

Bylaw 19763

A Bylaw to amend Bylaw 12936, as amended,  
being the Griesbach Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act on March 18, 2002 the Municipal Council of the City of Edmonton passed Bylaw 12936, being the Griesbach Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable to amend the Griesbach Neighbourhood Area Structure Plan through the passage of Bylaws 13192, 13565, 14234, 14531, 14631, 15337, 15314, 17228, 18372, and 19226; and

WHEREAS an application was received by Administration to amend the Griesbach Neighbourhood Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Griesbach Neighbourhood Area Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 12936, as amended, the Griesbach Neighbourhood Area Structure Plan is hereby amended by:
  - a) deleting the statistics in Section 9, “As amended by Bylaw 19226 Approved July 7, 2020” and replacing them with the following:

**9. Statistics, Bylaw 19763**

		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	ha	9.8		3				3.9	1.9	9.5			28.1
	Dwellings	167		240									407.0
Village Centre	ha			2.7	1.7		6.9						11.3
	Dwellings			400	245								645.0
South East	ha	31.4	2.6	0.5				1.8	3.7	1.2	6.1		47.3
	Dwellings	534	91	40									665.0
South West	ha	24.5	7	2.7			0.9	2.8	1.4	0.6	6		45.9
	Dwellings	417	245	216									878.0
SW Mixed Use	ha		2	1			3.6						6.6
	Dwellings		70	80									150.0
North West	ha	22.1	3.8	2.9		1.9	1	2.2	1.4	0.8			36.1
	Dwellings	376	133	232		120							861.0
North East	ha	46.5	14.1	0.8			1.4			0.8			63.6
	Dwellings	791	492	64									1347.0
<b>Totals</b>	ha	134.3	29.5	13.6	1.7	1.9	13.8	10.7	8.4	12.9	12.1	13.1	<b>252</b>
		53%	12%	5%	1%	1%	5%	4%	3%	5%	5%	5%	<b>100%</b>
	Dwellings	2285	1031	1272	245	120	<b>4953</b>						
		46%	21%	26%	5%	2%	<b>100%</b>						
	People	7877	3298	2417	368	120	<b>14080</b>						
		56%	23%	17%	3%	1%	<b>100%</b>						

**Griesbach: Student Generation**

	Dwelling Units	Public Elementary	Public Junior	Public Senior	Catholic Elementary	Catholic Junior	Catholic Senior	Totals
Lower Density	2213	722	283	269	376	155	155	1965
Row Housing	1077	338	117	103	162	54	43	817
Apartments	859	242	77	66	52	17	17	471
<b>Totals</b>	<b>4149</b>	<b>1302</b>	<b>477</b>	<b>438</b>	<b>589</b>	<b>226</b>	<b>215</b>	<b>3253</b>

- b) deleting the map entitled “Bylaw 17228 Amendment to Griesbach Neighbourhood Area Structure Plan” and substituting therefore the map entitled “Bylaw 19763 Amendment to Griesbach Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;

- c) deleting the map entitled “Figure 4: Development Concept” and substituting therefore the map entitled “Figure 4: Development Concept”, attached hereto as Schedule “B” and forming part of this Bylaw;
- d) adding the text at the end of the last sentence of the last paragraph in Section 5 The Plan, Medium density residential/High density residential;  
 “and in the Mixed-Use Centre.”
- e) adding the text after the first paragraph in Section 5 The Plan, Mixed-Use Centre, Location;  
 “Freestanding mid-rise apartment/medium Griesbach Zoning Analysis 2 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.”
- f) adding the text at the end of the third sentence of the first paragraph in Section 5 The Plan, Mixed-Use Centre, Built Form;  
 “as well as west of Admiral Girouard Street in the Southwest corner of the Plan area.”

