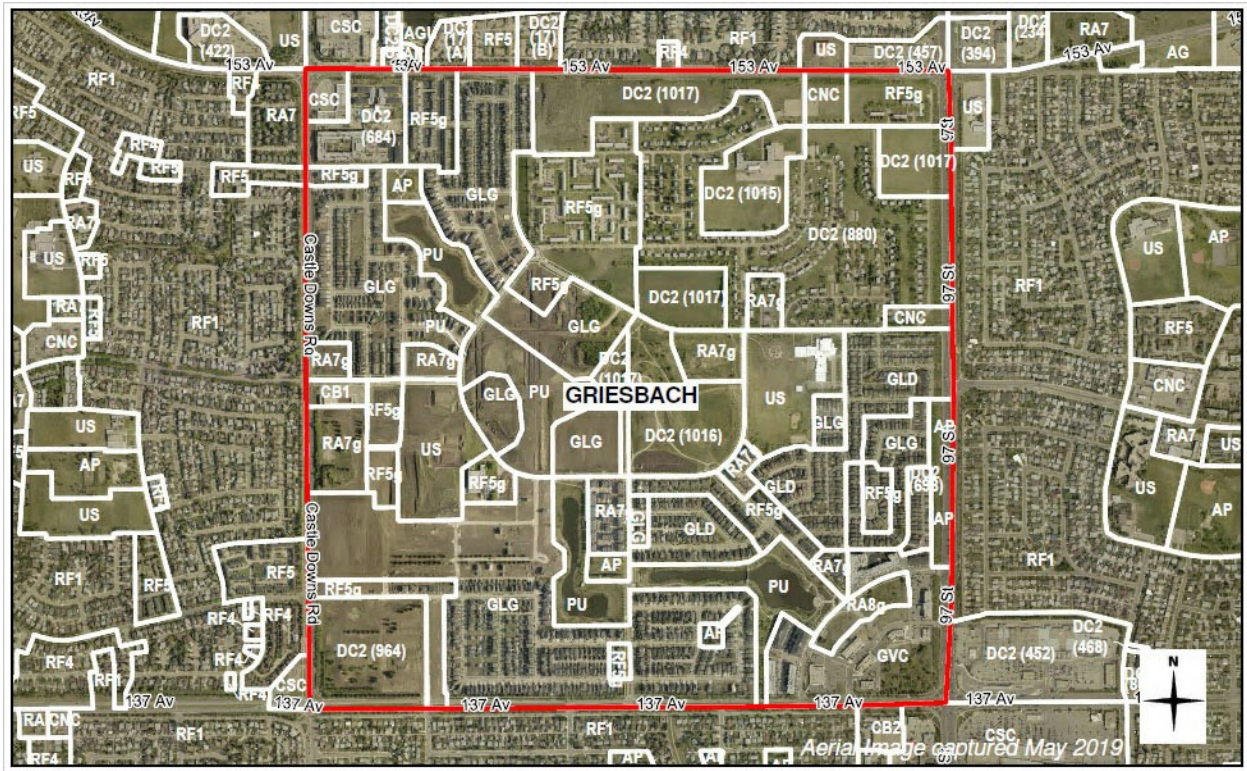




# ADMINISTRATION REPORT REZONING TEXT AMENDMENT GRIESBACH

To allow for secondary suites and garden suites in conjunction with single detached housing within Griesbach Special Area zones.



## RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- will align the Griesbach special areas zones with the approved missing middle amendments (Bylaw 18967);
- will contribute to housing diversity and supports the development of more affordable low density housing options in the form of secondary suites and garden suites;
- and
- conforms with the Griesbach Neighbourhood Area Structure Plan.

## THE APPLICATION

1. **CHARTER BYLAW 19434** to amend Section 940 Special Area Griesbach of the Zoning Bylaw.
2. **CHARTER BYLAW 19429** to amend the Section 86 and Section 87 of the Zoning Bylaw.

The purpose of proposed Charter Bylaw 19434 is to align the Griesbach special area zones by allowing secondary suites and garden suites with the approved "Missing Middle " amendments to the Zoning Bylaw approved by City Council on August 26, 2019.

