

13703 – Castle Downs Road NW

To allow for mid-rise multi-unit housing.



Recommendation: That Bylaw 20437 to amend the Griesbach Neighbourhood Area Structure Plan and Charter Bylaw 20438 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (RA8g) Griesbach Medium Rise Apartment Zone and amend Section 940 (Griesbach Special Area) be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Proposes an increase in residential density near a future LRT station and developed at a scale that fits with surrounding built forms.
- Increases housing choice in the neighbourhood by utilizing land and infrastructure efficiently.

- Aligns with objectives of The City Plan by increasing residential density in proximity to a Secondary Corridor.
- Contributes to the completion of the Griesbach neighbourhood.

Application Summary

BYLAW 20437 to amend the Griesbach Neighbourhood Area Structure Plan (NASP).

CHARTER BYLAW 20438 will amend the Zoning Bylaw, as it applies to the subject site, from (DC2) Site Specific Development Control Provision to (RA8g) Griesbach Medium Rise Apartment Zone. Section 940 of the Zoning Bylaw (Griesbach Special Area) will be updated with this Charter Bylaw.

Charter Bylaw 20438 proposes to rezone the subject site from (DC2) Site Specific Development Control Provision to (RA8g) Griesbach Medium Rise Apartment Zone to allow for 23 metre high buildings (approximately 6 storeys) intended for residential uses such as Multi-unit Housing, Lodging Houses and Supportive Housing, with the opportunity for some commercial opportunities at ground level. If approved, the site will be developed in conjunction with the RA8g property located immediately to the east.

Bylaw 20437 proposes to amend the development concept map, relevant text and the land use and population statistics of the Griesbach NASP to accommodate mid-rise apartments for the area located at the northeast intersection of 137 Avenue NW and Castle Downs Road NW.

This application was accepted on August 22, 2022, from Arbutus Properties on behalf of Canada Lands Company.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries by contributing to city-wide residential densification along a secondary corridor (137 Avenue NW) and transit-oriented area. It will increase housing choice by adding multi-unit apartment units that will utilize land and infrastructure efficiently and contribute towards the completion of the neighbourhood.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using a broadened approach. This was selected because: the application includes an amendment to a statutory plan and proposes an increase in density and height in this portion of the neighbourhood.

The broadened approach included sending the notice to a broader catchment area to ensure logical notification boundaries.

Notice, November 24, 2022

- Number of recipients: 261
- Number of responses with concerns: 0

Webpage

- edmonton.ca/griesbachplanningapplications

No formal feedback or position was received from the Griesbach, Second and Carlisle Community Leagues at the time this report was written.

Site and Surrounding Area

The site measures approximately 2.5 ha and is located at the northeast intersection of 137 Avenue NW and Castle Downs Road NW.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2.1144) Site Specific Development Control Provision	Vacant
CONTEXT		
North	(RF5g) Griesbach Row Housing Zone	Row Housing Dwellings
East	(RA8g) Griesbach Medium Rise Apartment Zone (CB2) General Commercial Zone	Vacant Vacant
South	(RF1) Single Detached Residential Zone	Single Detached Dwellings
West	(RF5) Row Housing Zone (CSC) Shopping Centre Zone	Row Housing Dwellings



View of the site looking to the north from 137 Avenue NW and Castle Downs Road NW.

Planning Analysis

The application proposes to develop multi-unit housing buildings up to a maximum height of 23.0 m (or 6 storeys) and is suitably located within 400 of a future LRT stop and along two roadways. The adjacent RA8g site to the east of the site will be developed in conjunction with the proposed site. The developer/owner anticipates that the site will accommodate three (3) medium-rise apartment buildings, along with an additional two (2) apartment buildings on the eastern site.

Developments in the southwest mixed use area were intended to accommodate vertical mixed use up to a maximum height of 4-storeys/16.0 m. In response to changing market conditions and less uptake for commercial uses, recent applications in the southwest and southeast corners of the neighbourhood have been approved by City Council, thereby allowing for the development of free-standing residential buildings up to a height of 6-storeys. The RA8g site to the east was approved in 2015 (under Charter Bylaw 20006) and the CB2 site was approved in 2021 (under Charter Bylaw 19526).

