

BYLAW 21039

To amend the Zoning Bylaw 20001 - Griesbach Low Density Residential Flex Zone, Griesbach

Purpose

To amend the Zoning Bylaw 20001, Section 3.175 Griesbach Low Density Residential Flex Zone to align the regulations consistent with small scale residential development.

Readings

Bylaw 21039 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 21039 be considered for third reading.

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on January 17, 2025, and January 25, 2025. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 21039 proposes to amend the Zoning Bylaw 20001, 3.175 Section Griesbach Low Density Residential Flex Zone (GLDF) by:

- Correcting the Maximum Height from 23.0 m to 12.0 m and the maximum Height from the Grade to the eave line to 9.0 m.
- Reducing the 'Minimum Flanking Side Setback' from 3.0 m to 2.0 m.
- Adding the word principal to Section 3.175.4.2.5.3 to read "16 principal Dwellings per Lot for Row Housing."
- Removing Sections 3.175: 4.2.1., 4.2.2. and 4.2.3.

The reduction in height from 23.0 m to 12.0 m fixes an error that occurred during Zoning Bylaw Renewal when the old Griesbach Low Density Residential with Garden Suites Zone (GLG) was updated to the Griesbach Low Density Residential Flex Zone (GLDF). The maximum height of the old GLG Zone was 12.0 m, and the intent was to carry that same maximum height into the new GLDF Zone.

The proposed reduced flanking side setback aligns with the Small Scale Flex Residential Zone (RSF) and provides more flexibility for small scale residential development on corner sites. It also aligns

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better with the old GLG Zone which tied the minimum flanking side setback to a percentage of site width.

Amending the GLDF Zone will ensure the regulations are more user-friendly and conform to The City Plan's vision by supporting growth within approved neighbourhoods.

Public Engagement

Public engagement for this application included information on the City's Public Notices webpage.

Attachments

1. Bylaw 21039