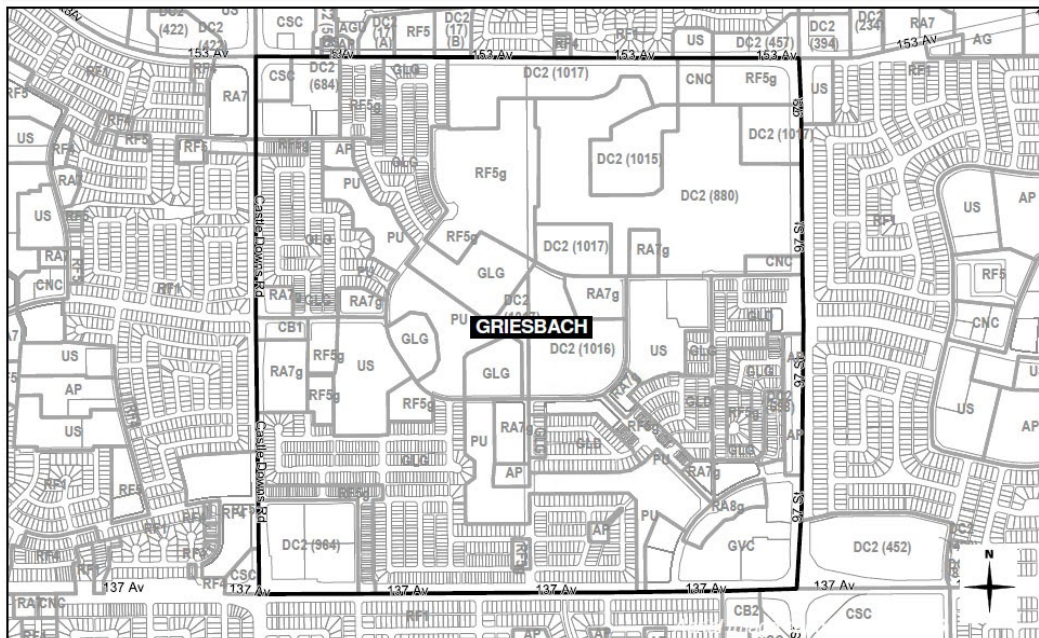
Charter Bylaw 19434 proposes to amend the Zoning Bylaw (Section 940) by updating the following Griesbach-specific zones:

- (GLG) Griesbach Low Density Residential with Garden Suites Zone
- (RF5g) Griesbach Row Housing Zone
- (RA7g) Griesbach Low Rise Apartment Zone

In these zones, proposed Charter Bylaw 19434 will update the general purpose descriptions, use classes, minimum site area, maximum site coverage, and maximum floor area ratio, where appropriate.

Proposed Charter Bylaw 19429 to amend the Edmonton Zoning Bylaw 12800, Section 86 (Secondary Suites) and Section 87 (Garden Suites), accompanies Charter Bylaw 19434. If proposed Charter Bylaw 19429 is approved, these two uses will be allowed when developed in conjunction with single detached housing within the GLG, GLD, RF5g, and RA7g zones.

## SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	<b>(GENERAL) EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT AREA</b> Griesbach	Combination of standard residential and commercial zoning and Griesbach special area zoning under Section 940 of Zoning Bylaw	Griesbach is mostly developed as a residential area anchored by a mixed use Town Centre at the southeast corner and a future LRT Station at the southwest corner of the neighbourhood. While development is initiated in both anchor areas, they are developing slowly. The future LRT station will be located at the intersection of 113A Street NW and 137 Avenue NW as part of the Northwest Metro Line LRT extension (construction date unknown); prior to redevelopment of the neighbourhood, the land was used as the CFB Griesbach military base between 1950 and 2001
<b>CONTEXT</b>		
North	Primarily residential zoning under the (RF1) Single Detached Residential Zone with medium density residential uses generally located along major roadways and along the periphery of the neighbourhood under the RF4, RF5 and RA7 zones	Beaumaris neighbourhood, established suburban neighbourhood
East	Primarily residential zoning under the (RF1) Single Detached Residential Zone with medium density residential uses generally located along major roadways and along the periphery of the neighbourhood under the RF4, RF5 and RA7 Zones; and CSC zoning at the northeast intersection of 97 Street NW and 137 Avenue NW	Northmount and Evansdale neighbourhoods, established suburban neighbourhoods; Northtown Mall
South	Primarily residential zoning under the (RF1) Single Detached Residential Zone with medium density residential uses (under the RF4, RF5 and RA7 Zones) and commercial uses generally located along major roadways (97 Street NW) and along the periphery of the neighbourhood	Rosslyn neighbourhood, an established suburban neighbourhood



West	Primarily residential zoning under the (RF1) Single Detached Residential Zone with medium density residential uses (under the RF4, RF5 and RA7 zones) located along the loop collector roadway (145 Avenue NW/129 Avenue NW/121 Street NW)	Carlisle neighbourhood, an established suburban neighbourhood
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## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

