

## **CHARTER BYLAW 20438**

### **To allow for midrise multi-unit housing, Griesbach**

#### **Purpose**

Rezoning from DC2 to RA8g located at 13703 - Castle Downs Road NW.

#### **Readings**

Charter Bylaw 20438 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 20438 be considered for third reading.

#### **Advertising and Signing**

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

#### **Position of Administration**

Administration supports this proposed Charter Bylaw.

#### **Report**

Charter Bylaw 20438 proposes to rezone the subject site, located at the northeast intersection of 137 Avenue NW and Castle Downs Road NW, from (DC2) Site Specific Development Control Provision to (RA8g) Griesbach Medium Rise Apartment Zone. The purpose of the application is to develop three (3) mid-rise multi-unit apartment buildings up to 23.0 m (six storeys) in height. Section 940 of the Zoning Bylaw (Griesbach Special Area) will be updated with this Charter Bylaw.

An associated amendment to the Griesbach Neighbourhood Area Structure Plan (NASP) under proposed Bylaw 20437 to update the development concept map, relevant text, and the land use and population statistics to accommodate Medium Density Residential uses at this location accompanies this Charter Bylaw.

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.

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

### **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. Charter Bylaw 20438
2. Administration Report (attached to item 3.22 - Bylaw 20437)