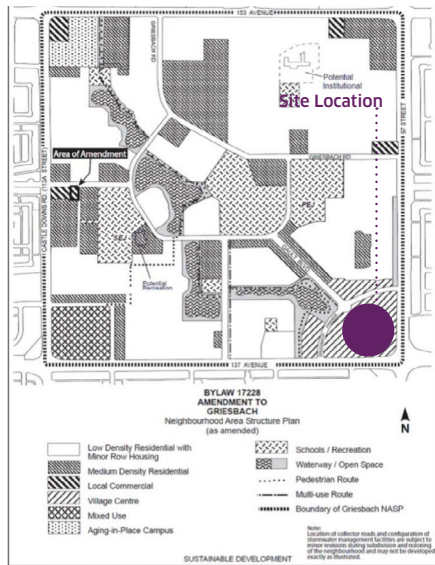




9704 137 Avenue NW
Land Use Amendment Application
Public Hearing
March 15, 2022

Land Use Amendment Application

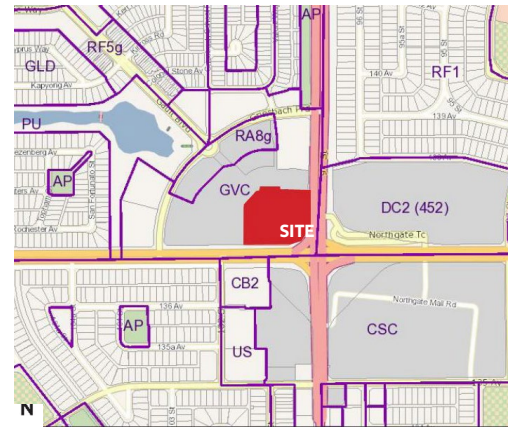
To allow for a comprehensive midrise multi-unit housing development project through an amendment to the:



*Bylaw 17228 June 9, 2015

1. Griesbach NSP

- amend the text of the Griesbach NSP to accommodate Mid-Rise Apartment (High Density Residential) uses and to revise the land use and population statistics accordingly



2. Zoning Bylaw

- to rezone the site from Griesbach Village Centre Zone (GVC) to Griesbach Medium Rise Apartment Zone (RA8g)

Current

- Village Centre Uses

Proposed

- Midrise Apartment
- Up to six storeys
- Decrease Commercial Space from 11,900 sqm to 8,975 sqm
- Increase number of units from 645 units to 875 units
- Allocate 1.7 ha of the 6.9 ha in the Village Centre - Commercial designation to Midrise Apartment