Since 2006, Special Area Zoning in Griesbach has allowed for garden suites and secondary suites in the following zones:

- Section 940.5: (GLD) Griesbach Low Density Residential Zone
- Section 940.7: (RF5g) Griesbach Row Housing Zone
- Section 940.8: (RA7g) Griesbach Low Rise Apartment Zone
- Section 940.9: (GLG) Griesbach Low Density Residential with Garden Suites Zone

Development regulations in the RF5g Zone for the development of single detached housing refer to the GLD zone, which then points to Sections 86 (Amenity Area) and Section 87 (Secondary Suites) of the Zoning Bylaw. Currently, only one principal building per lot is permitted, and the two uses cannot be developed in addition to a single detached house in these zones.

The missing middle amendments affected Section 87.3 and state: *"Only one of a Secondary Suite or a Garden Suite may be developed in conjunction with each principal Dwelling, except in the RF1, RF2, and RF3 Zones where one Secondary Suite and one Garden Suite may both be developed in conjunction with a Single Detached House."*

Proposed Charter Bylaw 19429, if approved, will align the Griesbach special area zoning with the approved missing middle amendments by adding the GLD and GLG zones to the list of low density residential zones that are exempt from regulation 87.3, allowing for the opportunity to develop both secondary suites and garden suites along with a single detached dwelling.

Proposed Charter Bylaw 19434, if approved, will update the general purpose descriptions, use classes, minimum site area, maximum site coverage, setbacks, and maximum floor area ratio, where appropriate, within the listed Griesbach-specific zones.

Proposed Charter Bylaws 19429 and 19434 are reflective of positive changes to Edmonon's Zoning Bylaw to use land and infrastructure efficiently, support a variety of housing types including opportunities for affordable housing, and creating unique and sustainable residential neighbourhoods able to adapt over time.

### PLAN IN EFFECT

The plan in effect is the Griesbach Neighbourhood Area Structure Plan (NASP), approved by City Council in 2002. The Griesbach NASP states that the neighbourhood shall be developed

through the application of special area zoning under Section 940 of the Zoning Bylaw. NASP policies in support of these proposed Charter Bylaws include the following:

- providing an integrated mixing of different housing types and of smaller to larger lot sizes;
- applying special area zones to provide a variation of lot depths and allowing for greater flexibility to incorporate existing housing, trees and infrastructure into subdivision plans;
- greater site coverage, reflecting the smaller lot and yard sizes, in order to expand the range of opportunities for affordable housing; and
- promotion of reduced in size front and side yards to provide for a more pedestrian-friendly street-oriented environment.

Proposed Charter Bylaws and 19429 and 19434 comply with the policies in the approved Griesbach NASP.

## TECHNICAL REVIEW

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated by the planned civic and utility infrastructure.

All comments from affected City Departments and utility agencies have been addressed.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> July 13, 2020	<ul style="list-style-type: none"><li>● Number of recipients: 1,693</li><li>● No responses received: 1</li><li>● Number of responses in support: 1</li><li>● The application is a positive direction for Griesbach.</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>● Not held</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>● <a href="http://edmonton.ca/griesbach">edmonton.ca/griesbach</a></li></ul>

