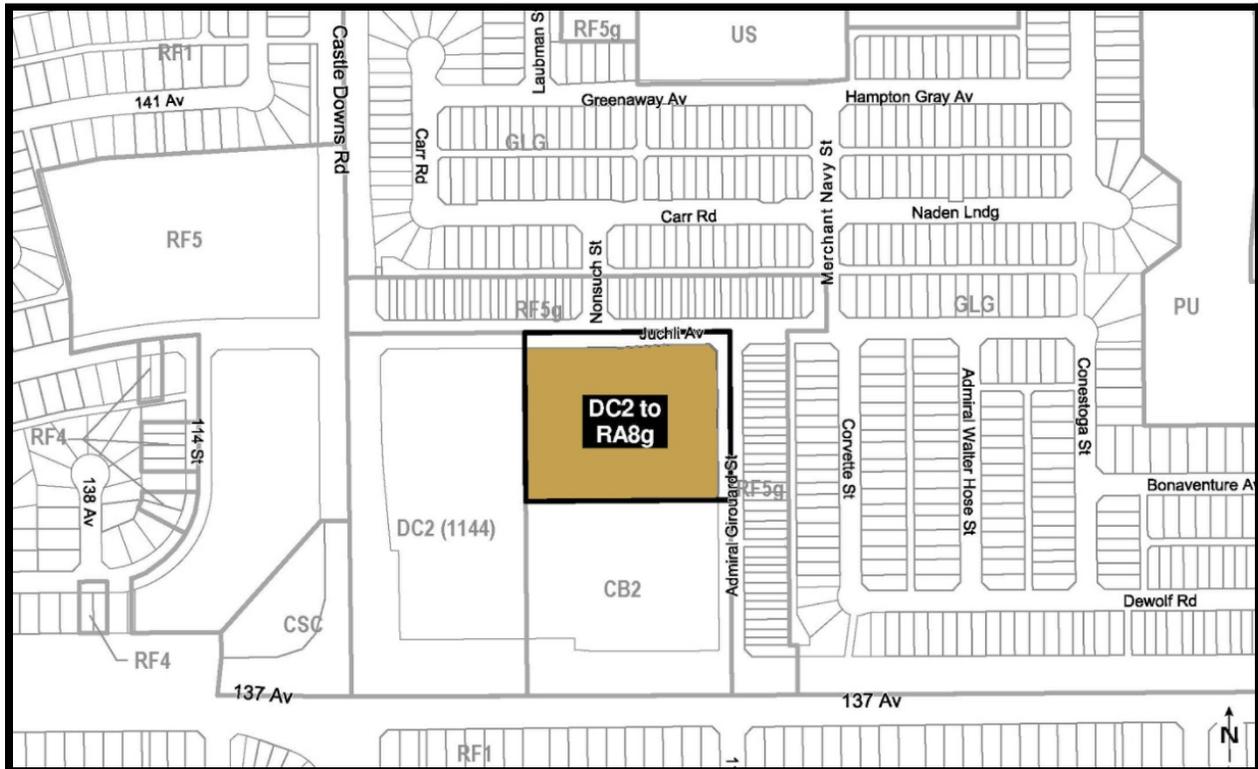




ADMINISTRATION REPORT AMENDMENT and REZONING GRIESBACH

5340 - Admiral Girouard Street NW

To allow for mid-rise apartment housing, 23 m in height.



Recommendation: That Bylaw 19763 to amend the Griesbach Neighbourhood Area Structure to redesignate the site to allow for medium density residential uses and Charter Bylaw 19764 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (RA8g) Griesbach Medium Rise Apartment Zone be APPROVED.

Administration is in **SUPPORT** of this application because it:

- will contribute towards residential densification;
- will utilize land and infrastructure efficiently and is within 165 metres of a future LRT station;
- is compatible with the existing and proposed development in the area; and
- aligns with *The City Plan*.

Report Summary

This application was submitted by Scheffer Andrew Ltd. on February 9, 2021, on behalf of the Canada Lands Corporation. The application proposes changing the site's zoning from (DC2) Site Specific Development Control Provision to (RA8g) Griesbach Medium Rise Apartment Zone and amend the Griesbach Neighbourhood Structure Plan accordingly. The applicant intends to build a multi-unit building up to 23m (six storeys).