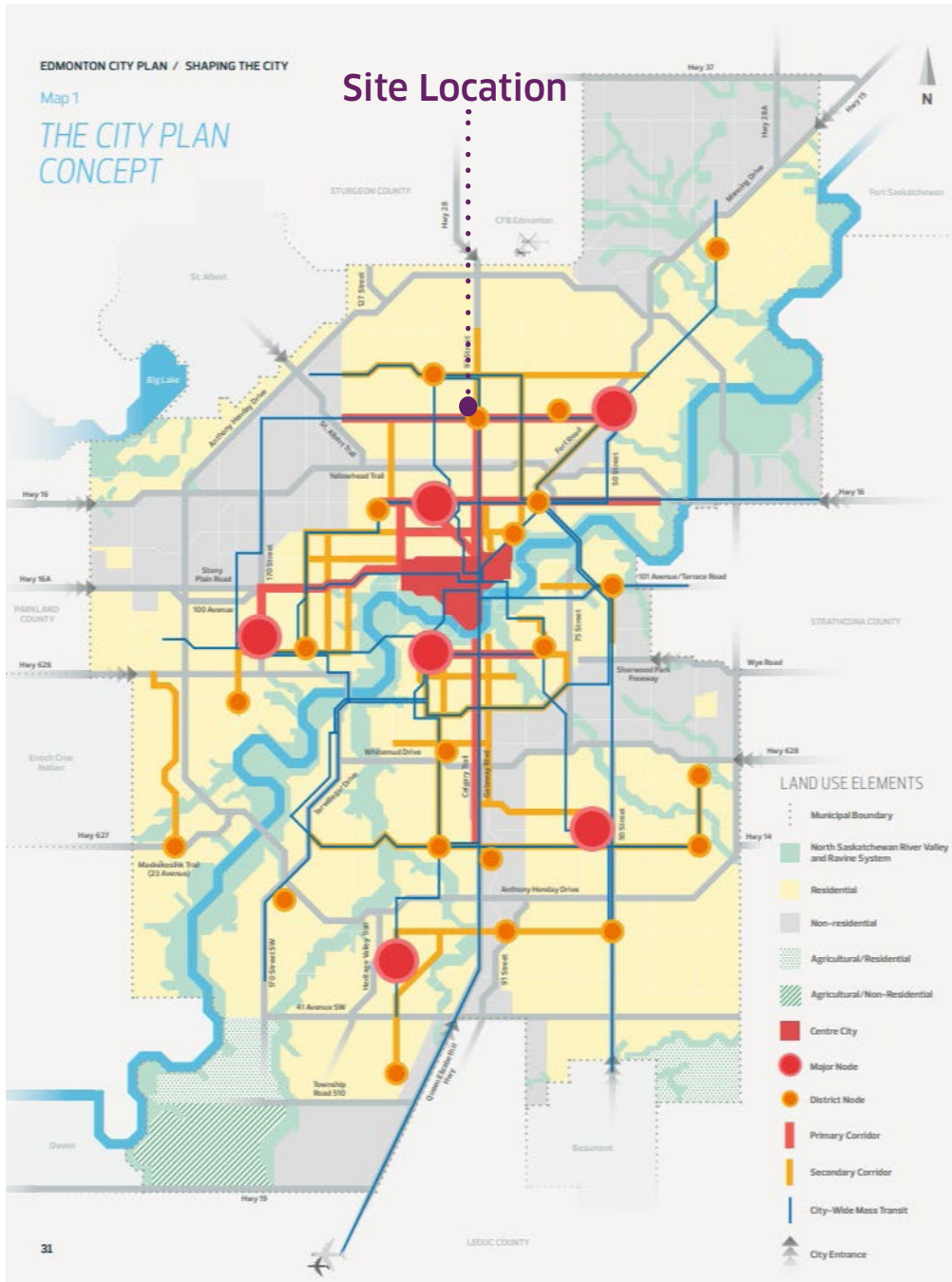
Current Designation

- Village Centre Zone (GVC)
- Maximum height - 18 m (4 storeys)
- Maximum FAR - 3.5 (2.0 for apartment housing)
- Multi-unit housing permitted only when ground floor commercial is provided

Proposed Designation

- Griesbach Medium Rise Apartment Zone (RA8g)
- Multi-unit housing permitted
- Maximum Height - 23 m (6 storeys)
- Minimum Density - 75 du / ha
- Maximum FAR - 3.0
- Provides opportunity for ground floor commercial

The City Plan



Proposed Land Use Amendment Application aligns with policies in the City Plan by:

- Supporting the goals and policies related to accommodating growth for a total population of 1.25 million within Edmonton's existing boundaries
- Midrise is identified as a typical massing for the site
- Encourages density adjacent to transit and along two primary corridors
- Integrate services, amenities, housing and multi-modal transportation options in the Griesbach Village Centre

