbach Neighbourhood Area Structure Plan.

Corporate Outcomes

- Edmonton is attractive and compact
- The City of Edmonton has sustainable and accessible infrastructure
- Edmontonians are connected to the city in which they live, work and play

Public Consultation

On September 6, 2016, the applicant sent out pre-application notification letters to surrounding property owners and Griesbach Community League prior to submitting the application to Urban Form and Corporate Strategic Development.

Advance notification was sent on October 18, 2016, by Urban Form and Corporate Strategic Development to surrounding property owners, the Carlisle and Griesbach Community Leagues, Rosslyn Community Association, Castle Downs Recreation Society Area Council, Edmonton Area Council One Society Area Council and Edmonton North District Area Council Area Council.

A summary of comments and concerns received in response to this public consultation is contained in the attached Urban Form and Corporate Strategic Development report.

Attachments

1. Bylaw 18144
2. Urban Form and Corporate Strategic Development report