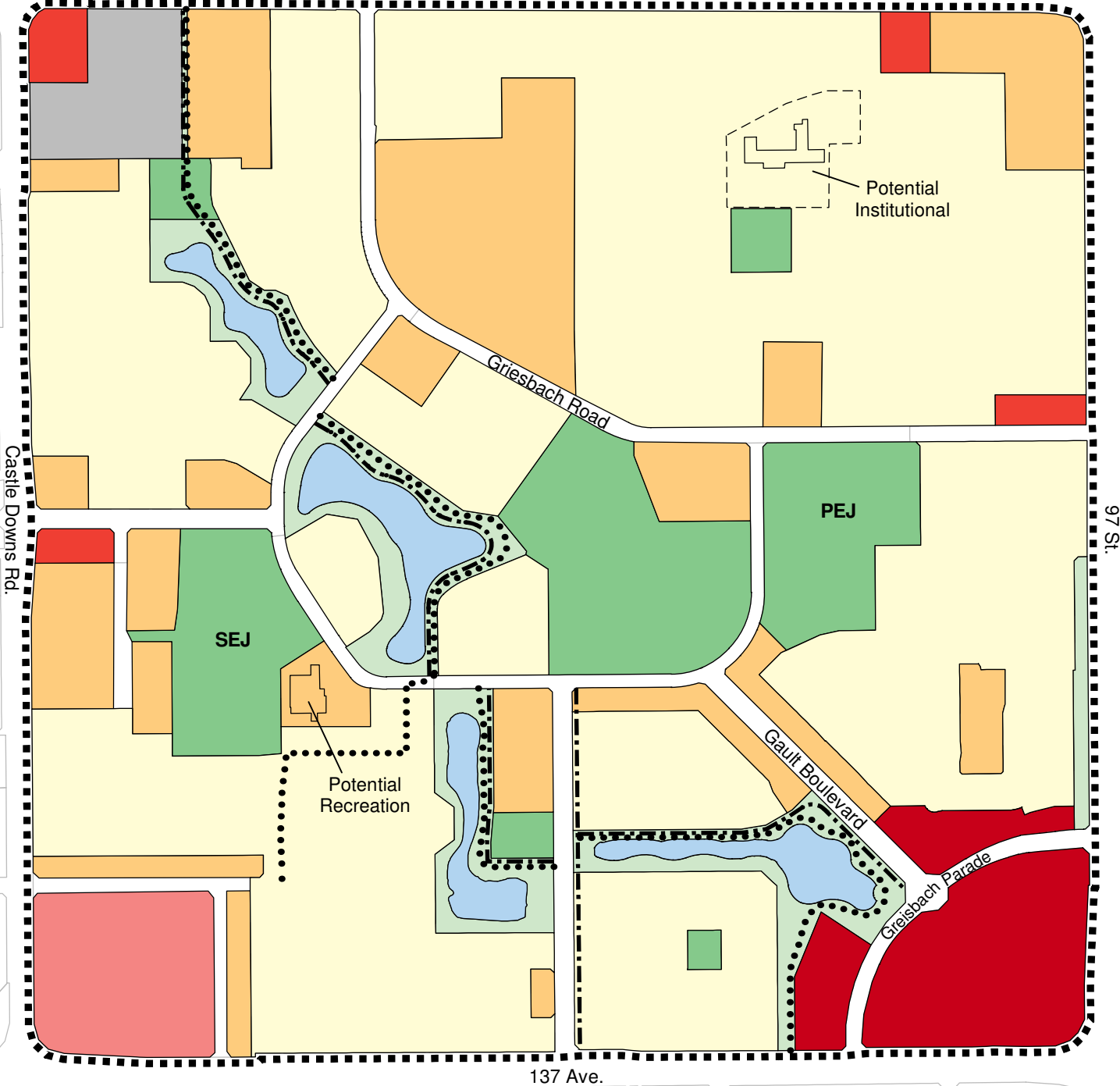
## CONCLUSION

Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Context Map
- 2 Application Summary






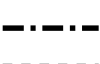





153 Ave.



**BYLAW 17228  
APPROVED  
GRIESBACH**

Neighbourhood Area Structure Plan  
(as amended)



- |   |  |   |                            |
|---|--|---|----------------------------|
|  | Low Density Residential with Minor Row Housing |  | Schools / Recreation       |
|  | Medium Density Residential                     |  | Waterway / Open Space      |
|  | Local Commercial                               |  | Pedestrian Route           |
|  | Village Centre                                 |  | Multi-use Route            |
|  | Mixed Use                                      |  | Boundary of Griesbach NASP |
|  | Aging-in-Place Campus                          |   |                            |

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Text Amendment to f Section 940 Griesbach Special Area Zones; Text Amendment to Edmonton Zoning Bylaw 12800
Charter Bylaws:	19434 19429
Location:	153 Avenue NW to the north; 97 Street NW to the east; 137 Avenue NW to the south; and Castle Downs Road NW to the west
Addresses:	(multiple addresses)
Legal Descriptions:	(multiple legals)
Neighbourhood size:	Approximately 134 ha
Neighbourhood:	Griesbach
Notified Community Organizations:	Griesbach Community League and Castle Downs Recreation Society Area Council
Applicant:	Jenna Hutton, Scheffer Andrew

### PLANNING FRAMEWORK

Current Zoning and Overlays:	Combination of standard zoning and (Section 940) Special Area Griesbach
Proposed amendments and Overlays:	Amend Griesbach Special Area Zones: GLG, RF5g and RA7g; Amend Sections 86 and Section 87 of the Zoning Bylaw
Plan in Effect:	Griesbach Neighbourhood Area Structure Plan

Written By:  
Approved By:  
Branch:  
Section:

Carla Semeniuk  
Tim Ford  
Development Services  
Planning Coordination