

Village at Griesbach

NORTHEAST CORNER



**GROWING
GRIESBACH**





Canada Lands Company
Société immobilière du Canada

Canada Lands Company is a self-financing, federal Crown corporation specializing in real estate and development, and attractions management. For more than 25 years, the Company has developed some of the most sought-after communities in Canada. The Company works to enrich the everyday lives of Canadians by embracing the potential of the places and spaces it owns and operates, and by curating memorable experiences.





BUILDING GREAT COMMUNITIES



Village at Griesbach Today

- 250 hectares acquired from the DND in 2003
- LEED-ND Gold certification
- Multi-award winning community, locally and nationally
- Enhanced neighbourhood amenities, open space and streetscapes
- 2 acre/144 plot community garden
- Over 5,000 new homes since 2003
- Mixed Use Village Centre
- Unique Commemoration of Canadian History



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GRIESBACH COLLABORATIVE

The Griesbach Collaborative is an interdisciplinary team of professionals created specifically for Village at Griesbach Northeast Corner Master Plan.



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SOLES & COMPANY



SCATLIFF + MILLER + MURRAY

Intelligence House



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VILLAGE AT GRIESBACH





AFFORDABLE AND RESPONSIBLE HOUSING



- + Advanced Notice: residents were provided 2 to 5 years notice, with no increases in rent during notification period
- + Phased Demolition: three phases starting in April 2024 with the last phase anticipated in 2028
- + Tenant Support: one-on-one assistance with dedicated Resident Transition Coordinator
- + Exceeding 16% City of Edmonton Target for Neighbourhood Affordable Housing

Village at Griesbach

NORTHEAST CORNER

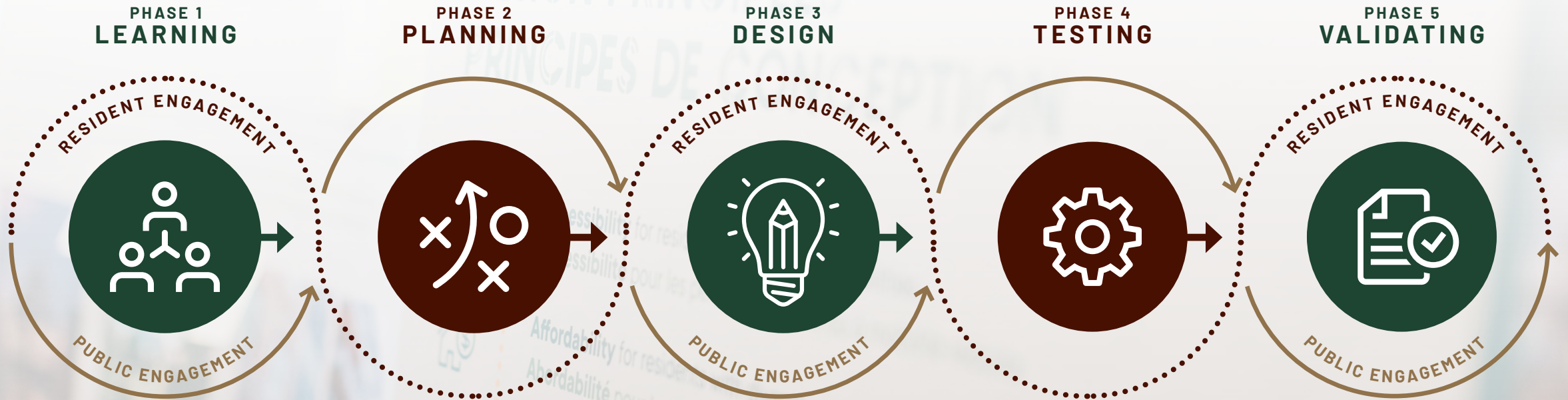


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INTEGRATED AND ITERATIVE PROCESS





WHAT WE LEARNED

**People shared their pride and love of community throughout the process.
The following engagement themes have been incorporated into the design:**

- + Include a diversity of housing types and density, including single-family.
- + Connect to the community
- + Embrace sustainability and innovation
- + Encourage neighbourhood commercial and gathering spaces
- + Recognize culture and heritage