The proposal conforms with the City Plan's Growth Strategy policies to accommodate future growth for an additional 1.25 million population within Edmonton's existing boundaries and provides increased density and housing variety in proximity to mass transit and a future LRT station.

The Application

1. BYLAW 19763 to amend the Griesbach Neighbourhood Area Structure Plan (NASP) to redesignate one parcel of land from Mixed Use to Medium Density Residential to allow for the development of multi-unit residential uses.
2. CHARTER BYLAW 19764 to amend the Zoning Bylaw to rezone one parcel of land from (DC2) Site Specific Development Control Provision to (RA8g) Griesbach Medium Rise Apartment Zone. The proposed RA8g Zone will facilitate the development of a multi-unit residential development up to 23 metre high (approximately six storeys) with limited commercial opportunities at the ground level, such as Health Services, Convenience Retail Stores and Specialty Food Services.

Site and Surrounding Area

The 1.8 ha site is located in the southwest corner of the Griesbach neighbourhood, south of Juchli Avenue NW, west of Admiral Girouard Street NW. The site is within 200 m of the future LRT Station. The neighbourhood is not fully developed and consists primarily of residential uses with commercial and mixed use areas identified at the southeastern, southwestern and northwestern corners of the neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) Site Specific Development Control Provision	Undeveloped
CONTEXT		
North	(RF5g) Griesbach Row Housing Zone	Row Housing
East	(RF5g) Griesbach Row Housing Zone	Row Housing
South	(RF1) Single Detached Residential Zone	Undeveloped
West	(DC2) Site Specific Development Control Provision	Undeveloped

Planning Analysis

PLAN IN EFFECT

The Griesbach Neighbourhood Area Structure Plan was adopted in 2002 and guides the neighbourhood's land use. The Plan recognizes a need for a variety of housing types and states:

"Residential development is the major thrust of the Plan. The developer wants to provide a wide variety of housing in the area suitable for a wide variety of households. This will include low density and Medium Density Residential/High-Density Residential."

The Plan's strategies are:

- to provide a wide variety of housing in the area suitable for a wide variety of households
- to support contiguous development that is adjacent to existing development in order to accommodate growth in an orderly and economical fashion;
- promote intensification of development around transportation corridors and employment areas; and
- support increased densities of land use through infill development that is sensitive to existing development.

When the Plan was approved in 2002, it placed a limit on the height of four storeys for free-standing residential development. With the adoption of The CityPlan, and the proposed neighbourhood LRT Station on the east side of Castle Downs Road NW and 137 Avenue NW as part of the Planned Metro Line NW LRT Extension, higher density at this location supports future development in the area.

Further to this, on July 7, 2020 the Plan was amended to allow for residential development, when freestanding, to be up to six storeys for a site immediately south of Griesbach Parade NW.

CITY Plan Alignment

City Plan policies and outcomes state the following:

"To support efficient development and track progress over the short, medium and long term, Edmonton's population growth from one to two million residents has been sequenced into increments of 250,000 residents. New development opportunities are aligned with these population growth thresholds and will be phased incrementally over time in redeveloping, developing and future growth areas. Supporting diverse development opportunities, intentionally, allows the City to provide guidance over the long term while staying relevant through emerging industry trends."

"Edmontonians have the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs."

"Primary corridor is a prominent urban street designed for living, working and moving. It serves as a destination in itself, but also provides critical connections throughout the city and beyond. Primary corridors include a wide range of activities supported by mixed-use development and mass transit. "

"Transit is most successful when it is convenient, and it is most convenient when it is located close to where people live, work and play. Directing growth to nodes and corridors allows more people to be well served by mass transit, where housing and jobs are concentrated."

The subject site is located within the City Plan's redevelopment and future growth area. It has convenient access to 137 Avenue NW, a Citywide Transit route. 137 Avenue NW is a Primary

Corridor with a connection to Northtown/Northgate District Node by transit routing. The proposed Bylaw and Charter Bylaw aligns with City Plans Growth Strategies by:

- accommodating new housing development within the city's redeveloping areas, to reach the milestone population of 1.25 million people.
- providing increased density and variety of housing in which Edmontonians have the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs.
- contributing to the growth and development along 137 Avenue - the NW Primary Corridor and connecting through to the Northtown/Northgate by transit routing.
- encouraging mixed-use densification near mass transit and (future) LRT stations

