

Charter Bylaw 19646

To allow for medium-density residential uses, Griesbach

Purpose

Rezoning from (RF5g) Griesbach Row Housing Zone to (RA7g) Griesbach Low Rise Apartment Zone, located in a portion of 10555 - 153 Avenue NW.

Readings

Charter Bylaw 19646 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 19646 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1, 2021 and April 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the subject land from (RF5g) Griesbach Row Housing Zone to (RA7g) Griesbach Low Rise Apartment Zone. The application also proposes to amend Appendix I of Section 940 of the Zoning Bylaw (Special Area Griesbach). Rezoning to RA7g allows for the development of multi-unit housing up to a maximum height of 18 metres. The applicant's intent is to develop the site with four storey, low-rise apartment uses. The proposed rezoning conforms to the approved Griesbach Neighbourhood Area Structure Plan, which designates the site for Medium Density Residential uses.

The proposed rezoning provides for increased housing choices within Griesbach, contributes towards residential densification, will utilize land and infrastructure efficiently, and is compatible with the existing development in the area. All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners, and the Griesbach Community League and Castle Downs Recreation Society Area Council on January

22, 2021. Four responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19646
2. Administration Report