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

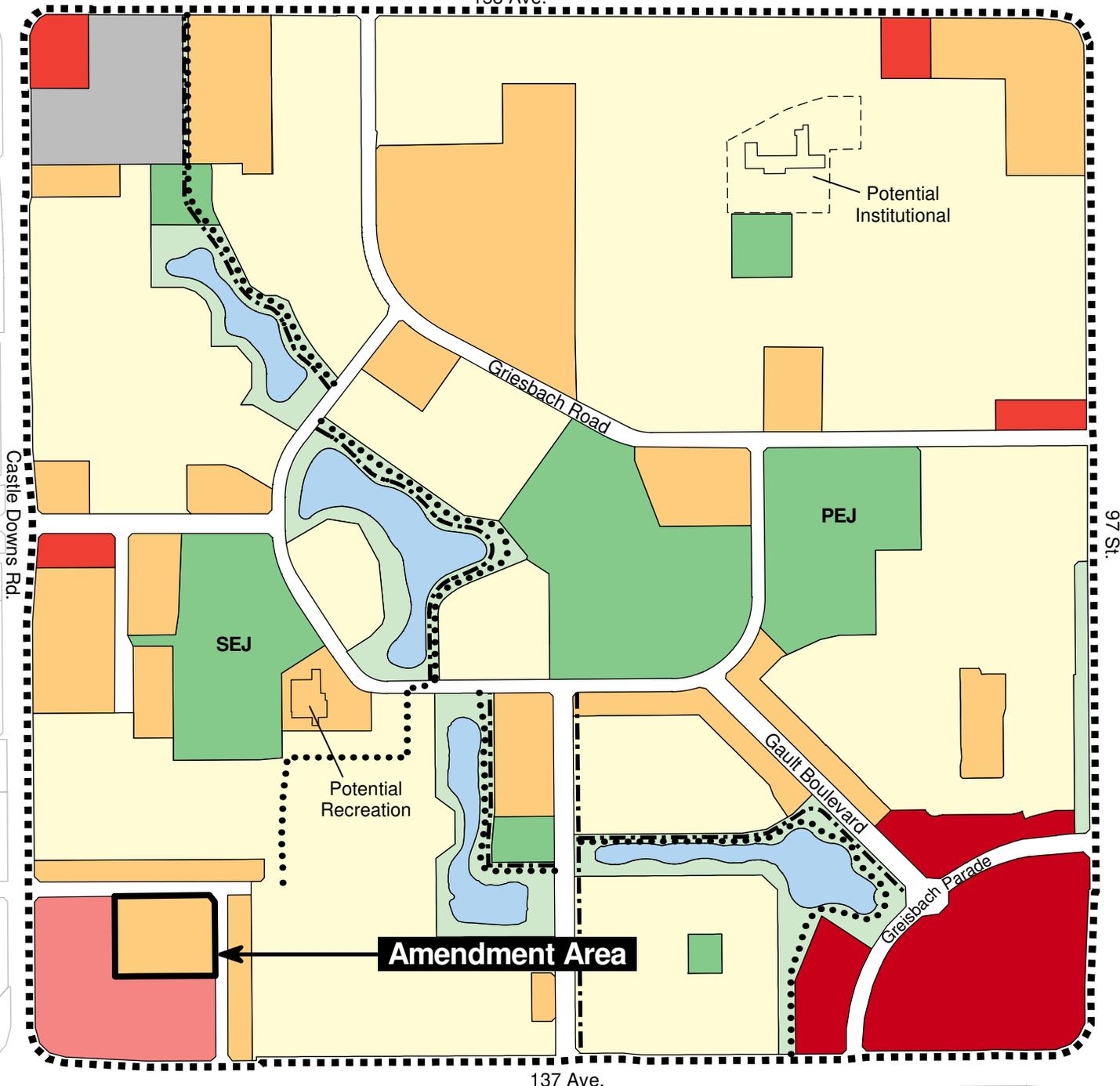
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MAYOR