With this application, the southwest corner in total is anticipated to generate approximately 619 multi-unit dwelling units; while the number row housing units and low rise apartment units is then reduced to zero. There would be a corresponding reduction in developable commercial square footage in this portion of the neighbourhood (from 3.6 ha to 2.3 ha).

The overall neighbourhood has a significant amount of row housing units (21.8%) and semi-detached units (19.6%), with only approximately 10% consisting of apartment units. The development of mid-rise apartment housing at this location would contribute to diversifying the housing stock and is an appropriate built form for a site located on the periphery of the neighbourhood within 400 metres of a future LRT stop and existing bus routes.

The City Plan

The application aligns with The City Plan targets of optimizing existing established neighbourhoods by adding 50% of new units throughout infill areas such as Griesbach. This application supports the goals of The City Plan to increase and diversify Edmonton's housing supply by providing multi-unit apartment housing units that will utilize land and infrastructure efficiently and contribute to the completion of the neighbourhood. It will contribute to city-wide residential densification along a primary corridor, and integrate services, amenities, housing and multi-modal transportation options.

Plan in Effect

The plan in effect is the Griesbach NASP, which currently designates the site for Mixed Use development. Bylaw 20437 proposes to update the development concept map and relevant text of the Griesbach NASP to accommodate mid-rise apartment buildings at this location. The land use and population statistics will be updated accordingly.

In order to ensure full build-out and activate this prominent intersection, the approved NASP recognizes that development of the Mixed Use area will be based on market conditions. Overall, the proposed amendment will increase the number of units in the Plan by 239 to a total of 5,422.

Land Use Compatibility

The application would allow for horizontal mixed use, as the site to the east along 137 Avenue NW is zoned CB2. This will provide a critical mass to support nearby commercial areas. Though this application is for stand-alone residential uses, the RA8g zone allows for the future opportunity for limited commercial development at the ground-level. The RF5g lots to the north of the site provide transition in scale between the proposed mid-rise apartments buildings.

The following table compares the adjacent RF5g Zone and proposed RF8g Zone.

RF5g & RA8g Comparison Summary

	RF5g Current Adjacent Zone	RA8g Proposed
Principal Building	Multi-Unit Housing Single Detached Housing Semi-detached Housing	Mid-rise Multi-Unit Housing
Maximum Height	12.0 m	23.0 m
Maximum Floor Area Ratio (FAR)	n/a	3 - 3.3
Minimum Density	35 units/ha	75 units/ha
Maximum Site Coverage	53%	n/a
Minimum Front Setback <i>Commercial at-ground</i>	1.0 m n/a	4.5 m 1.0 m - 3.0 m
Minimum Side Setback	2.0 m	3.0 m
Minimum Flanking Side Setback	3.0 m	3.0 m
Minimum Rear Setback (Corner Lot) (Rear Attached Garage) (under 7.5 m in Height)	7.5 m 4.5 m 5.5 m 1.2 m	7.5 m

The proposed increase in density and height does not have significant land use impacts in terms of density, views, and traffic generation.

Transit Oriented Guidelines

The TOD guidelines suggest that this site should have a built form consisting of duplex housing, row housing, and low and medium rise apartment buildings ideally with ground-level commercial opportunities.

The development of mid-rise apartment buildings at this location is considered suitable as the site is within a transit-oriented area and is immediately adjacent to a CB2 site.

Technical Review

Transportation

With development of the site, a public access easement will be required through this site complete with a walkway to connect to the public sidewalk along Castle Down Road NW to facilitate access to the proposed Metro Line NW LRT 137 Avenue station as per the City's Transit Oriented Guidelines. This site is to provide measures to support pedestrian crossings, such as markings, signage and/or controls on Juchli Avenue NW and Admiral Grouard Street NW. The details of these measures will be reviewed at the development permit stage.

Please note, the signals at 139 Avenue/Juchli Avenue and Castle Downs Road as well as 137 Avenue and 111 Street/Admiral Grouard Street NW are conditioned with the adjacent subdivisions and will be installed when Traffic Operations deems necessary based on traffic volumes.

Transit

ETS operates numerous bus routes near the rezoning site on Castle Downs Road NW, 137 Avenue NW, 113A Street NW and 139 Avenue NW. A range of service levels are available on these corridors including crosstown, local, rapid and school special bus routes. The site is located roughly 100 to 250 metres walking distance from bus stops along Castle Downs Road NW and 137 Avenue NW. Bus service may operate on Juchli Avenue NW and Admiral Girouard Street NW with future transit expansion in the area.

The site is located adjacent to the future 137 Avenue Station on the Metro Line LRT NW (Phase 2), which is planned to operate along Castle Downs Road NW and 113A Street NW. The new extension is currently in the concept design phase. While construction timelines are still to be determined, the extension is included in the mass transit network assumed for the 1.25 million population scenario of The City Plan.

A district rapid mass transit bus route is anticipated to operate adjacent to the site on 137 Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Drainage

The proposed rezoning conforms to the Griesbach Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services currently exist to the subject property, connecting to the existing systems located within Juchli Avenue. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

A deficiency in on-street fire protection adjacent to the property was identified by EPCOR Water. Hydrant spacing is adequate on Juchli Avenue NW but no on-street fire protection will be available from Castle Downs Road NW or 137 Avenue NW. The depth of the site means that on-street fire protection will be unable to provide coverage over the complete site area. Fire Rescue Services conducted an Infill Fire Protection Assessment (IFPA) at the development permit stage for the adjacent RA8g site and found that upgrades to existing on-street fire protection infrastructure are not required.

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

Appendices

- 1 Approved NASP Land Use and Population Statistics – Bylaw #20005
- 2 Proposed NASP Land Use and Population Statistics – Bylaw #20437
- 3 Approved NASP – Bylaw #19763
- 4 Proposed NASP – Bylaw #20437
- 5 Application Summary

9. STATISTICS

APPROVED GRIESBACH NEIGHBOURHOOD AREA STRUCTURE PLAN STATISTICS

Bylaw 20005

		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%
	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

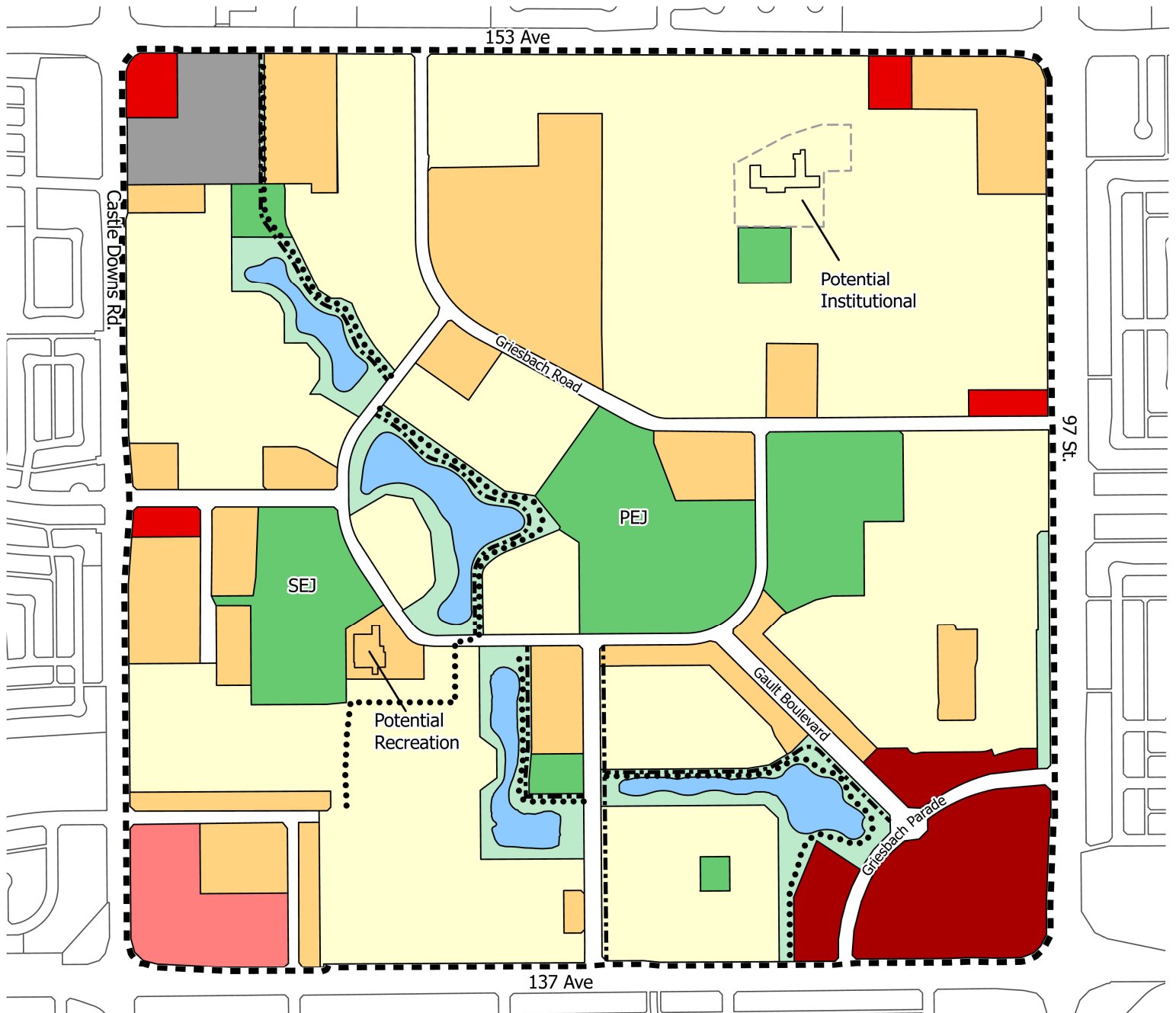
	Dwelling Units	Public Elementary	Public Junior	Public Senior	Catholic Elementary	Catholic Junior	Catholic Senior	Totals
Lower Density	2213	722	283	269	376	155	155	1965
Row Housing	1077	338	117	103	162	54	43	817
Apartments	859	242	77	66	52	17	17	471
Totals	4149	1302	477	438	589	226	215	3253

9. STATISTICS
PROPOSED GRIESBACH NEIGHBOURHOOD AREA STRUCTURE PLAN STATISTICS
Bylaw 20437

		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	16.7		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		0	0	4.3		2.3						6.6
	Dwellings		0	0	619								619
North West	ha	22.1	3.8	2.9			1	2.2	1.4	0.8			36.1
	Dwellings	376	133	232									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	27.5	12.6	6	1.9	12.5	10.7	8.4	12.9	12.1	13.1	252
		53%	11%	5%	2%	1%	5%	4%	3%	5%	5%	5%	
	Dwellings	2285	961	1192	864	120		5422			10%		
		42%	18%	22%	16%	2%		100%					
	People	7877	3075	2265	1296	120		14633					
		54%	21%	15%	9%	1%		100%					












Griesbach: Student Generation

	Dwelling Units	Public Elementary	Public Junior	Public Senior	Catholic Elementary	Catholic Junior	Catholic Senior	Totals
Lower Density	2285	745	292	288	388	160	160	2034
Row Housing	961	301	105	92	144	48	38	728
Apartment	2056	580	185	158	125	41	41	1131
Totals	5302	1625	582	538	658	249	240	3893

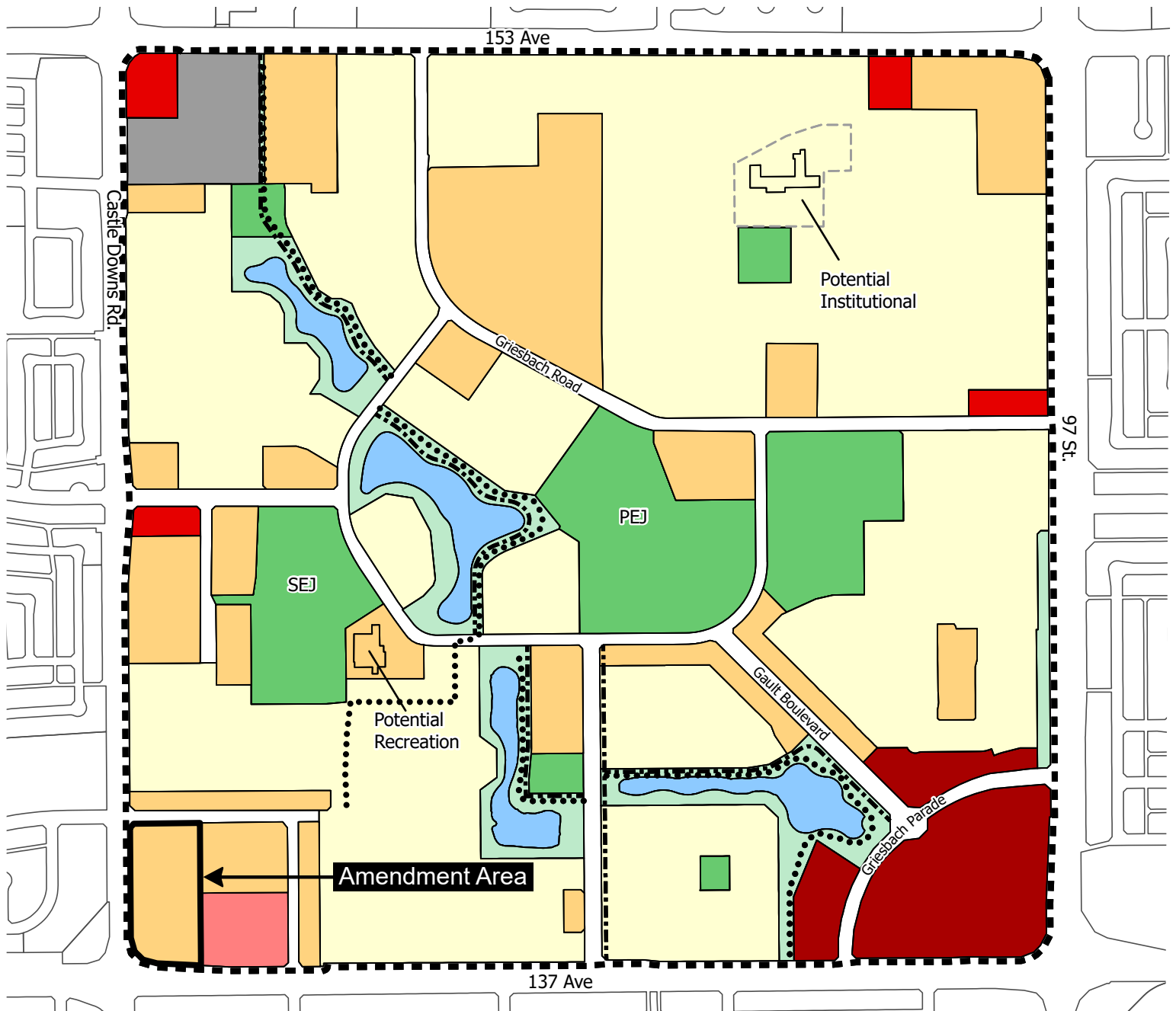


**BYLAW 19763
APPROVED
GREISBACH**
Neighbourhood Area Structure Plan
(as amended)















- | | | | |
|---|--|---|----------------------------|
|  | Low Density Residential with Minor Row Housing |  | Aging-in-Place Campus |
|  | Medium Density Residential |  | Schools / Recreation |
|  | Local Commercial |  | Waterway / Open Space |
|  | Village Centre |  | Multi-use Route |
|  | Mixed Use |  | Pedestrian Route |
| | |  | Boundary of Griesbach NASP |

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 20437
AMENDMENT TO
GREISBACH**
Neighbourhood Area Structure Plan
(as amended)



- | | | | |
|---|--|---|----------------------------|
|  | Low Density Residential with Minor Row Housing |  | Aging-in-Place Campus |
|  | Medium Density Residential |  | Schools / Recreation |
|  | Local Commercial |  | Waterway / Open Space |
|  | Village Centre |  | Multi-use Route |
|  | Mixed Use |  | Pedestrian Route |
| | |  | Boundary of Griesbach NASP |
| | |  | 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, Rezoning
Bylaw/Charter Bylaw:	20437 20438
Location:	North of 137 Avenue NW and east of Castle Downs Road NW
Address:	13703 - Castle Downs Road NW
Legal Description:	Lot 1, Block 36, Plan 2021679
Site Area:	2.5 ha
Neighbourhood:	Griesbach
Ward:	Anirniq
Notified Community Organizations:	Griesbach, Secord and Lauderdale community leagues and
Applicant:	Arbutus Properties

Planning Framework

Current Zone and Overlay:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(RA8g) Griesbach Medium Rise Apartment Zone
Plan in Effect:	Griesbach Neighbourhood Area Structure Plan

Written By:

Approved By:

Branch:

Section:

Carla Semeniuk

Tim Ford

Development Services

Planning Coordination