88

**ENGAGEMENT
SURVEYS SUBMITTED**

500

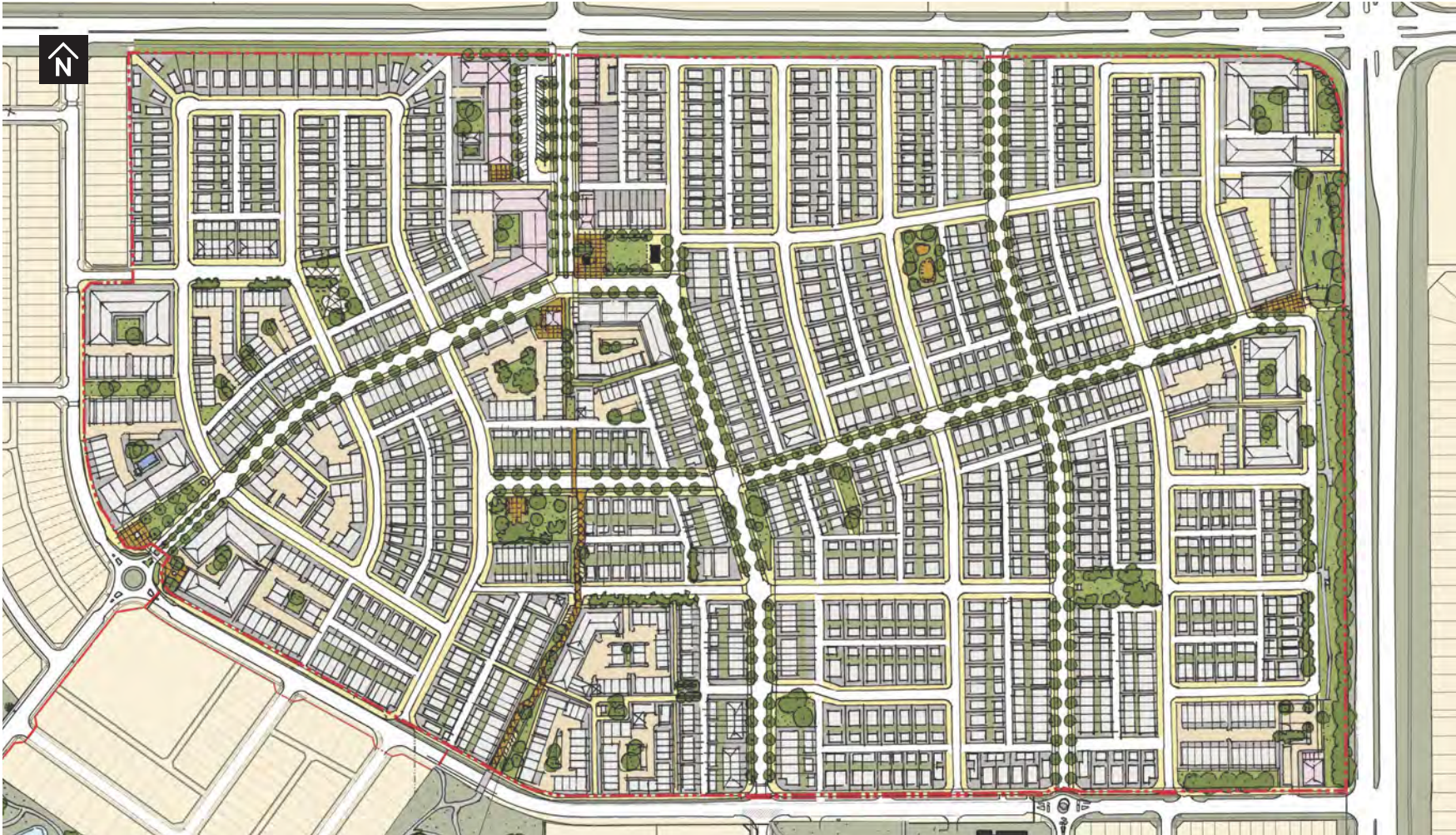
+/- PEOPLE ENGAGED

12

COMMUNITY MEETINGS



VILLAGE AT GRIESBACH NE CORNER



- + Exceeding regional density targets
- + Completing the community
- + Diversity of housing forms and affordability
- + Mix of uses



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SUSTAINABILITY: GREEN CITY COMPASS



**Emphasize
Active Mobility**



**Build Connections
to Griesbach
Central Park**



**Create a Resilient
Neighbourhood,
Loved by its
Community**



**Offer Equitable,
All-Season Access
to the Outdoors**



**Create
Placemaking
Opportunities for
Commemoration**



**Integrate Walkable
Connections to
Transit**



**Cultivate
Bio-diverse
Ecosystems**



**Create Customized
Blocks and Building
Forms, adapting to
Future Growth**



VIBRANT PUBLIC SPACES



- + Community heart
- + 2 minute walk for all residents
- + Extension of existing open space network
- + Expansion of tree canopy
- + Localized amenity planning



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INTEGRATED MOBILITY NETWORK



- + Creative use of transportation network
- + Unique public spaces
- + Expansive multi-modal network
- + Diverse mobility options



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COMMEMORATION AND CHARACTER



- + Significant opportunities for ongoing commemoration
- + Preservation of signature trees
- + Distinct neighbourhood character & sense of place



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VILLAGE AT GRIESBACH: NORTHEAST CORNER

Thank You

