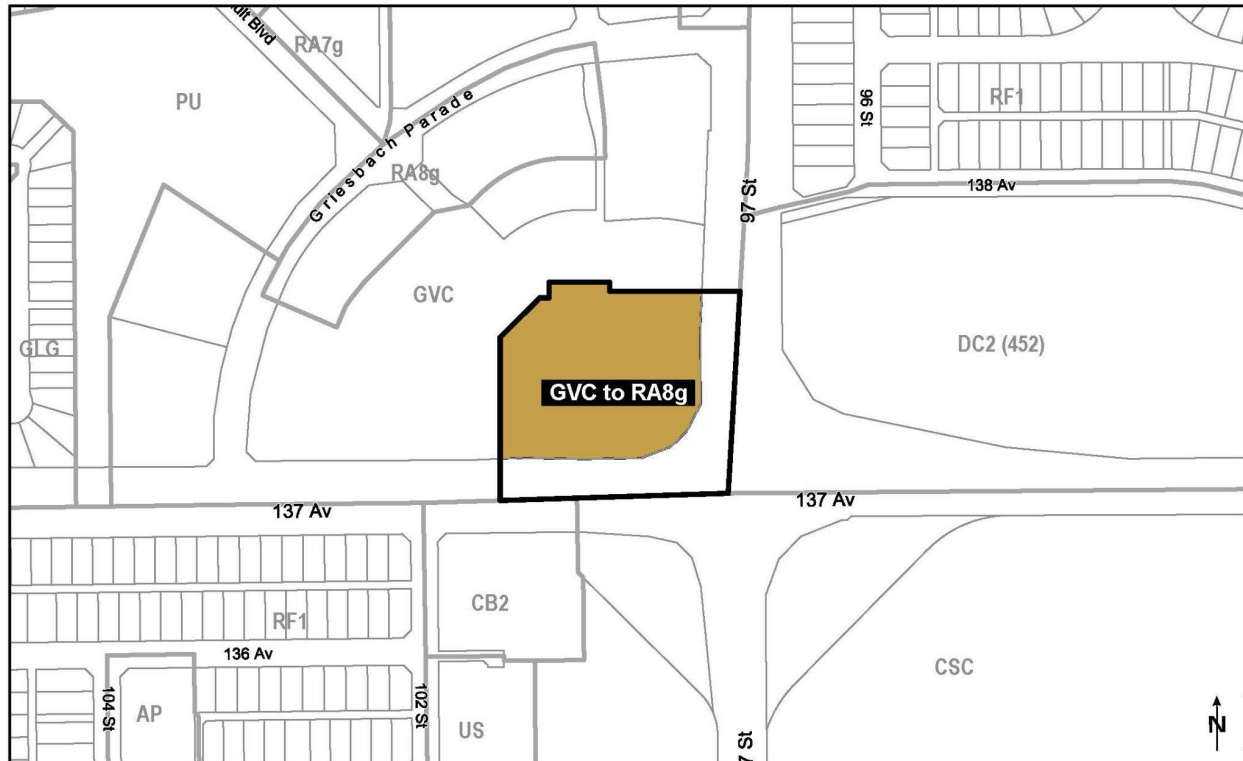




ADMINISTRATION REPORT REZONING & PLAN AMENDMENT GRIESBACH

9704 - 137 Avenue NW

To allow for Multi-Unit Housing up to six (6) storeys in the Griesbach Village Centre.



Recommendation: That Bylaw 20005 to amend the Griesbach Neighbourhood Area Structure Plan be **APPROVED** and Charter Bylaw 20006 to amend the Zoning Bylaw from (GVC) Griesbach Village Centre Zone to (RA8g) Griesbach Medium Rise Apartment Zone and amend Section 940 (Griesbach Special Area) be **APPROVED**.

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

- it will utilize land and infrastructure efficiently;
- it will increase housing choice in the Griesbach neighbourhood;
- it adds people to the community to support commercial uses in the Village Centre; and
- it will contribute towards the completion of the Village Centre.

Report Summary

The application was submitted by Belinda Morales-Smith on July 8, 2021 on behalf of Takeda, Forum and Deveraux. This application proposes to rezone the site from (GVC) Griesbach Village Centre Zone to (RA8g) Griesbach Medium Rise Apartment Zone and amend Section 940 (Griesbach Special Area).