Transit Oriented Development Guidelines

The subject site is approximately 166 m east of the Planned Metro Line NW LRT Extension future Neighbourhood Station to be located on the east side of Castle Downs Road NW and 137 Avenue NW. Transit Oriented Development (TOD) Guidelines should be considered at the time of detailed site planning. The TOD transit and land uses principles strive to focus higher density residential, retail and employment growth around LRT stations and transit centres to support City investment in transportation infrastructure

LAND USE COMPATIBILITY

Charter Bylaw 19764 represents an increase of potential density and development opportunity in the form of mid-rise apartment buildings. The existing DC2 Provision allows for a limited range of low intensity, interim land uses, generally outdoors, such that the future development of these lands under the Griesbach Neighbourhood Area Structure Plan is not prejudiced.

The proposed RA8g Zone contains the same regulations and land uses as the standard (RA8) Medium Rise Apartment Zone. One exception is a reduced minimum front setback of 3 m, or 1 m for dwellings with direct ground-level access, instead of 4.5 m. This reduced front setback is intended to contribute to a more active streetscape and compact urban form.

The development regulations, height, scale, and uses of the RA8g Zone will be sensitive in scale and compatible with the existing surrounding land. The proposed RA8g Zone will allow for the logical redevelopment of this area.

RA7g & RA8g COMPARISON SUMMARY

The current DC2 is a holding zone until such time as the site is rezoned. The DC2 Provision allows for a limited range of low intensity uses and does not allow for residential uses.

The Griesbach NASP policy limits height to 4 Storeys which is associated with the Zoning Bylaw RA7g special area zone. The proposed rezoning is to allow for RA8g as such, the table below compares a RA7g Zone (four storeys) and the proposed RA8g Zone (six storeys) for the subject area.

	RA7g Zone	RA8g Zone
Maximum Height	18.0 m	23.0 m
Maximum Floor Area Ratio (FAR)	2.3	3.0
Maximum Density	No maximum	No maximum
Front	3m (1 m for dwellings with direct access to the ground level)	3m (1 m for dwellings with direct access to the ground level)
Side	2.0 m 3.0 m (flanking a roadway)	3.0 m
Rear	7.5 m	7.5 m

The proposed application aligns with The City Plan, the NASP's need for housing choice and the TOD guidelines recommending higher density residential, retail and employment growth around LRT stations and transit centres.

Technical Review

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated with extensions and enhancements to civic and utility infrastructure. All comments from affected City Departments and utility agencies have been addressed. The following specific comments are noted:

Transit

Transit supports the application and advises the following:

- Castledowns Road NW is a future LRT route.
- The subject property is in close proximity to a future LRT Stop, at the intersection of Castle Downs Road and 137 Avenue.
- Juchli Avenue and Admiral Girouard Street are potential future transit routes.

Drainage

Drainage supports the proposed application and advises the following:

- The storm and sanitary infrastructure to service this development has already been created with the previous stages of development in this area.
- The storm and sanitary system has adequate capacity.

EPCOR Water

EPCOR Water supports the proposed application and advises the following:

- The development must meet the water supply standard under the City of Edmonton Design and Construction Standards to the satisfaction of EPCOR Water, Director of Water Distribution and Transmission.
- A new water service may be constructed for this lot directly off EPCOR Water's 300mm water main.
- Fire Protection methods will be required and reviewed by EPCOR Water and the City of Edmonton at the Development Permit stage to satisfy the City of Edmonton Fire Rescue Services.
- A Covenant Caveat for Check Valve Installation registered on the title will be required where more than one service is provided to a single lot. Check valves must be installed and maintained at the applicant's expense where looping of the water main back to the public system is planned or exists.
- In reference to the City of Edmonton Bylaw 17698 (EPCOR Water Services and Wastewater Treatment Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if the same person owns these properties.
- Completion of water infrastructure required under Griesbach Stage 25 (LDA18-0515) is necessary before subdivision or development of the site.

Fire Rescue

An Infill Fire Protection Assessment has been initiated and will confirm if EPCOR Water’s requirements are necessary or if sufficient fire and safety protection can be addressed by other means.

