

Proposed Griesbach NASP Text Amendment (LDA21-0342)

1. Under *Section 5.0 The Plan*, adding the following sentence (as underlined) to the *Residential* section:

Residential

Opportunities exist within Griesbach for High density residential forms including mid-rise apartment buildings. This designation adds diversity to the neighbourhood by allowing a range of apartment housing types and a more compact urban form. The land use is located toward the edge of the neighbourhood with direct access to major roads, transit routes and open spaces. High Density Residential development shall be concentrated on the south side of Griesbach Parade NW and at the northwest corner of 137 Avenue NW and 97 Street NW in the Village Centre.

2. Under *Section 5.0 The Plan*, updating the text (as underlined) of the *Village Centre* section:

Village Centre

The plan designates a village centre at 97 Street and 137 Avenue. To be successful, there must be a critical density of uses including housing, to encourage an active and vibrant centre. As a main focus of activity, up to 875 dwelling units and 8,979 m² of commercial space is anticipated.

3. Under *Section 5.0 The Plan, Village Centre*, under *Location*, updating the text (as underlined):

Location: midrise 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 and may be located on the northwest corner of 137 Avenue NW and 97 Street in the Village Centre.

4. Under *Section 5.0 The Plan, Village Centre*, adding the following sentence (as underlined) to the *Built Form* section:

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, and at the southwest corner of 137 Avenue NW and 97 Street NW. 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.