

BYLAW 20437

To amend the Griesbach Neighbourhood Area Structure Plan

Purpose

To amend the Griesbach Neighbourhood Area Structure Plan to accommodate mid-rise multi-unit housing.

Readings

Bylaw 20437 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 20437 be considered for third reading.

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on April 6, 2023, and April 15, 2023. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 20437 proposes to amend the Griesbach Neighbourhood Area Structure Plan (NASP) to redesignate 2.5 ha of land located at the northeast intersection of 137 Avenue NW and Castle Downs Road NW, from “Mixed Use” to Medium Density Residential uses to align the plan with the associated rezoning application to RA8g under proposed Charter Bylaw 20438.

The amendment would update the development concept map, relevant text, and the land use and population statistics accordingly.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton’s existing boundaries by contributing to city-wide residential densification along a secondary corridor (137 Avenue NW) within a transit-oriented development area. It will increase housing choice by adding multi-unit apartment units that will utilize land and infrastructure efficiently and contribute towards the completion of the neighbourhood.

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

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Community Insights

A notice was sent to surrounding property owners and the presidents of the Griesbach, Carlisle and Rosslyn Community Leagues; and the presidents of the Castle Downs Recreation Society Area Council, Edmonton Area Council One Society Area Council and Edmonton North District Area Council Area Council on November 24, 2022. No responses were received.

Attachments

1. Bylaw 20437
2. Administration Report