Community Engagement

<p>ADVANCE NOTICE Date: April 19, 2021</p>	<ul style="list-style-type: none"> ● Number of recipients: 1754 ● Number of responses in support: 4 <ul style="list-style-type: none"> ○ site is well suited ○ should be higher to increased densities ○ TOD is critical to curbing urban sprawl ● Number of responses with concerns: 9 ● Common comments included: <ul style="list-style-type: none"> ○ stick to the 4 storeys ○ will add to the existing traffic congestion; ○ no adequate on-street parking ○ traffic safety will decrease; ○ will increase property taxes; ○ increased noise pollution; ○ many commercial sites in area ○ City is disreading and not respecting the Plans
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	<ul style="list-style-type: none"> o no not want more commercial added to the area o illegal parking o more crime o loss of natural sunlight o lack of privacy
<p>PUBLIC ENGAGEMENT SESSION Date: April 26 to May 18, 2021</p>	<ul style="list-style-type: none"> ● Number of Visitors: <ul style="list-style-type: none"> o Aware: 298 o Informed: 115 o Engaged: 52 ● Number in support: 5 ● Number in opposition: 50
<p>WEBPAGE</p>	<ul style="list-style-type: none"> ● edmonton.ca/griesbachplanningapplications

Advance Notice was sent to surrounding property owners, the Griesbach Community League and Castle Downs Recreation Society Area Council on April 19, 2021. One phone call and 12 email responses were received. Four residents' were in support, while 9 residents were opposed to the application. The most common feedback expressed concerns about traffic congestion, and additional height of the proposed development.

An Online Public Engagement Event was held between April 26 and May 18, 2021. Information in the What We Heard Report (Appendix 1) includes details of the feedback as well as the responses from Administration during the application review process.

Conclusion

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 "What We Heard" Public Engagement Report
- 2 Approved NASP Land Use and Population Statistics – Bylaw 19226
- 3 Proposed NASP Land Use and Population Statistics – Bylaw 19763
- 4 Approved NASP – Bylaw 17228
- 5 Proposed NASP – Bylaw 19763
- 6 Application Summary

WHAT WE HEARD REPORT

Griesbach Plan Amendment and Rezoning LDA21-0078 - Griesbach

PROJECT ADDRESS:

5340 - Admiral Girouard Street NW

Located: South of Juchli Avenue NW and west of Admiral Girouard Street NW

PROJECT DESCRIPTION:

An amendment to the Griesbach Neighbourhood Area Structure Plan Plan is being proposed to redesignate a portion of the Mixed-use Centre to Medium Density Residential land use. If approved, this change would increase the maximum height allowed on the site from four storeys to six storeys as shown on the map below.

The proposed rezoning from (DC2 .1144) Site Specific Development Control Provision to (RA8g) Griesbach Medium Rise Apartment Zone would allow for the development of a 23 metre tall (approx six-storey) apartment with the opportunity for limited street-level commercial uses, such as child care services, general retail stores, health services, and professional, financial and office services.

LDA PROJECT WEBSITE:

<https://engaged.edmonton.ca/GriesbachRA8gRezoning>

ENGAGEMENT FORMAT:

Online Engagement Webpage - Engagement Edmonton
<https://e>

ENGAGEMENT DATES:

April 26, 2021 - May 18, 2021

NUMBER OF VISITORS:

- Aware: 298
- Informed: 115
- Engaged: 52



* See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.



TYPE OF ENGAGEMENT	DATE	RESPONSES/ RECIPIENTS
Advance Notice from the City & Public Engagement Notice from the City (Online Engaged Edmonton)	April 19, 2021	Recipients: 1764 Responses with concerns:
Applications Webpage		N/A
Public Engagement, City Event (Online Engaged Edmonton)	April 26, 2021 - May 18, 2021	Responses opposed: Responses in support: 0

ABOUT THIS REPORT

Information in this report includes responses to the advanced notices and feedback gathered through the Engaged Edmonton platform between April 26 - May 18, 2021. This report will be shared with those who emailed the file planner, and/or provided an email address on the Engaged Edmonton website, as well as with the applicant and the Ward Councillor. Feedback will also be summarized in the report to City Council if/when the proposed rezoning advances to a future City Council Public Hearing for a decision.

A full transcript of comments is available for review at:
<https://engaged.edmonton.ca/GriesbachRA&gRezoning>.

ENGAGEMENT FORMAT

The engagement session was an online format where attendees were able to view a website with information about the proposed development, the rezoning and planning process, and contact information for the file planner.

The comments are summarized by the main themes below with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.



