

# Charter Bylaw 19526

To allow for mixed use development, Griesbach

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## Purpose

Rezoning from (DC2) Site Specific Development Control Provision to (CB2) General Business Zone and (DC2) Site Specific Development Control Provision, located at 5304 & 5340 - Admiral Girouard Street NW and 13703 - Castle Downs Road NW.

## Readings

Charter Bylaw 19526 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 19526 be considered for third reading."

## Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 8, 2021 and January 16, 2021. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

The purpose of this application is to amend the subject site to CB2 to allow for the development of a mixed use site with commercial and employment uses with residential uses located above ground-level commercial frontage, up to a maximum height of 16.0 m (4 storeys).

If approved, Charter Bylaw 19526 will amend the existing DC2 Provision for the site by updating the area of application, associated map, and Appendix I of Section 940 of the Zoning Bylaw (Special Area Griesbach).

Charter Bylaw 19526 is in alignment with applicable policies of *CityPlan* (MDP) and the approved Griesbach NASP, which designates the site for Mixed Use development. It contributes to growth and development along the 137 Avenue NW Primary Corridor and the site is connected to the Northtown/Northgate District Node by transit routing, as identified in *CityPlan*. Castle Downs Road NW and 137 Avenue NW is a future LRT Station, which aligns with the goals and objectives and policies of *CityPlan* to encourage mixed use densification near mass transit and a (future) LRT station.

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

### **Public Engagement**

Advance Notice was sent to surrounding property owners, the Griesbach and Carlisle Community Leagues, Rosslyn Community Association, and Edmonton Area One Society and Castle Downs Recreation Society Area Councils on October 26, 2020. No responses were received.

### **Attachments**

1. Charter Bylaw 19526
2. Administration Report