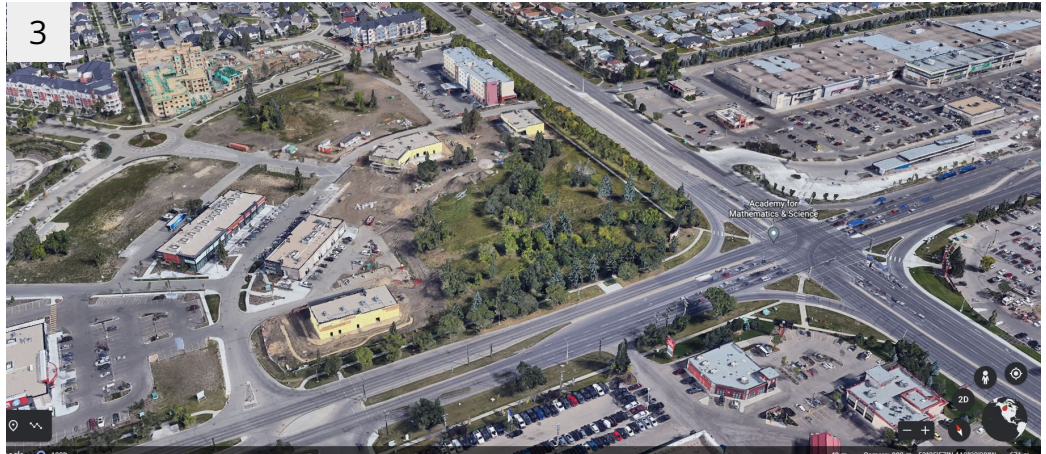




ITEMS 3.21 & 3.22 - GRIESBACH BYLAW 20005 & CHARTER BYLAW 20006

DEVELOPMENT
SERVICES
MARCH 15, 2022

2 SITE VIEW



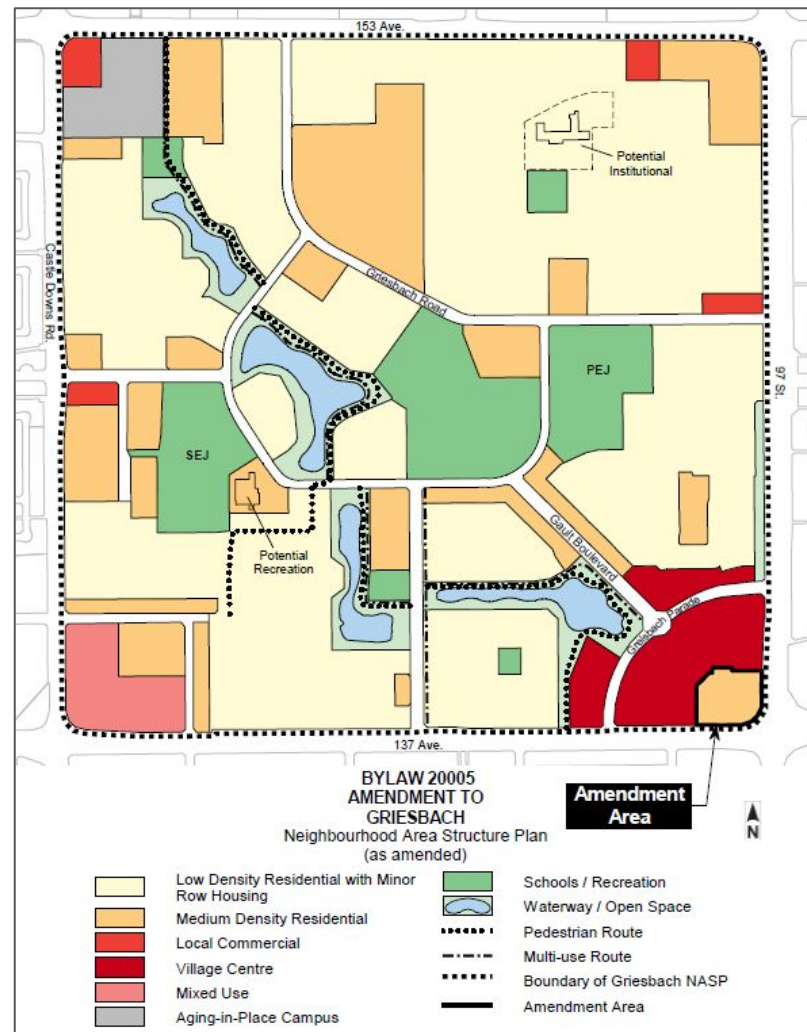




5 PROPOSED ZONING



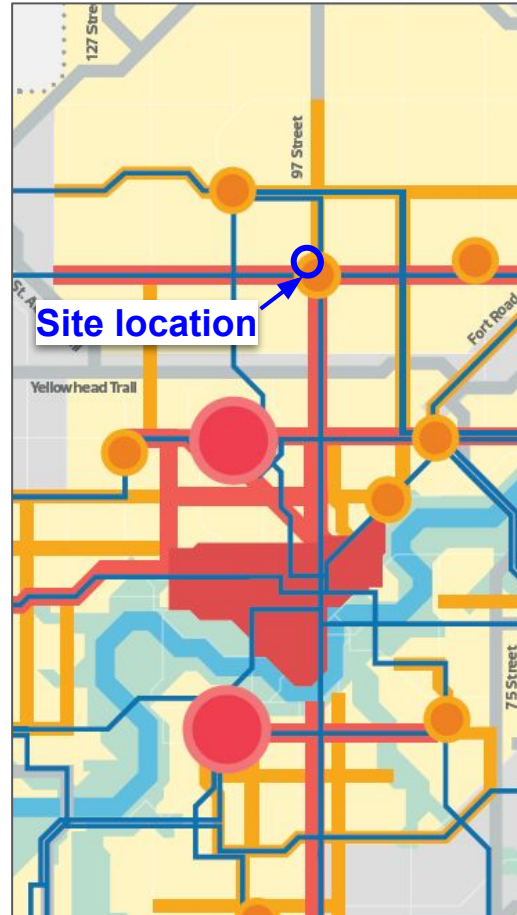
DEVELOPMENT REGULATIONS	GVC <i>Current</i>	RA8g <i>Proposed</i>
Maximum Height	18 m	23 m
Maximum Floor Area Ratio (FAR) Multi-unit Housing	3.5 2	3 - 3.3
Minimum Density	n/a	75 dwellings/ha
Maximum Site Coverage	35-40%	n/a
Setbacks		
Front	0 - 3 m	1 - 3 m
Abuts single detached zone or GVD	6 m	4.5 m
Commercial at-grade/MSO	n/a	1 - 3 m
Side	0 - 3 m	3 m
Rear	6 m	7.5 m





The purpose of Bylaw 20005 is to amend relevant text of the Greisbach NASP by:

- Amending the location description for free-standing Mid-rise apartment/high density residential development (up to 6 storeys/23.0 m) in Section 5.0 - *The Plan* under *Residential and Village Centre*.
- Updating the anticipated number of residential units and amount of commercial square footage in the Village Centre to 875 dwelling units and 8,979 m² of commercial space.



Rationale

- contributes to residential densification along two primary corridors;
- integrates services, amenities, housing and multi-modal transportation options;
- utilizes land and infrastructure efficiently
- increases housing choice

Home » LDA21-0342- Griesbach Rezoning & Plan Amendment

LDA21-0342- Griesbach Rezoning & Plan Amendment



Engagement has concluded

***This discussion has concluded and a What We Heard Report will be made available here when completed. ***

Please review the information on this page and share your thoughts on the proposed rezoning and plan amendment and ask any questions below, **before the end of the day on January 3, 2022**.

We will use any feedback that you share to make sure our review of the application takes local context into consideration and is as complete as possible. Feedback 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.



REGISTER

SHARE YOUR VOICE.
SHAPE OUR CITY.

Stay Informed

[Click here to share your email address to stay up to date on this application!](#) Your email will be used to inform you about this zoning application in the future.

For more information about registering to stay engaged with other City projects and initiatives, visit the Engaged Edmonton [FAQ page](#).

Who's Listening

Carla Semenik





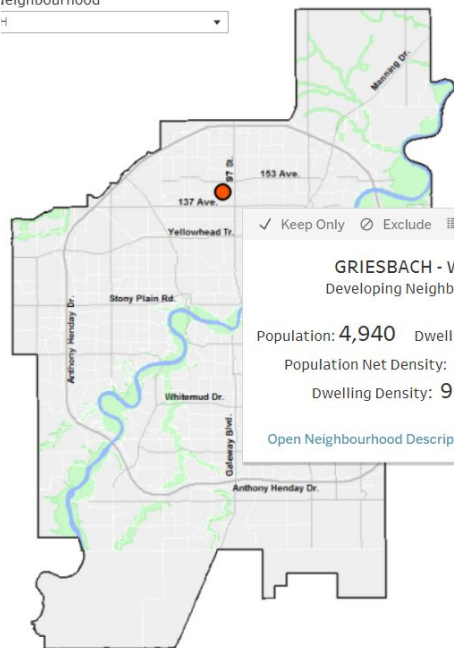
ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

Neighbourhood Profile

Federal Census 2016 - Griesbach

(Ward 2)

Neighbourhood



✓ Keep Only ○ Exclude

GRIESBACH - Ward 2

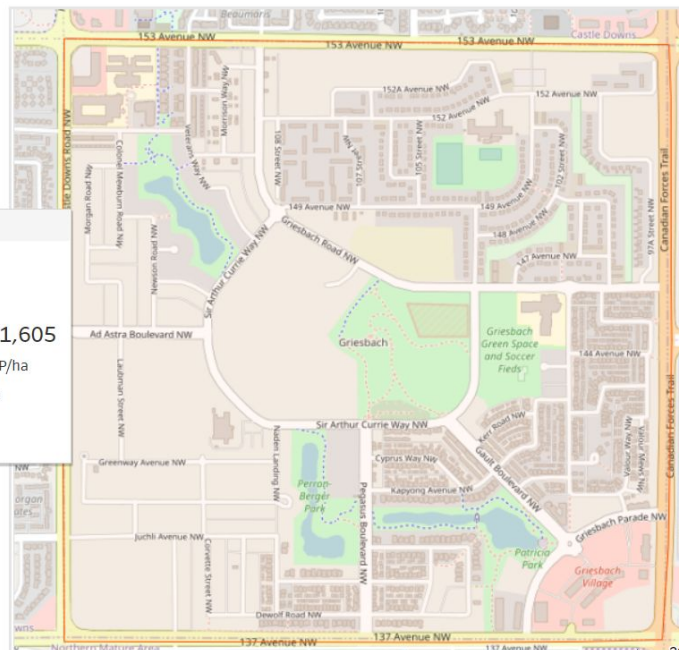
Developing Neighbourhood

Population: 4,940 Dwelling Units: 1,605

Population Net Density: 29.0 POP/ha

Dwelling Density: 9.6 unit/ha

[Open Neighbourhood Description](#)



1 Private Dwellings by Structure Type