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CITY CLERK

153 Ave.



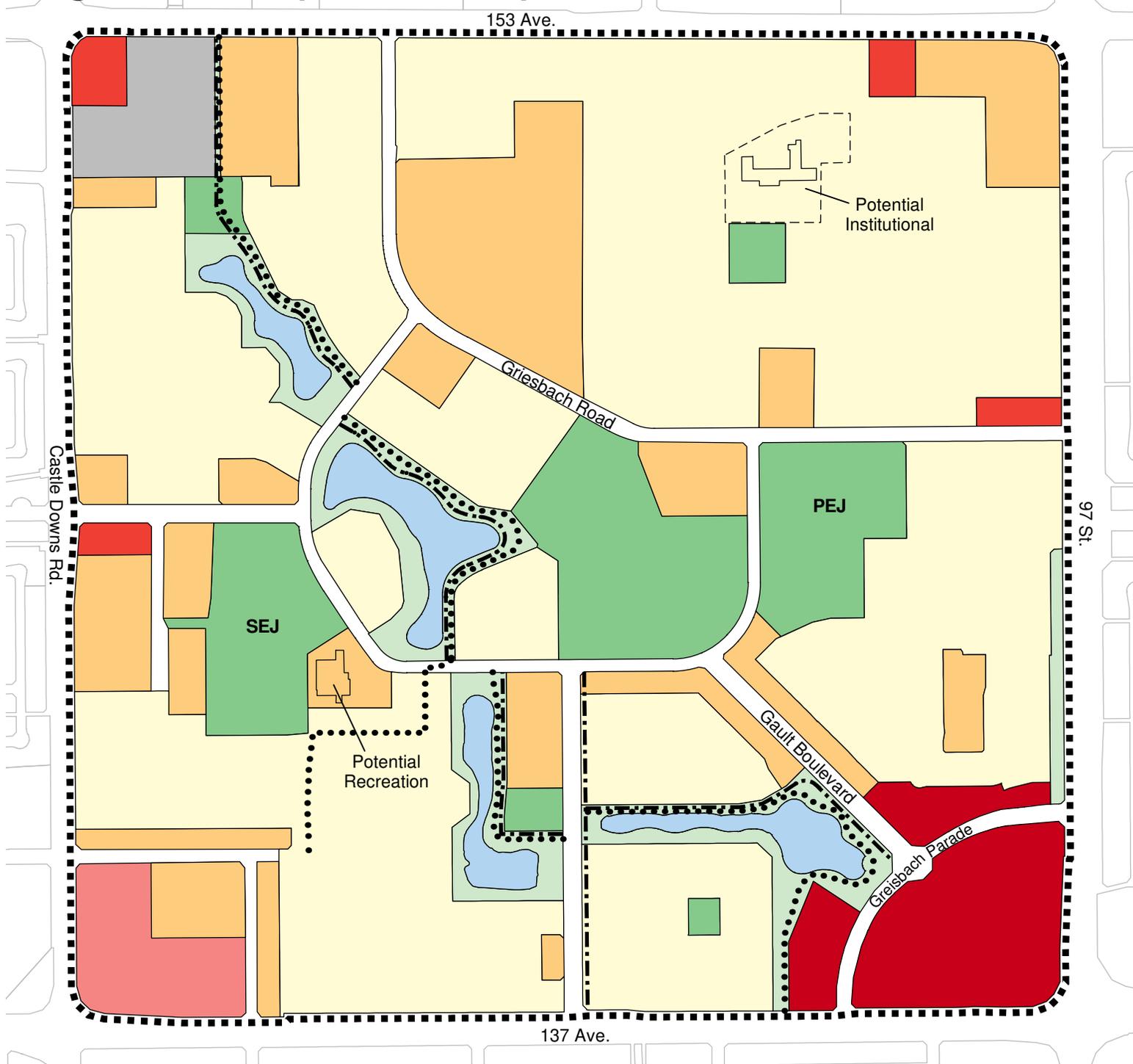
**BYLAW 19763  
AMENDMENT TO  
GRIESBACH**

**Neighbourhood Area Structure Plan  
(as amended)**



- |   |  |   |                            |
|---|--|---|----------------------------|
|  | Low Density Residential with Minor Row Housing |  | Schools / Recreation       |
|  | Medium Density Residential                     |  | Waterway / Open Space      |
|  | Local Commercial                               |  | Pedestrian Route           |
|  | Village Centre                                 |  | Multi-use Route            |
|  | Mixed Use                                      |  | Boundary of Griesbach NASP |
|  | Aging-in-Place Campus                          |  | Amendment Area             |

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



**GRIESBACH**  
Neighbourhood Area Structure Plan

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