

Bylaw 20005

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, 19226, and 19763; 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 following sentence in Section 5.0 The Plan, under *Residential*: “High Density Residential development shall be concentrated on the south side of Griesbach Parade NW in the Village Centre and in the Mix-Use Centre.” and replacing it with the following: “ 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.”
- b) deleting the following sentence in Section 5.0 The Plan, under *Village Centre*: “As a main focus of activity, approximately 645 dwelling units and 11,915 m2 of

commercial space is anticipated.: and replacing it with the following: “As a main focus of activity, up to 875 dwelling units and 8,979 m² of commercial space is anticipated.”

- c) deleting the following sentence in Section 5.0 The Plan, under *Village Centre*:
 “Location: Mid-rise 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 adjacent lower density development.” and replacing it with the following: “Location: Mid-rise apartment/high density residential development may be freestanding and shall be located immediately south of and adjacent to Griesbach Parade NW and on the northwest corner of 137 Avenue NW and 97 Street NW to provide for a sensitive transition to lower density residential development.”
- d) Deleting the following sentence in Section 5.0 The Plan, under *Village Centre*: “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 replacing it with the following:
 “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.”

- e) deleting the statistics in Section 9, "As amended by Bylaw 19763 Approved July 6, 2021" and replacing it with Section 9, "As amended by Bylaw 20005", attached hereto as Schedule "A" and forming part of this Bylaw.

READ a first time this	15th day of March	, A. D. 2022;
READ a second time this	15th day of March	, A. D. 2022;
READ a third time this	15th day of March	, A. D. 2022;
SIGNED and PASSED this	15th day of March	, A. D. 2022.

THE CITY OF EDMONTON



MAYOR


CITY CLERK

SCHEDULE "A"

9. Statistics

As amended by Bylaw 20005

		Low Density	Row Housing	Low-rise Apartments	Mid-rise Apartments	Veterans Centre	Commercial	Storm Pond	Storm / Open Space	Park	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	3.4		5.2						11.3
	Dwellings			400	475.0								875.0
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	0.8	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	48.5	14.1	0.8			1.4			0.8			63.6
	Dwellings	791	492	64									1347.0
Totals	ha	134.3	28.5	13.6	3.4	1.9	12.1	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	475	120		5183					
		44%	20%	25%	6%	2%		100%					
	People	7877	3298	2417	713	120		14425					
		55%	23%	17%	5%	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	260	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