

Charter Bylaw 19434

To allow for secondary suites and garden suites in conjunction with single detached housing in Griesbach-specific residential zones, Griesbach

Purpose

To amend the Zoning Bylaw (Section 940) Special Area Griesbach.

Readings

Charter Bylaw 19434 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 19434 be considered for third reading.”

Advertising and Signing

Charter Bylaw 19434 has been advertised in the Edmonton Journal on September 18 and September 26, 2020. This Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council/Committee Action

At the October 6, 2020, City Council Public Hearing, the following motion was passed:

That Charter Bylaw 19434 be postponed to the November 3, 2020 City Council Public Hearing.

Report

The purpose of proposed Charter Bylaw 19434 is to align the special area zones in Griesbach with the “Missing Middle” amendment approved by City Council on August 29, 2019 (Bylaw 18967).

Proposed Charter Bylaw 19434 proposes to update the Griesbach-specific GLG, RF5g and RA7g zones to allow both secondary suites and garden suites in conjunction with single detached housing. The proposed amendments would update the general purpose description, use classes, minimum site area, maximum site coverage, maximum floor area ratio, setbacks, and other relevant regulations, where appropriate.

Proposed Charter Bylaw 19429 to amend the Edmonton Zoning Bylaw, Section 86 (Secondary Suites) and Section 87 (Garden Suites), accompanies this proposed Charter Bylaw.

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

Public Engagement

Advance Notice was sent to surrounding property owners of the Griesbach Community League, and Castle Downs Recreation Society Area Council on July 13, 2020. One (1) response in support of the application was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19434
2. Administration Report (Attached to Charter Bylaw 19429 item 3.1)