



Griesbach NASP & Zoning Amendments

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File # 0651-06

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1 Introduction

Canada Lands Company intends to rezone 5340 Admiral Girouard Street from DC2 to RA8g to allow for development of a 6-storey residential development.

Further, text and statistics amendments have been proposed to the Griesbach NASP to allow for free-standing residential development up to 6 storeys on this parcel.

2 Griesbach NASP

We note that the subject parcel is within the Mixed-Use Centre as designated in the Griesbach Neighbourhood Area Structure Plan (NASP). The policies for the Mixed-Use Centre specify that residential development may be freestanding on some sites however, height is restricted up to four storeys.

The Mixed-Use Centre is seen as a blend of employment and residential uses in close proximity. In recent years, we have seen a decline in the development appetite for vertical mixed use. To preserve the intent of this area in blending both employment and residential uses, we propose a horizontal mixed-use form instead. A CB2 zone has been approved on the parcel to the south allowing for commercial or mixed-use development. Our proposal of a free-standing residential development would complement and support the commercial uses to the south.

We are proposing the following text and statistics amendments to the Griesbach NASP to allow for the proposed 6-storey development. If approved the projected number of residential units will increase from 150 to 374. The proposed increase in density will help support the commercial uses to the south and assist in achieving the density targets set by the City of Edmonton and the Edmonton Metropolitan Region Board. Additionally, the increased density will support the future LRT station planned directly to the west.

2.1. Griesbach NASP text amendment

We propose the following text amendments be made to the Griesbach NASP. Proposed changes have been identified in red text.

Section 5 The Plan

Medium density residential/High density residential (Page 18 of the document)

*Opportunities exist within Griesbach for high density residential forms including mid-rise apartment buildings. This designation adds residential diversity to the neighbourhood by allowing a range of apartment housing types and a more compact housing form. The land use is located toward the edge of the neighbourhood with direct access to major roads, transit routes and public open spaces. High Density Residential development shall be concentrated on the south side of Griesbach Parade NW in the Village Centre **and in the Mixed-Use Centre.***

Mixed-Use Centre (Page 22 of the document)

Location:** mid rise apartment/high density residential development may be freestanding and shall be located immediately south of and adjacent to Griesbach Parade NW to provide for a sensitive transition to lower density residential development. **Freestanding mid-rise apartment/medium

density residential shall also be located immediately west of Admiral Girouard Street and south of Juchli Avenue to support a horizontal mixed-use development in the SW corner of the plan area.

Built Form: buildings will be oriented to address the public streets and emphasize the extension of the axial focus south of the loop road. Development may be up to four storeys. Residential development, when freestanding, may be up to six storeys immediately south of Griesbach Parade NW *as well as west of Admiral Girouard Street in the Southwest corner of the Plan area.* This will require attention to building design, ground level relationships, texture, signage, and colours. These elements are to be integrated thematically into an urban campus setting.

2.2. Griesbach NASP statistics

Proposed Statistics Table:

		Low Density	Row Housing	Low-rise Apartments	Mid-rise Apartments	Veterans Centre	Commercial	Storm Pond	Storm/ Open Space	Parks	School/Parks	Major Roads	Totals
Major Roads												13.1	13.1
Central Park Village Centre	ha	9.8		3									28.1
South East South West	Dwellings	16.7		240				3.9	1.9	9.5			407.0
South East South West	ha			2.7	1.7		6.9						11.3
South East South West	Dwellings			400	245								645.0
South East South West	ha	31.4	2.6	0.5									47.3
South East South West	Dwellings	534	91	40				1.8	3.7	1.2	6.1		665.0
South East South West	ha	24.5	7	2.7									45.9
South East South West	Dwellings	417	245	216			0.9	2.8	1.4	0.6	6		878.0
South East South West	ha												
Mixed Use	Dwellings		1	1	1.8		2.8						6.6
			35	80	259								374.0
North West North East	ha	22.1	3.8	2.9									36.1
North West North East	Dwellings	376	133	232			1	2.2	1.4	0.8			861.0
North West North East	ha	46.5	14.1	0.8									63.6
North West North East	Dwellings	791	492	64			1.4			0.8			1347.0
Totals	ha	134.3	28.5	13.6	3.5	1.9	13.0	10.7	8.4	12.9	12.1	13.1	
		53%	11%	5%	2%	1%	5%	4%	3%	5%	5%	5%	252
										10%			
	Dwellings	2285	996	1272	504	120		5177					
		44%	19%	25%	10%	2%		100%					
	People	7877	3187	2417	756	120		14357					
		55%	22%	17%	5%	1%		100%					

Proposed Student Generation Table:

Note: Dwelling unit totals have been revised to align with the above table in all cases. Assumptions of student generation/unit type have been duplicated from the previously approved table.

	Dwelling Units	Public Elementary	Public Junior	Public Senior	Catholic Elementary	Catholic Junior	Catholic Senior	Totals
Lower Density	2285	745	292	278	388	160	160	2023
Row Housing	996	312	108	95	150	50	40	755
Apartments	1776	500	159	137	108	35	35	974
Totals	5057	1557	559	510	646	245	235	3752

3 Proposed Edmonton Zoning Bylaw Amendment

Subsequent to the above NASP amendment, we are proposing that the subject parcel be rezoned from the current DC2 to RA8g to allow for a 6-storey free standing residential development. Enclosed in the application is the associated rezoning map.