The applicant's stated intent is to develop two multi-unit (medium-rise apartments) buildings up to 23 m (or 6-storeys) in height.

To accommodate the proposed rezoning, Bylaw 20005 proposed to amend the text of the Griesbach NASP and statistics to accommodate Mid-Rise Apartment (High Density Residential) uses at this location.

The application aligns with relevant policies of The *City Plan* (MDP) related to supporting the goals and policies to accommodate growth for a future population of 1.25 million within Edmonton's existing boundaries. The application will contribute to residential densification along two primary corridors; and integrate services, amenities, housing and multi-modal transportation options in the Griesbach Village Centre.

The site is within the boundaries of the Northwest District Plan.

The Application

1. **BYLAW 20005** to amend the Griesbach Neighbourhood Area Structure Plan (NASP).
2. **CHARTER BYLAW 20006** to amend the Zoning Bylaw to (RA8g) Griesbach Medium Rise Apartment Zone and amend Section 940 of the Zoning Bylaw (Griesbach Special Area).

Charter Bylaw 20006 proposes to rezone the subject site from (GVC) Griesbach Village Centre to (RA8g) Griesbach Medium Rise Apartment Zone to develop two multi-unit buildings up to 23 m (six storeys) in height. Section 940 of the Zoning Bylaw (Griesbach Special Area) will be updated with this Charter Bylaw.

Bylaw 20005 proposes to amend the text of the Griesbach NASP to accommodate Mid-Rise Apartment (High Density Residential) uses for the southeast corner of the Griesbach Village Centre, located along 137 Avenue NW and 97 Street NW. The land use and population statistics will be updated accordingly.

Site and Surrounding Area

The site is approximately 1.7 hectares. It was zoned to the existing (GVC) Griesbach Village Centre Zone in October 2002 (approved Bylaw 13164). The surrounding land to the north and west are zoned with both the (GVC) Griesbach Village Centre Zone and the (RA8g) Griesbach Medium Rise Apartment Zone.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(GVC) Griesbach Village Centre Zone	Vacant
CONTEXT		
North	(GVC) Griesbach Village Centre Zone (RA8g) Griesbach Medium Rise Apartment Zone (RA7) Low Rise Apartment Zone	Hotel (4-storeys) and various commercial uses Apartment housing (6-storeys) Apartment housing (4-storeys)
East	(DC2) Site Specific Development Control Provision	Site-specific shopping centre development (Northmount)
South	(CB2) General Business Zone (CSC) Shopping Centre Zone	Various commercial uses
West	(GVC) Griesbach Village Centre Zone	Various commercial uses

Planning Analysis

LAND USE COMPATIBILITY

The existing GVC Zone allows for the development of Multi-unit Housing up to 18 m (four storeys) in height and is a permitted use when the first storey is dedicated to commercial uses. Multi-unit Housing becomes a discretionary use under the GVC Zone when the site is developed with (stand-alone) residential uses. The Village Centre has (partially) developed under the current GVC Zone

The proposed RA8g Zone allows for a building height up to 23 m (approximately six storeys) in height, with the opportunity for a reduced setback from 3 meters to 1 meter when the first storey comprises dwellings with direct ground access. While the RA8g Zone is primarily a residential zone it also allows for the opportunity to develop commercial uses on the ground floor.

In the Village Centre, a 1.7 ha RA8g site was recently developed south of Griesbach Parade NW (Charter Bylaw 19227). The proposed RA8g Zone is compatible with surrounding GVC, RA8g, CB2, CSC, RA7 and DC2 (commercial) zoning.

If approved, the two (2) buildings are anticipated to generate approximately 230 additional dwelling units (approximately 340 people) in the Village Centre. The amount of commercial square footage within the Village Centre would decrease from 11,915 m² to 8,979 m², while Mid- Rise Apartment units would increase from 645 units to 875 units.

The application contributes to achieving a critical density to support existing and future commercial uses within the Village Centre. The site meets the locational criteria for multi-unit housing as it is located at the entrance to the neighbourhood with access from arterial roadways (137 Avenue and 97 Street) and to public transportation routes. Additionally, it will allow for residential development on a long-standing underutilized site constrained by a Restrictive Covenant on title that restricts the amount and type of commercial uses that can be developed.

