

Frequently Asked Questions (FAQ's)

How was the community notified of the application and the opportunity to provide input?

The City sent postcards to surrounding Griesbach property owners, the Ward Councillor and Griesbach Community League and Castle Downs Recreation Society Area Council on July 27, 2021 notifying them of the application and the opportunity to provide feedback. The City received two responses to this notification. Both respondents expressed concern about the proposed amendment to the approved plan, but mainly wanted further information on the planning process and opportunities for providing input.

The applicant (Dialog) hosted a virtual Community Information Session on September 15, 2021. The developers (Tecada, Forum/ & Deveraux), Councillor Esslinger and approximately 24 property owners attended the session.

Community members were also given the opportunity to provide feedback on the proposed rezoning through the City's online Engaged Edmonton platform starting on November 29, 2021. Feedback is being accepted until January 3, 2022 at engaged.edmonton.ca/GriesbachRezoning.

Surrounding property owners, the Ward Councillor, the Griesbach Community League and Castle Downs Recreation Society Area Council were notified of the online engagement opportunity. The engagement opportunity was also promoted on the City's Public Engagement calendar and in the City's weekly Public Engagement Public Service Announcement.

Feedback received will be used to ensure the City's review of the application takes local context into consideration and is as complete as possible. It will also be summarized in the report for City Council so that they are aware of the public's perspectives prior to making a decision.

Why does the Griesbach Neighbourhood Area Structure Plan (NASP) keep getting amended?

The Griesbach NASP is the guiding land use and infrastructure framework for the neighbourhood. Neighbourhood plans are dynamic documents that often get amended over time to reflect new City

policies and plans, as well as adapt to changing demographic and market needs.

While the City appreciates that the community may be frustrated with the number of plan amendments that have been undertaken within the neighbourhood, developers have the right to make rezoning and plan amendment applications under the Municipal Government Act and the City is obligated to process and advance the applications to City Council for a decision.

With this proposal, the Development Concept Map for Griesbach will remain the same. The NASP is proposed to be amended by updating the land use and population statistics and the text of the plan to reflect the proposed rezoning to the RA8g Zone. A very similar amendment to the NASP was approved on July 7, 2020 (under Bylaw 19226) when the Griesbach RA8g Zone (Charter Bylaw 19227) was adopted and applied to the land south of Griesbach Parade within the Village Centre.

Will the tree stand along 97 Street be retained?

The Griesbach Neighbourhood Structure Plan (NASP) states that the preservation of the mature trees, in particular the amur maples along the west side of 97 Street, is a key focus of the plan. Tree retention was identified as an important priority during public consultation when the NASP was prepared. The applicant has indicated the trees along the western boundary of the site will be retained.

Can the Restrictive Covenant be removed?

The Restrictive Covenant (RC) registered on title is a private land title caveat. Private land title caveats registered by developers or property owners are civil agreements between property owners and the surrounding community. The City of Edmonton has no legal authority to have the RC discharged. Though the RC will not be removed, the applicant/developers have advised that discussions with the landowner to have the restrictions of the RC relaxed are on-going.

Will there be any commercial development?

The applicant's stated intent is to develop two (2), residential apartment buildings.

The proposed RA8g Zone is based on the (RA8) Medium Density Residential Zone, which allows for a range of commercial uses on the ground floor with residential uses located above. Commercial uses that are separate from residential uses are not allowed in these zones.

Currently, the [Griesbach Neighbourhood Area Structure Plan \(NASP\)](#) requires buildings at the proposed rezoning location to be a mix of commercial and residential with a maximum height of 4 storeys. The applicant has applied for an amendment to the plan to allow residential only buildings on the site with a maximum height of 6 storeys (23 metres).

How many residential units are proposed?

The proposed RA8g Zone prescribes a minimum density of 75 units/ha. The applicant/developers have indicated they intend to develop approximately 200 residential units on the site (117 units/ha).

How much parking will be provided?

In June 2020, City Council approved Open Option Parking. [Open Option Parking](#) means that minimum on-site parking requirements have been removed from [Edmonton's Zoning Bylaw](#), allowing developers, homeowners and businesses to decide how much on-site parking to provide on their properties based on their particular operations, activities or lifestyle.

The applicant/developers have indicated they intend to provide 291 parking spaces (171 surface stalls and 120 underground stalls). The provision of parking stalls will be confirmed at the development permit phase.