WHAT WE HEARD

OVERALL SUMMARY OF COMMENTS RECEIVED		
Opposed: 50	Support: 5	Neutral: 0

Reasons for support include:

- Increased density near a future LRT will allow people to live in a coveted neighbourhood at an accessible price
- Supports the rest of the development but does not support increasing from 4 to 6 stories.
- Increased density brings vibrancy to cities; more great neighbours, support for business, more foot traffic in parks and paths; and will have limited traffic impact due to the location. Would prefer more than six stories with higher architecture standards.
- Requested height variances are modest; it's in proximity to the future LRT and commercial and proposes to use a standard zone.
- 6 stories development is good for density, the neighbourhood and Edmonton.

Recommendations from a supporter:

- Onsite parking should be mandated

Reasons for non-support include:

Traffic, safety, and inadequate parking (x34)

- three residents noted speeding, narrow roads and it will not be safe for children to play

Conflicts with the Griesbach Plan (x24)

- Six stories will destroy the character of the area (limit to 4 as the plan dictates).
- Precedent-setting was raised by 5 residents.
- One resident noted it does not align with Griesbach's environmental sustainability goals

Will block the sun/prevent natural sunlight/will create a shadow (x14)

Not in character with the area (x16)

- A few residents for this theme were concerned with maximising profits and taxes with little regard to the character of the area or resident's values.

Contradicts the reason people moved here (x13).

People bought here because of the following:

- its historical feel;
- the limit of 4 stories;
- low density;
- wonderful skyscape /skyline
- urban village concept / a small village feel hence the name Village at Griesbach

Loss of trees / environmental issues (x7)

- three residents mentioned refuse; one mentioned erosion; one mentioned pollution

Negative effect on property value (x6)

Noise pollution (x5)

Alternative use of the site (4)

- Space should be used for commercial / low impact commercial instead (x3)
- Site should be used for the recreational park (x1)

Blocked views and sightlines (south-facing view of the city) (x4)

Loss of privacy (x3)

- existing privacy issues because of garage suites will be worsened
- apartment units will be glaring directly into backyards and homes

Space should not be used for retail / No need for more commercial (x3)

Crime (x2)

- Possible increase in crime (partly due to higher turnover of residents who are renters).
- Potential worsening of existing arson issue with residents paying out of pocket.

The proposal is financially motivated (x2)

Fire Hazard (x2)

- A wood-framed building of this size would have added fire hazards.
- A six-storey wooden building also brings safety concerns of fire to the neighbourhood

Disturbance due to construction (x1)

Building height should be restricted to preserve historical design and improve walkability (X1)

Vacant apartment in the area implies there is no demand for a 6 storey apartment building (x1)

Positive Comments:

- Commercial retail space is ok

Comment:

- 6 stories make this more a downtown hotel and not suitable for a small neighbourhood residence. 4 stories are already high enough and the condos already in Griesbach are not all sold, where will all these people be coming from exactly.

ANSWERS TO SPECIFIC QUESTIONS

There were no questions posed during the Public Engagement Session.

Web Page Visitor Definitions

Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

Informed

An informed visitor has taken the 'next step' from being aware and clicking on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

FUTURE STEPS:

- When the applicant is ready to take the application to Council:
 - Notice of Public Hearing date will be sent to surrounding property owners
 - Once the Council Public Hearing Agenda is posted online, you may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
 - You may listen to the Public hearing online via edmonton.ca/meetings.
 - You can submit written comments to the City Clerk (city.clerk@edmonton.ca) or contact the Ward Councillor, directly ([@edmonton.ca](https://twitter.com/edmonton))
-

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT THE FILE PLANNER:

Name: Vivian Gamache

Email: vivian.gamche@edmonton.ca

Phone: 780-944-0122

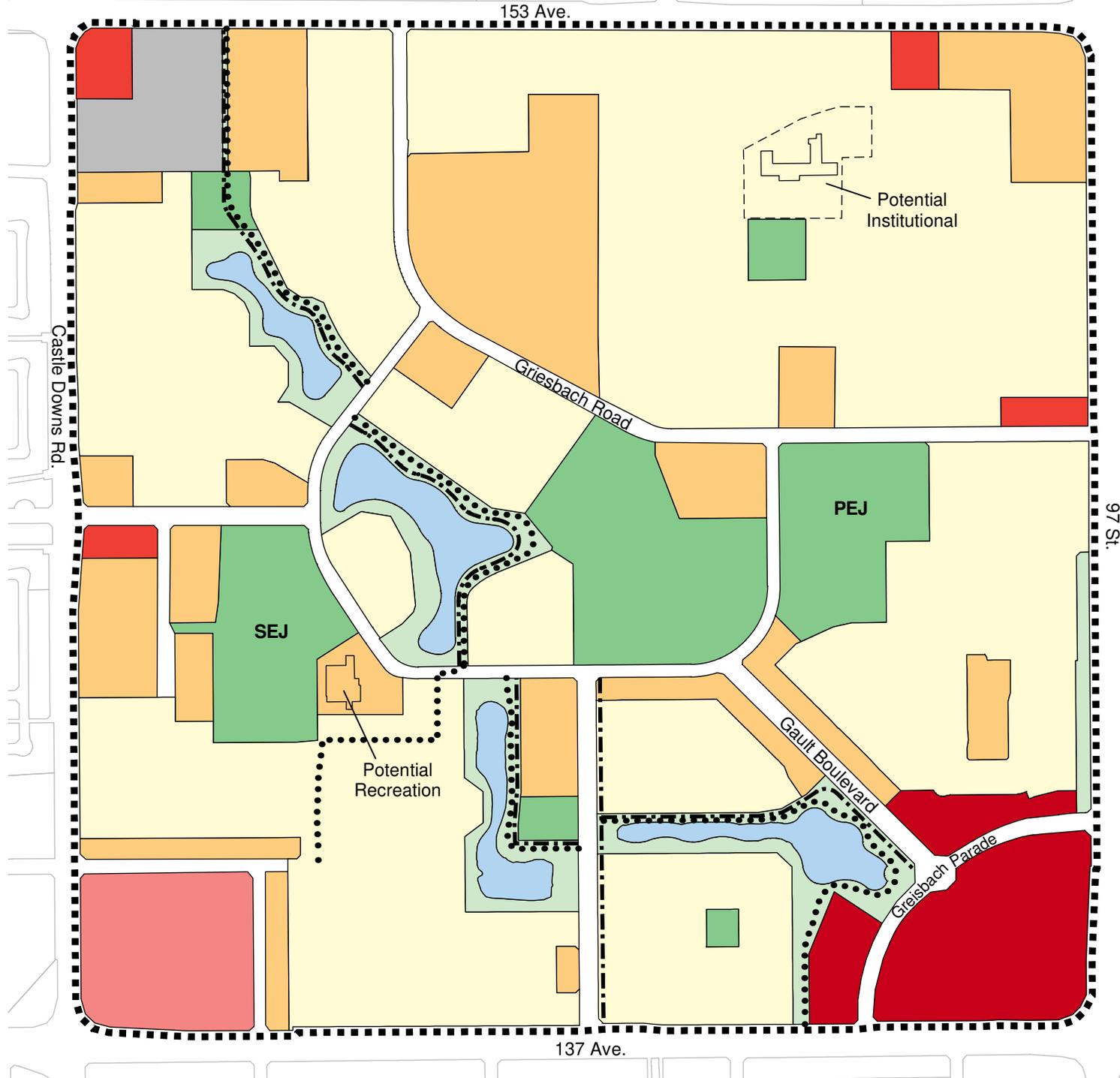
APPROVED NEIGHBOURHOOD AREA STRUCTURE PLAN STATISTICS

Bylaw 19226

		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
Totals	ha	134.3	29.5	13.6	1.7	1.9	13.8	10.7	8.4	12.9	12.1	13.1	252
		53%	12%	5%	1%	1%	5%	4%	3%	5%	5%	5%	100%
	Dwellings	2285	1031	1272	245	120	4953				10%		
		46%	21%	26%	5%	2%	100%						
	People	7877	3298	2417	368	120	14080						
		56%	23%	17%	3%	1%	100%						

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
Totals	4149	1302	477	438	589	226	215	3253

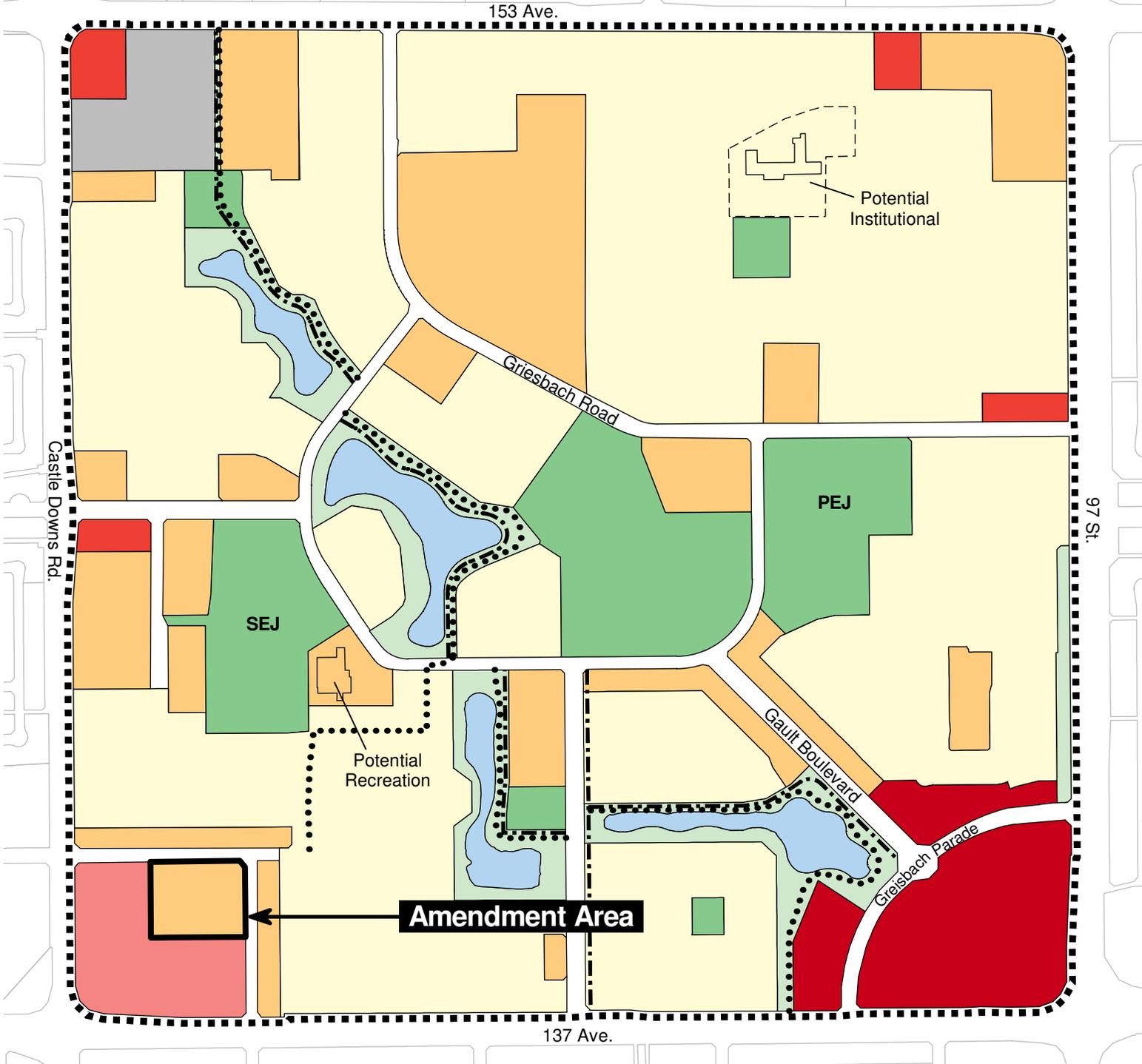


BYLAW 17228
APPROVED
GRIESBACH
 Neighbourhood Area Structure Plan
 (as amended)



- | | | | |
|---|--|---|----------------------------|
|  | 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 | | |

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.



**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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment and Rezoning
Bylaw:	19763
Charter Bylaw:	19764
Location:	South of Juchli Avenue NW and west of Admiral Girouard Street NW
Address:	5340 - Admiral Girouard Street NW
Legal Description:	Lot 2, Block 36, Plan 2021679
Site Area:	1.84 ha
Neighbourhood:	Griesbach
Notified Community Organizations:	Griesbach Community League Castle Downs Recreation Society Area Council
Applicant:	Aime Stewart, Scheffer Andrew Ltd.

PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(RA8g) Griesbach Medium Rise Apartment Zone
Plans in Effect:	Griesbach Neighbourhood Area Structure Plan
Historic Status:	None

Written By: Vivian Gamache
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination