

Bylaw 20437

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, 19763, and 20005; 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 and at the northwest corner of 137 Avenue NW and 97 Street NW in the Village Centre.” and replacing it with the following: “High Density Residential development shall be concentrated on the south side of Griesbach Parade NW in the Village Centre and in the Mixed Use Centre.”;

- b) deleting the following sentences in Section 5.0 The Plan, under *Mixed Use 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. The village centre will provide a variety of natural and built form experiences as well as west of Admiral Girouard Street in the Southwest corner of the Plan area. This will require attention to building design, ground level relationships, texture, signage, and colours. These elements are to be integrated thematically into an urban campus setting.” 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. The mixed use area and village centre will provide a variety of natural and built form experiences. In addition, two (2) Medium Density Residential sites are located west of Admiral Girouard Street NW and south of Juchli Avenue NW. Developments in this location may be in the form of free-standing residential buildings up to six storeys. Integrating these developments will require attention to building design, ground level relationships, texture, signage, and colours. These elements are to be integrated thematically into an urban campus setting. A future LRT Station is planned at the intersection of 137 Avenue NW and Castle Downs Road NW. Wherever possible, residential buildings in the southwest mixed use corner of the neighbourhood are encouraged to incorporate commercial and office uses at the ground-level, providing additional opportunities to integrate services, amenities, and housing with multi-modal transportation options.”;
- c) deleting the following sentence in Section 5.0 The Plan, under *Mixed Use Centre*:
“Location: Freestanding mid-rise apartment/medium Griesbach Zoning Analysis 2 density residential shall also be located immediately west of Admiral Girouard Street and south of Juchilli Avenue to support a horizontal mixed-use development in the SW corner of the plan area.” and replacing it with the following: “Location: Freestanding mid-rise apartment/medium density residential sites shall also be located immediately west of Admiral Girouard Street NW and south of Juchli Avenue NW, the southwest corner of the plan area.”;

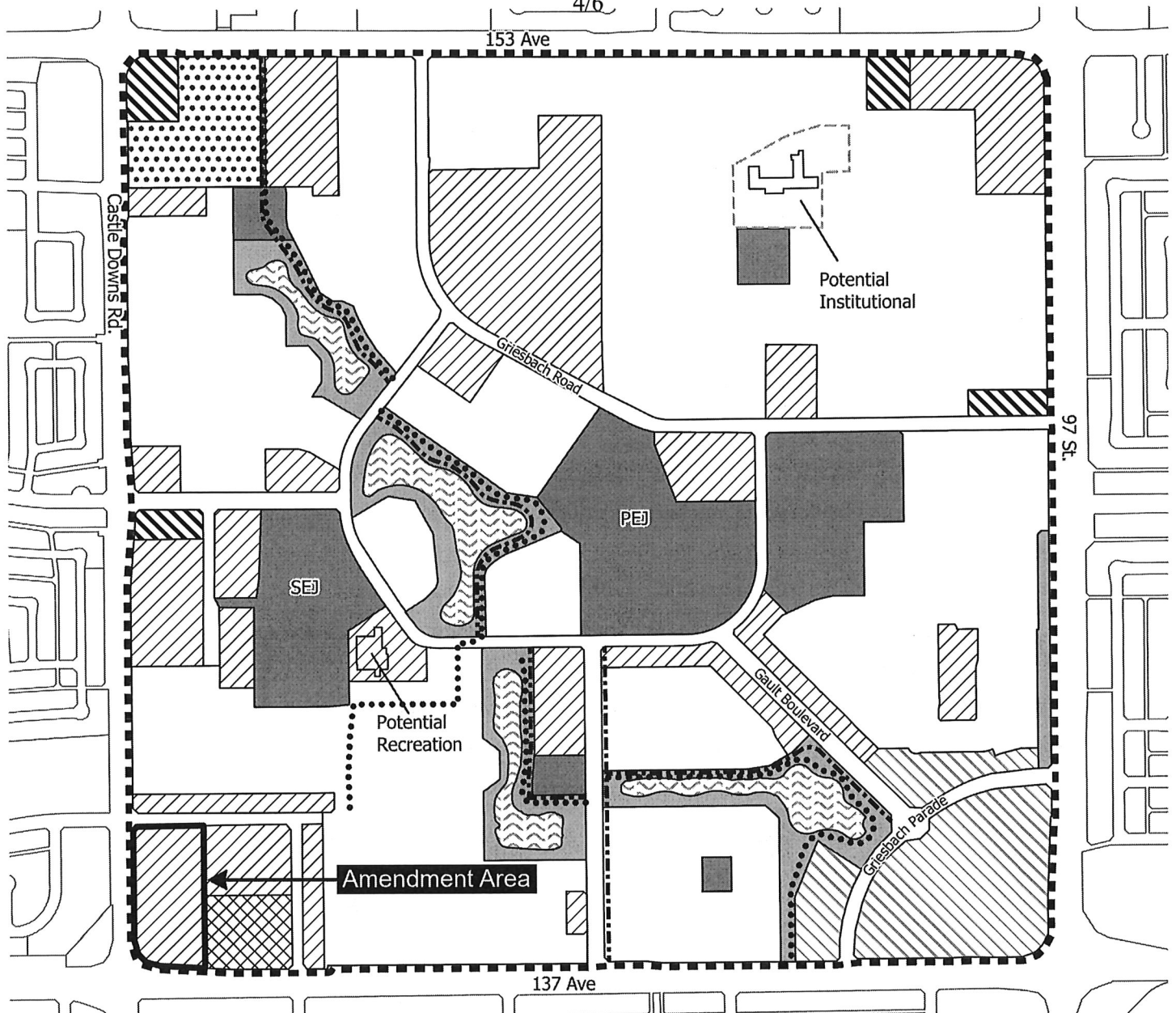
- d) deleting the map entitled “Bylaw 19763 – Amendment to Griesbach Neighbourhood Area Structure Plan” and replacing it with the map “Bylaw 20437 - Amendment to Griesbach Neighbourhood Area Structure Plan”, attached hereto as Schedule “A” and forming part of this bylaw;
- e) deleting the statistics in Section 9 entitled “As amended by Bylaw 20005 Approved March 15, 2022” and replacing it with the statistic entitled “9. Statistics Griesbach Neighbourhood Area Structure Plan Statistics Bylaw 20437”, attached hereto as Schedule “B” and forming part of this bylaw; and
- f) deleting the figure entitled “Figure 4: Development Concept - Griesbach Neighbourhood Area Structure Plan” and replacing it with the figure entitled “Figure 4: Development Concept - Griesbach Neighbourhood Area Structure Plan”, attached hereto as Schedule “C” and forming part of this bylaw.

READ a first time this	24th day of April	, A. D. 2023;
READ a second time this	24th day of April	, A. D. 2023;
READ a third time this	24th day of April	, A. D. 2023;
SIGNED and PASSED this	24th day of April	, A. D. 2023.

THE CITY OF EDMONTON













A - Andrew Kraach
MAYOR

[Signature]
CITY CLERK



**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 Greisbach 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.

9. STATISTICS
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%	
											10%		
	Dwellings	2285	961	1192	864	120		5422					
		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