The table below compares the development regulations of the GVC and RA8g zones.

GVC & RA8g COMPARISON SUMMARY

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 proposed increase in density and height does not have significant land use impacts in terms of density, views, traffic generation and availability of off-street parking over and above the development potential under the existing GVC Zone.

PLANS IN EFFECT

The plan in effect is the Griesbach NASP, which designates the site for Village Centre uses. Bylaw 20005 proposes to amend the text of the Griesbach NASP to accommodate Mid-Rise Apartment (High Density Residential) uses and update the land use and population statistics accordingly.

In order to encourage an active and vibrant Village Centre, the approved NSP recognizes that a critical density of uses (including housing) must be attained and the highest and best of use for this portion of the neighbourhood will be based on market conditions.

This proposal is in alignment with the relevant policies of The *City Plan* (MDP) by supporting the goals and policies to accommodate growth for a future population of 1.25 million within Edmonton's existing boundaries. The application will contribute to city-wide residential densification along two primary corridors, and integrate services, amenities, housing and multi-modal transportation options.

The site is within the boundaries of the Northwest District Plan.

Technical Review

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated by the planned civic and utility infrastructure.

All comments from affected City Departments and utility agencies have been addressed.

Community Engagement

ADVANCE NOTICE

July 27, 2021

- Number of recipients: 1,798
- Number of responses received: 5
- Number of responses with concerns: 5
- Common comments included:
 - ❖ there are too many condos (apartment buildings) in Griesbach already;
 - ❖ the additional density will worsen existing traffic congestion, lack of parking and crime problems;
 - ❖ recent developments in this portion of Griesbach are taking away from the unique character intended for the Village Centre;
 - ❖ the Griesbach NASP should be respected by maintaining mixed use development up to 4-storeys within the Village Centre; and
 - ❖ expressed a sense of disappointment that the site would not be developed with a grocery store.

The file planner followed up (by email or telephone) with these property owners and provided information on:

- the application (including clarification about the Restrictive Covenant registered on title which restricts the type and square footage of commercial development potential on the site); and
 - the planning process, opportunities to provide input and discussed the potential for further community engagement
-

<p>APPLICANT-HOSTED VIRTUAL COMMUNITY INFORMATION SESSION September 15, 2021</p>	<ul style="list-style-type: none"> • Representatives from the Griesbach Community League, Councillor Esslinger, the developers (Tecada, Forum & Deveraux), and approximately 30 property owners were in attendance. • City staff were invited but were not in attendance. • A presentation by the consultant (Dialog) was made and the developers provided additional details about the proposed residential buildings (such as the number of units proposed, urban design elements that will be used to retain an active streetscape, and clarified that the tree stand along 137 Avenue would be retained). • A question and answer period followed the presentation
<p>SECOND ADVANCE NOTICE November 25, 2021</p>	<p>A second advance notice was mailed out to the neighbourhood to inform the community about the Engaged Edmonton webpage that was created.</p> <ul style="list-style-type: none"> • Number of recipients: 1,832 • Refer to the Public Engagement Session summary below, and to Attachment 1 - <i>What We Heard Report</i>
<p>PUBLIC ENGAGEMENT SESSION Engaged Edmonton November 22 - January 3, 2022</p>	<ul style="list-style-type: none"> • Number of visitors: 129 • Number of engaged visitors (i.e. visitors that provided comments): 26 • Number of aware visitors: 38 • Number of informed visitors: 86 • Number of feedback forms in support: 1 • Number of feedback forms with concerns: 24 • Number of feedback forms (summary of the comments is provided in Appendix 1 - "What We Heard" Public Engagement Report
<p>WEBPAGE</p>	<ul style="list-style-type: none"> • edmonton.ca/griesbachplanningapplications

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 20006
- 4 Context Plan Map
- 5 Application Summary



WHAT WE HEARD REPORT

Online Public Engagement Feedback Summary

LDA21-0342 - Griesbach

PROJECT ADDRESS: 9704 - 137 AVENUE NW

PROJECT DESCRIPTION: The application proposes to rezone the property from the (GVC) Griesbach Village Centre Zone to the (RA8g) Griesbach Medium-Rise Apartment Zone to allow for the development of mid-rise, multi-unit unit housing buildings with a maximum height of 23 metres (6 storeys) and a minimum density of 75 units per hectare.