Planning Principles



Family Friendly



Community Vibrancy



Integrate Design

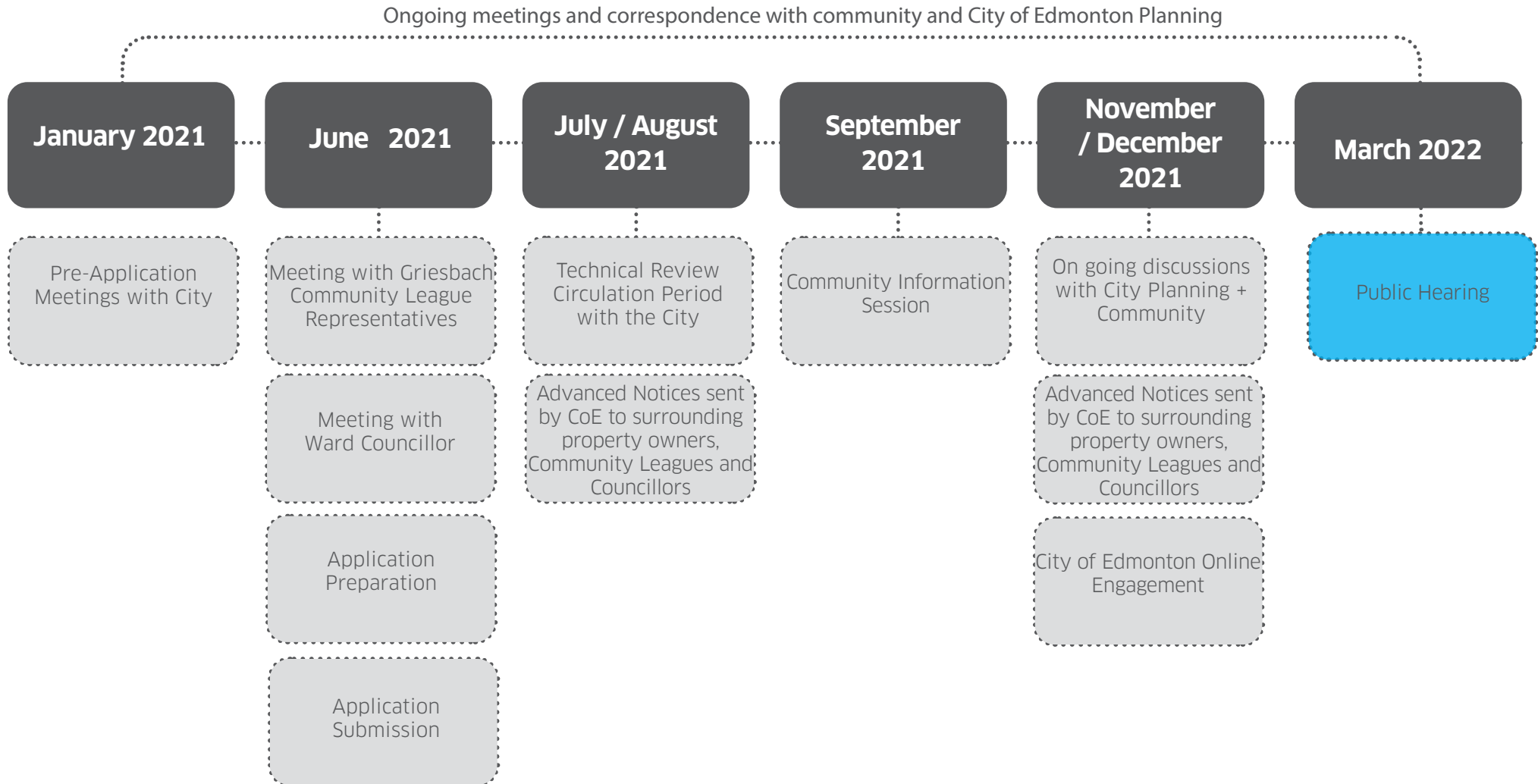


Complete Community



Create Resiliency

Application Timeline + Engagement Process



What We Heard

Restrictive Covenant

- Registered on Title
- Restricts the type and size of commercial development potential
- Request for removal has been not been granted
- However, some relaxation on the commercial component of the site to allow for some smaller grocer / food sales related uses - adding a critical mass to the site will attract these type of uses and help existing and future commercial retailers thrive

Increased Traffic

- Residential uses under the RA8g zone will generate comparable traffic then what is permitted under the existing GVC zone (4-storey mixed use building)

Parking

- Site is adjacent to transit centre and along transit corridors
- City does not have minimum parking requirements
- parking will be consistent with the parking demand in the area

Height + Density

- proposal is in keeping with the intent of the City Plan which aims to add density along major anterior transit corridor and adjacent to transit centres
- height will not have any negative impacts on adjacent users
- proposed massing will frame the edges of this site proving for a much needed gateway into the community

Crime

- Adding a critical mass to the site will bring people to the site will reduce the crime in the area as there will be more people to activate and take ownership of the space

Tree Stand on 97th Street

- Tree Stand will be maintained

Deviation form NSP

- Plans are living documents and there are processes in place to allow them to be amended as the City grows and evolves