PROJECT WEBSITE: <https://www.edmonton.ca/griesbachplanningapplications>

ENGAGEMENT FORMAT: Online Webpage/Engaged Edmonton:
<https://engaged.edmonton.ca/griesbachrezoning>

ENGAGEMENT DATES: November 29, 2021 to January 3, 2022

NUMBER OF VISITORS:

- Engaged: 26
- Informed: 38
- Aware: 86

ABOUT THIS REPORT

The information in this report includes summarized feedback received between November 29, 2021 to January 3, 2022 through online engagement via the Engaged Edmonton platform.

The public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible. It will also be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised.

This report is shared with all web page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councillor, and will be an Appendix to the Council Report when and should the application proceed to a Public Hearing.

The planning analysis, and how feedback informed that analysis, will be summarized in the City's report to City Council when the proposed rezoning goes to a future City Council Public Hearing for a decision. The City's report and finalized version of the applicant's proposal will be posted for public viewing on the City's public hearing agenda approximately three (3) weeks prior to a scheduled public hearing for the file.

ENGAGEMENT FORMAT

The Engaged Edmonton webpage included an overview of the application, information on the development and rezoning process and contact information for the file planner. Two "tools" were available for participants: one to ask questions and one to leave feedback.

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.

FEEDBACK SUMMARY

Number of Responses

In Support/Mixed: 2

In Opposition: 24

The following main themes were collected:

1. Deviation from NASP
2. Residential Density & Height
3. Traffic & Parking
4. Crime

5. Restrictive Covenant
6. Property Values

The most common **concerns** heard were:

1. **Deviation from the NASP:** The community believes the original intent of the Griesbach NASP should be respected and feel the unique character of the neighbourhood is getting eroded each time the plan changes. The neighbourhood invested a lot of effort in establishing this plan. Many bought their properties on the premise that this particular site would be a Soby's Grocery store. Concern was expressed that the buildings could cause a decrease in property values and exacerbate crime in the neighbourhood. There was a sense of disappointment amongst the community because the neighbourhood has not been developing like they thought.
2. **Density & Height:** New development should be built in accordance with the NASP, in other words by developing the site with a mixture of uses. The proposed increase from 4- to 6-storeys is out of scale with the neighbourhood. Specifically, the height of the structure will block views toward downtown to the south and enclose the memorial feature on the roundabout with tall buildings. Griesbach has enough condos already and it has done more than its fair share of accommodating city-wide densification goals.
3. **Traffic & Parking:** The Village Centre was meant to be walkable with a decreased reliance on cars, while the proposal shows there will be approximately x surface vehicular parking stalls. Given that there is a nearby transit station and a planned LRT STation, the number of surface parking stalls seems excessive. The surface parking lot has the potential to increase and attract crime in the area. Additional residential units will only worsen existing traffic congestion problems as there is already high traffic volumes along Griesbach Parade NW. More traffic will further result in more pedestrian-vehicular conflicts.
4. **Crime:** Griesbach has been experiencing an increase in crime. Concern was expressed that additional population will contribute to an increased rate of crime. Specifically, the proposed surface parking area was identified as a potential area for car break-ins, vandalism and theft.
5. **Restrictive Covenant:** Some respondents indicated a preference for the site to be developed as a grocery store if the Restrictive Covenant was discharged (4).

6. **Property Values:** Development of the site with medium rise apartment housing instead of mixed use development would negatively affect property values of single family homes.

The most common comments of **support** were:

1. **More people will add to the Griesbach community:** Additional residents in Griesbach will positively contribute toward building the community and will provide additional opportunities for new friendships, more residents to attend and participate in community events, walk to local businesses, as well as build the tax base.
2. **The site will be developed:** Since the Restrictive Covenant has not been removed and is unlikely to be removed, a grocery store will not be developed at this location. Instead of having the site continue to be vacant, the proposal will allow for the residential development, which will contribute towards completing the Village Centre and contributing residents to Griesbach to support existing businesses and attract new ones.
3. **Density uses land and infrastructure efficiently:** Density is good for cities and saves all Edmontonians money. There is no reason why six-story buildings on the corner of our neighbourhood close to transit and major roads would negatively impact Griesbach.
4. **Traffic will only marginally increase:** Traffic seems like it would only be marginally affected and the traffic calming measures in Griesbach are effective at deterring drivers from shortcutting through the neighbourhood.

WHAT WE HEARD

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets (comments received once do not have a number).

REASONS FOR OPPOSITION

Deviation from the Griesbach NASP

- The vision for a mixed-use Village Centre keeps getting eroded with each rezoning application and, without commercial uses on the ground floor, the proposal does not fit with the character of the Village Centre (16).
- The intersection of 97 Street and 137 Avenue is a prime corner in the neighbourhood and converting it to residential-only takes away from the character of the Village Centre.

Density & Height

- Too many units are proposed and there are enough condos in Griesbach already (12).
- The proposed height of 6-storeys is too tall and will feel out-of-place (5).
- The height of the building will block views towards the south of downtown and of the roundabout/memorial feature along Griesbach Parade NW (2).
- It is poor planning to increase density without balancing it with commercial services.

Traffic/Parking

- The additional density will increase traffic congestion in the neighbourhood (11).
- The proposed surface parking area will take away from the character of the Village Centre (4).
- The Village Centre is already struggling with insufficient parking spaces (4).
- More traffic will result in safety issues for drivers, pedestrians and cyclists (2).
- Even though Griesbach is well-served by bus routes and there is an LRT Station planned to the west of the site, parking is a major concern with this application because not everyone will use public transportation.

Crime

- Additional people could increase and exacerbate crime in the neighbourhood, especially with the inclusion of surface parking (7).
- Additional foot traffic is good for businesses in the area, but this has the potential for increased crime.

Restrictive Covenant

- Many residents of Griesbach purchased their homes based upon the premise that the Village Centre would be anchored by a grocery store (4).
- Pushing for the removal of the Restrictive Covenant would allow for the original vision for the Village Centre to be realized.

REASONS FOR SUPPORT

Support Businesses & the Community

- Additional residents in the Town Centre will support existing businesses and attract new ones, as well as allow for the Griesbach community to grow (2).

The site will be Developed

- Since the Restrictive Covenant is still in place and the site cannot be developed with a grocery store, the proposal will allow for development of the site at a prominent corner of the neighbourhood.

Uses Land and Infrastructure Efficiently

- Density is good for cities and saves all Edmontonians money.

Marginal Increase in Traffic

- The roadway design in Griesbach is effective at deterring drivers from shortcutting through the neighbourhood.

SUGGESTIONS FOR IMPROVEMENT

- Keep the maximum building height at 4-storeys with commercial uses at the ground level (4)
 - Push for the removal of the Restrictive Covenant to allow Soby's Grocery to develop, as promised (1).
 - The consultants should have done a more detailed (traffic) analysis.
 - The site could be better used as a dog park.
-

Questions & Answers

1. Why was a detailed traffic analysis not required ?

A detailed traffic analysis was conducted, reviewed and approved when the Griesbach NASP was prepared and was based upon commercial/office and residential uses being developed in the Village Centre. The applicant/developers were not required to conduct further traffic analysis with this application because traffic generation volumes anticipated with the 230 dwellings were deemed comparable to volumes expected if the site was developed with 4 storeys of mixed-use development.

2. Why is the proposal allowed to deviate so much from the plan?

Plans are “living” documents that get amended over time as a neighbourhood builds-out and responds to changes in market conditions. Prior to Administration making a recommendation of support or non-support to City Council, all applications are reviewed by city departments and utility agencies during the technical review period.

While the proposal is for residential-only buildings, the proposed RA8g Zone provides the opportunity for mixed use development in the future.

3. Why is the City and developers ignoring our views about building more residential buildings?

The planning process integrates several opportunities for public input. The first opportunity for public input in the planning process occurs when the advance notice postcard is sent out.

The applicant/developer may (depending on the nature of the application) hold an open house or information session to provide an opportunity for residents to express their views and ask questions about the application directly to the applicant/developers. Dialog held a (remote) community information session on September 15, 2021 with attendance from members of the Greisbach community league board, the Ward Councillor and property owners.

The third opportunity to provide public input in the planning process occurs when Planning Coordination holds a public engagement event. This is typically for applications that generate significant public interest and/or involve an amendment to an approved plan (depending on the nature of the application and response to the advance notice). For this application, to ensure the community had a forum to articulate their views and be well-informed, an Engaged Edmonton page was created.

The fourth opportunity to provide input occurs when notice of the Public Hearing is sent out, with the final opportunity being at the City Council Public Hearing where residents can register to speak (for or against) the application in front of City Council.

All comments received from the notices, engagement events and other communications are summarized in Administration's Report to Council. In this way, Council is made aware of the views of notified property owners prior to rendering a formal decision on the application.

4. If the issue is the Restrictive Covenant, who would have signed this and why can't it be changed?

A Restrictive Covenant (RC) is a private-to-private agreement that carries over on the Land Title even after a property is sold, unless those parties decide to have it discharged. There are various reasons for placing a RC on a property. In this case, the

purpose of the RC is to protect Soby's interest in the market and avoid competition from other grocery store chains. The City does not have the ability to force the original owner of the site (nor the new owner) to have the RC removed.

5. A 1-meter setback (proposed RA8g Zone) doesn't allow enough room for snow. Will they be hauling it away from their sidewalks?

The proposed RA8g Zone requires a minimum front setback of three (3) meters. The front setback can be reduced to one (1) meter only when the building provides dwellings with direct ground-floor access.

The GVC Zone (for the balance of the village Centre lands) allows for a setback up to 3.0 m to accommodate architectural features that promote a pedestrian-oriented streetscape, such as sidewalk cafes, or to accommodate roadway design or preserve existing trees.

As is the case with all private sidewalks, snow removal will be required to ensure the safety of residents and patrons. Typically, snow clearing and removal is the responsibility of the on-site property manager. In the event of heavy snowfall or excess snow piles on the premises, a contractor would be hired on an as-needed basis to clear excess snow.

6. The City promotes being sustainable and "green", so why would the City allow more development that will ruin the environment?

The parks and open space system for the Greisbach neighbourhood has been established in the approved Griesbach NASP (refer to *Figure 5 - Development Concept* and *Figure 10 - Tree Overlay*).

The proposed RA8g Zone (see: RA8 Zone) contains development regulations to reduce the perceived massing of buildings through urban design elements and landscaping.

Since parkland requirements have been provided in accordance with the NASP, a park site in the Village Centre over and above the open spaces in the neighbourhood already is not required for development of the site (either under the existing GVC Zone or proposed RA8g Zone).

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 clicked 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.

Next Steps

The public feedback received will be considered during the planning analysis and will be included in the administration report for City Council. The administration report and finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) website approximately three (3) weeks prior to a scheduled public hearing for the file.

When the applicant is ready to take the application to Council (the Administration makes a recommendation of Support or Non-Support):

- Notice of Public Hearing date will be sent to surrounding property owners and applicable nearby Community Leagues and Business Associations.
 - Once the Council Public Hearing Agenda is posted online, members of the public 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.
 - Members of the public may listen to the Public hearing on-line via edmonton.ca/meetings.
 - Members of the public can submit written comments to the City Clerk (city.clerk@edmonton.ca).
-

If you have questions about this application please contact:

Carla Semeniuk, Acting Senior Planner

North Unit, Development Services

780.496.1582

carla.semeniuk@edmonton.ca

9. STATISTICS, Bylaw 19226

APPROVED GRIESBACH 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						
		46%	21%	26%	5%	2%	100%						
	People	7077	3298	2417	360	120	14000						
		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

9. STATISTICS

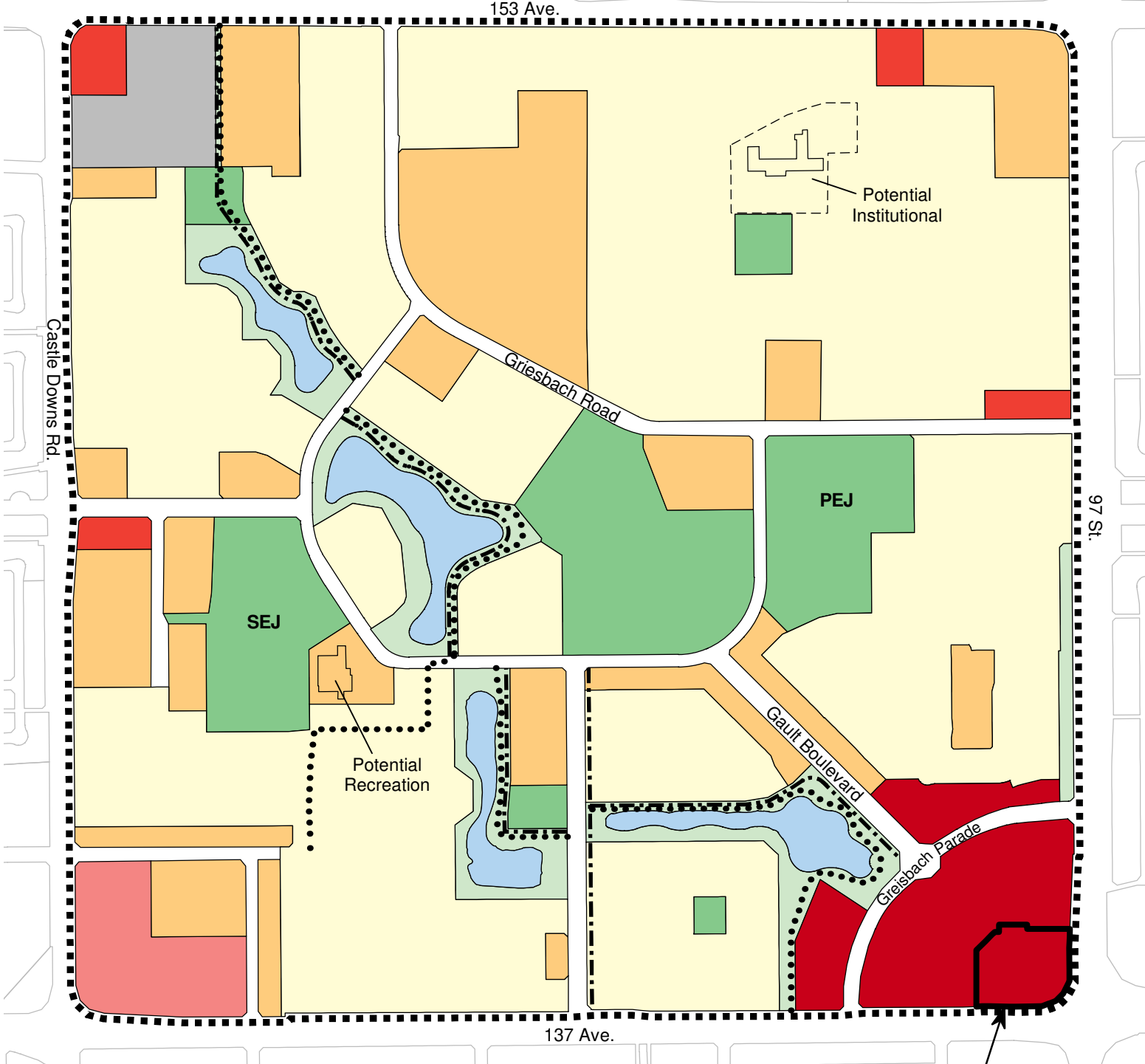
APPROVED GRIESBACH NEIGHBOURHOOD AREA STRUCTURE PLAN STATISTICS

Bylaw 20006

		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	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	0.6	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	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%
										10%			
	Dwellings	2285	1031	1272	475	120		5183					
		44%	20%	25%	9%	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	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 19763
APPROVED
GRIESBACH**
Neighbourhood Area Structure Plan
(as amended)

**Rezoning
Area**



- | | | | |
|---|--|---|----------------------------|
|  | 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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment & Rezoning
Bylaw:	20005
Charter Bylaw:	20006
Location:	North of 137 Avenue NW and west of 97 Street NW
Address:	9704 - 137 Avenue NW
Legal Description:	Lot 1, Block 27, Plan 1320318
Site Area:	1.7 ha
Neighbourhood:	Griesbach
Ward:	Anirniq Ward
Notified Community Organizations:	Griesbach Community League Castle Downs Recreation Society Area Council
Applicant:	Belinda Morales-Smith, Dialogue

PLANNING FRAMEWORK

Current Zone:	(GVC) Griesbach Village Centre Zone
Proposed Zone:	(RA8g) Griesbach Medium Rise Apartment Zone
Plan in Effect:	Griesbach Neighbourhood Area Structure Plan

Written By:	Carla Semeniuk
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination