

## 2775 - Sir Arthur Currie Way NW

### Position of Administration: Support



### Summary

Bylaw 20763 proposes a rezoning from the Griesbach Row Housing (GRH) zone to the General Commercial (CG) zone to allow for the preservation of the Griesbach Physical Training Building and a variety of commercial businesses.

Bylaw 20762 proposes an amendment to the Griesbach Neighbourhood Area Structure Plan (NASP) to facilitate the proposed rezoning.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, site signage, information on the City's webpage and an Engaged Edmonton webpage. For this application, Administration heard from 74 people, with approximately 8% in support and 88% in opposition. Most concerns were related to traffic congestion and impacts on the community's character.

Administration supports this application because it:

- Contributes to the creation of a local node.
- Contributes to the orderly and sequential development of the neighbourhood.
- Is generally compatible with surrounding and planned land uses.

## **Application Details**

This application was submitted by Situate Inc. on behalf of Beljan Development to allow for the adaptive reuse of the historic Griesbach Barracks Physical Training Building.

The Training Building, along with the wider Griesbach Barracks, was owned and operated by the Canadian Forces between 1966 and 2001. The land was transferred to the Canada Lands Company in 2001 as part of the broader land transfer of the Griesbach Barracks. Later, the Edmonton Police Service operated the Griesbach Barracks Physical Training Building (2006-2020) as a recruit and police cadet training centre. Since 2020, the building has had intermittent periods of recreational use but has otherwise been vacant.

The building is currently on the City of Edmonton's Inventory of Historic Resources but has not been formally designated as a Municipal Historic Resource. Designation as a Municipal Historic Resource would legally protect the historic resource from demolition or inappropriate alterations, as well as provide funding in the form of a matching grant for rehabilitation of the architectural elements of the resource. The applicant led the initiative to add the building to the Inventory of Historic Resources in March 2023. They indicated that they intend to designate the building in the coming months, if Council approves this proposed rezoning and NASP amendment application.

## **Application History**

When Administration first received this rezoning proposal in February 2023, the applicant proposed to convert the heritage building into a specialty grocery store and to construct a six-storey, mixed-use residential building on the southeast corner of the site. At the time, the proposed zoning was a Direct Development Control Zone (DC1). Through significant community feedback and several iterations, the application was substantially revised. Following these subsequent iterations, the proposed six-storey residential building has been removed.

## Rezoning

Bylaw 20763 proposes to rezone the subject site to the General Commercial Zone (CG), which would allow development with the following key characteristics:

- The preservation and reuse of the Griesbach Barracks Physical Training Centre.
- A variety of commercial businesses, community uses and residential above-grade.
- A maximum Floor Area Ratio (FAR) of 3.5.
- New Development / Building Additions up to 4 storeys (16.0 metres), except for hotels, which is up to 9 storeys (30.0 metres)

## Neighbourhood Area Structure Plan (NASP) Amendment

Bylaw 20762 proposes to amend the Griesbach NASP to facilitate the proposed rezoning. The proposed changes would reclassify the site from Medium Density Residential uses to “Local Commercial” uses (Bylaw map and Figure 4). The proposed changes would also update the Land Use and Population Statistics accordingly.

## Site and Surrounding Area

The site is approximately 1.4 hectares and is located south of Sir Arthur Currie Way NW in the central portion of the neighbourhood near Griesbach’s Central Park. Sir Arthur Currie Way NW is a collector roadway, with bus service and several nearby bike paths. The neighbourhood is under development, with several sites under construction near the subject site. To the west of the site is a future K-9 Catholic School and park site. To the north, south and east are single detached residential houses. Several mature trees are also located on the site and nearby.

	Existing Zoning	Current Development
<b>Subject Site</b>	Griesbach Row Housing Zone (GRH)	Griesbach Barracks Physical Training Centre
<b>Northeast</b>	Griesbach Low Density Flex Zone (GLDF)  Public Utility Zone (PU)	Partially developed single detached homes  Stormwater management facility
<b>East</b>	Griesbach Low Density Flex Zone (GLDF)	Street-oriented single detached homes
<b>South</b>	Griesbach Low Density Flex Zone (GLDF)	Partially developed street-oriented single-detached homes
<b>West / Northwest</b>	Parks and Services Zone (PS)	Future park and K-9 Catholic school site



*View of the main entrance (looking west).*



*View of the site looking southeast from the future park / school site.*



*View of the site looking northeast from future park / school site.*



*View of the site looking northwest from the south alley. Under-construction medium density development is visible in the distance, across the future park.*

## **Community Insights**

This application was brought forward to the public using a broadened approach. This approach was selected because of the proposed amendments to the Griesbach NASP, the historical significance of the Training Centre and because of the significant increase in allowable height in the original application (from 12.0 metres in the current zone to about 23.0 metres in the original DC application). The broadened approach included:

### **Pre-Application Notice & Survey (from applicant), March 21, 2023**

- Notification radius: 120 metres
- Number of recipients: 98
- Number of responses (as reported by the applicant): 30
- Main comments received (as reported by the applicant):
  - When asked what type of commercial business they would like to see on the site, the most common responses were grocery store (13), bakery (13) or cafe (12).
  - When asked what type of plaza amenities and activities they would like to see on the site, the most common responses were seating/patios (6), dog park/dog facilities (3), playground/space for kids (3) and no plaza/keep it residential (3).

- When asked what type of building aesthetics they would like to see, the most common response from respondents was for brick materials (10).
- When asked to give feedback on landscaping, the most common responses were to include lots of trees/preserve trees (5), gathering space/seating area (4) and green space/soft landscaping (4).
- When asked if they had additional comments, the most common response was that the initially proposed six-storey residential building was too tall (5)

### **Mailed Notice, March 27, 2023**

- Notification radius: 120 metres
- Recipients: 57
- Responses: 7
  - In support: 0 (0%)
  - In opposition: 6 (85.7%)
  - Questions only: 1 (14.3%)

### **Site Signage, May 31, 2023 & August 11, 2024**

- Two (2) rezoning information signs were placed on the property on May 31, 2023. One sign directed nearby residents to the City's webpage, and the other sign to the applicant's project webpage. Both signs faced toward Sir Arthur Currie Way NW.
- One (1) revised City rezoning information sign was placed on the property on August 11, 2024, to reflect changes made to the application.

### **Engaged Edmonton Webpage, July 10, 2023 to July 31, 2023**

- Site visits: 1,030
- Aware: 831
- Informed: 242
- Engaged: 69
  - In support: 6 (8.7%)
  - In opposition: 59 (85.5%)
  - Questions only: 4 (5.8%)

## Webpages

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)
- [engaged.edmonton.ca/griesbachrezoning](https://engaged.edmonton.ca/griesbachrezoning)

## Notified Community Organizations

- Griesbach Community League
- Castle Downs Recreation Society Area Council

## Common comments heard (approx. number of similar comments in brackets beside comments below):

- The proposed development will significantly contribute to congestion on Griesbach's neighbourhood roads (36) and reduce the safety of these roads (12).
- The development will negatively impact Griesbach's character and sense of place (27).
- The proposed height of the development is too tall (19), is too intense for the size of the site (16) and would be better suited in a different location (9).
- The proposed development will detract from the surrounding neighbourhood, contributing a significant amount of noise (18) and pollution (7).
- Commercial uses are not needed at this location (18). Rather, a valuable use of this site would be a community hall/centre (10) or a gym/sports centre (6).
- The proposed development will negatively impact adjacent residents, reducing their privacy (13), access to sunlight (9) and does not provide sufficient setbacks (7).

A full "What We Heard" Public Engagement Report is found in Appendix #1.



## Application Analysis



*Site analysis context*

### The City Plan

The proposed rezoning would contribute to the preservation of an important heritage site while providing new opportunities for recreational and commercial uses in a developing neighbourhood. The site is near bike paths and transit, with an expectation that access to these modes of travel will improve in the future. This application contributes to the Big City Move of 'A Community of Communities' by helping meet the target of having 50 percent of trips made by transit and active transportation. Additionally, through the intention to preserve the historic Training Centre, this application aligns with City Plan's intention 5.2.1 to promote Edmonton's history and encourage a sense of local identity by preserving and enhancing heritage.

### Northwest District Plan & District Policy

The Griesbach neighbourhood is located within the Northwest District Plan. The subject site is located within the 'urban mix' land use designation and is not located within an identified node or corridor. Administration would characterize the site's location as part of a local node, with a future school and park to the west, existing transit service along Sir Arthur Currie Way NW and an existing four-storey residential building, west of the future school site.

This site meets the local node criteria of the District Policy (District Policy 2.4.5). Local nodes are defined as focal points for their neighbourhoods, where a mixture of commercial uses, community uses and residential uses are nearby. Low rise development (up to 4-storeys) is supported in all parts of local nodes.

Outside of nodes and corridors, the urban mix allows for small scale buildings (up to 3 storeys) throughout and low rise buildings (up to 4 storeys) at certain locations. The current GRH Zone is consistent with the urban mix designation allowing up to 3 storeys in height (approximately 12.0 metres). The proposed CG zone allows for up to 4 storeys (16.0 metres), except for hotels which may be up to 9 storeys (30.0 metres).

In addition, the proposed rezoning conforms to C, D and E of District Policy 2.5.2.6 where Administration may consider additional scale in locations that meet at least two of the following criteria:

- a. In a Node or Corridor Area or within 100 metres of a Node or Corridor Area,
- b. Within 400 metres of a Mass Transit Station,
- c. Along an Arterial Roadway or a Collector Roadway,**
- d. At a corner site, or adjacent to a park** or open space, and/or
- e. Adjacent to a site zoned for greater than Small Scale development.

## Neighbourhood Area Structure Plan

The site is within the Griesbach Neighbourhood Area Structure Plan (NASP). It is currently designated for Medium Density residential and potential recreational uses. In the current plan, Medium Density Residential land uses are anticipated to take the form of row housing, stacked townhouses and low-rise apartment buildings (up to 4 storeys in height). Site design is expected to integrate “alongside low, density housing through sensitive streetscape design and attention to transitioning at the subdivision stage” (Section 5 The Plan).

To facilitate the proposed rezoning to the CG zone, the Griesbach NASP will be amended. The majority of the proposed changes are to add policies for retaining and re-using the Griesbach Barracks Physical Training Building, as the current NASP provides little direction for this site. The NASP amendment proposes to remove approximately 1.4 hectares of Medium Density Housing with a subsequent increase of Local Commercial use 1 by 1.4 hectares. It is worth noting, that while the applicant has no intent to provide residential uses on the site (unlike earlier iterations of this proposal), the proposed CG zone still provides the opportunity for above-grade residential uses in the future.

Changes to Land Use and Population Statistics are summarised in the table below.

<b>Land Use and Population Statistics (for Griesbach's SW Quadrant)</b>	<b>Current</b>	<b>Proposed</b>	<b>Difference</b>
Commercial (area in hectares)	0.9 ha	2.3 ha	+ 1.4 ha
Total Non-Residential Area	11.7 ha	13.1 ha	+ 1.4 ha
Row Housing (area in hectares)	7 ha	5.6 ha	-1.4 ha
Row Housing (units)	315	252	- 63 units
Row Housing (population)	882	706	- 176 people
Total Anticipated Units	1171	1108	- 63 units
Total Anticipated Population	3034	2858	-176 people
Population Per Net Residential Hectare (ppnrha)	89	87	-2 ppnrha

## Land Use Compatibility

The current GRH Zone on this site allows for several forms of small scale residential development up to 3 storeys in height and maximum site coverage of 35-55% (depending on site configuration). The permitted forms of development include Row Housing, Multi-unit Housing, Secondary Suites and Home Based Businesses. The proposed CG Zone would allow for development up to 4 storeys in height (16.0 metres), except for hotels which can be up to 9 storeys (30.0 metres). The proposed CG Zone would also remove the restriction on maximum site coverage, increase setbacks along Sir Arthur Currie Way NW and reduce setbacks along the abutting alley (to the east and the south of the site). Generally, the proposed CG zoning better integrates with the surrounding neighbourhood than the previously proposed DC (which would have allowed for residential up to 6-storeys).

	<b>GRH Current</b>	<b>CG Proposed</b>
<b>Typical Uses</b>	Ground-oriented multi-unit housing and row housing	Large Commercial Businesses, Large Shopping Centres & Limited Residential
<b>Maximum Height</b>	12.0 metres	16.0 metres* <i>*Hotels can be up to 30.0 metres (9 storeys)</i>
<b>Front Setback</b> (Sir Arthur Currie Way NW)	1.0 metres (min.) - 3.5 metres (max.)* <i>*The max setback may be expanded to protect existing trees on site</i>	4.5 metres (min.)
<b>Minimum West Setback</b> (Future School & Park)	2.0 - 3.0 metres	3.0 - 6.0 metres
<b>Minimum East Setback</b> (East Alley)	2.0 - 3.0 metres	0 - 3.0 metres* <i>*3.0m required for hotels taller than 23.0 metres (approx. 6 storeys)</i>
<b>Minimum Rear Setback</b> (South Alley)	1.2 - 7.5 metres* <i>*setbacks of 5.5 metres or more for buildings taller than 7.5 metres (2 storeys)</i>	0 - 3.0 metres* <i>*see row above</i>
<b>Maximum Site Coverage</b>	53-55%* <i>*up to 55% site coverage is allowed for unenclosed front porches</i>	N/A
<b>Maximum Floor Area Ratio (FAR)</b>	n/a	2.0-3.5* <i>*2.0 FAR for Residential uses</i>

## Heritage

The Griesbach Barracks Physical Training Building was constructed between 1957 and 1958 as a training building on the west side of the Griesbach Barracks site. The building is not only an excellent example of the International architecture style but is also the last surviving institutional building dating to the mid-twentieth century Griesbach Barracks and the historic Canadian Forces base. The Barracks were built in 1951, and named after Honour Major General W.A. Griesbach. The Griesbach Barracks Physical Training Building is valued for its association with the Princess Patricia's Canadian Light Infantry regiment. This regiment had a notable presence in the First and Second World Wars and moved from Calgary to the Griesbach Barracks in 1957.

After the West Army Command was eliminated in 1965, the Barracks were taken over by the Canadian Forces in 1966. As noted above, the land was transferred to the Canada Lands Company in 2001 and was used as Edmonton Police Service's main recruit/police cadet training centre between 2006-2020.

In Spring 2023, the applicant for this rezoning application applied to add the Physical Training Building to the Inventory of Historic Resources. This application was approved at the Edmonton Historical Board Meeting on April 26, 2023. Having the building on the inventory now identifies it as having municipal historic importance and is a necessary step toward formal heritage designation.

While the proposed standard zoning conveys no assurance that the Physical Training Building will be protected or designated in the future, the applicant advised Administration in the Summer of 2024 that they still intend to designate the building as a Municipal Historic Resource. If in the future, however, the owners apply to demolish the historic structure, City Council would be advised of such an application to demolish.

Retaining the Physical Training Building would contribute to the sense of place and connection to Edmonton's history in an area with limited historic resources. There are only two sites on the City of Edmonton's Inventory of Historic Resources within the Anthony Henday, north of 137 Avenue NW. One is the Little Mountain Municipal Cemetery in Ward Dene (16025 54 Street NW) and the other is the Griesbach Barracks Physical Training Building. At this time, these are the only two sites in this large part of Edmonton that have been reviewed for historic significance, architecture, design elements and limited alterations to the original design of the site. For these reasons, the Physical Training Building should be considered a priority for historic preservation.

## **Mobility**

The rezoning site will provide an additional amenity near Griesbach Central Park, providing convenient access to the site for neighbourhood residents and visitors. Active mode connections are available through the park and nearby stormwater management facilities. There have been many developments occurring in the area which includes the recent construction of the existing residential alleys adjacent to this site. Commercial access to the alley will be restricted to minimize impact on the alley operation which will be further reviewed at the development permit stage. Should loading vehicles utilize the adjacent alleys, upgrades to the alleys may be required as determined at the development permit stage.

Currently, Edmonton Transit Service operates bus service along Sir Arthur Currie Way NW. The site is within 100 metres walking distance of bus stops near the intersection of Sir Arthur Currie Way NW and Naden Landing.

Transit service will continue to evolve as the Griesbach neighbourhood continues to redevelop. As part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan, a mass transit bus route is anticipated to operate along 137 Avenue NW. Also in this population scenario, the Metro Line Northwest LRT extension to Castle Downs is anticipated to operate near the subject site along Castle Downs Road NW.

## **Utilities**

The proposed rezoning area conforms to the Griesbach Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sanitary sewer service is available by the existing connection to the 200mm sanitary main within Sir Arthur Currie Way NW. Storm sewer service is available by new connection to the existing 600mm storm main within Sir Arthur Currie Way NW and the existing storm service connection to the 900mm Storm main within Sir Arthur Currie Way NW must be abandoned.

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

## Appendices

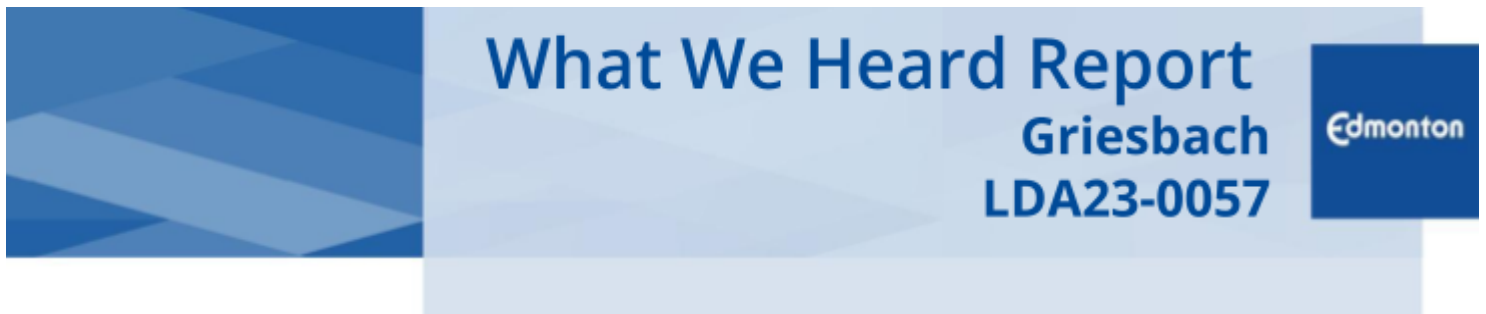
1. "What We Heard" Public Engagement Report
2. Current NASP Land Use and Population Statistics
3. Proposed NASP Land Use and Population Statistics
4. NASP Land Use Concept Map Comparison
5. NASP Text Amendments

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Branch: Development Services

Section: Planning Coordination



## Public Engagement Feedback Summary

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**Project Address:** 2775 - Sir Arthur Currie Way NW

**Project Description:** The City has received a rezoning application from Situate Inc. on behalf of Beljan Development to allow for the adaptive reuse of the historic Griesbach Barracks Physical Training Building. The current zone is the Griesbach Row Housing zone (GRH) and the proposed zone is the General Commercial (CG) zone. Previously, the application proposed a rezoning to the Direct Development Control Zone (DC1), which included a residential tower up to 6-storeys with 100 units. The revised application no longer proposes any residential on the site.

The CG zone would allow for development with the following characteristics:

- The preservation and reuse of the Griesbach Barracks Physical Training Centre
- A variety of commercial businesses and community uses
- A maximum Floor Area Ratio (FAR) of 3.5
- New Development / Building Additions up to 4 storeys (16.0 metres), except for hotels, which is up to 9 storeys (30.0 metres)

An amendment to the Griesbach Neighbourhood Area Structure Plan (NASP) accompanies the rezoning application.

**Engagement Format:** Online Engagement Webpage - Engaged Edmonton:  
<https://engaged.edmonton.ca/griesbachrezoning>

**Engagement Dates:** July 10, 2023, to July 31, 2023

**Number Of Visitors to Engaged Edmonton page:** Site visits: 1,030  
Aware: 831  
Informed: 242  
Engaged: 69

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## About This Report

The information in this report includes:

- Summarized feedback received between July 10 to July 31, 2023 through online engagement via the Engaged Edmonton platform
- Emails and phone calls directly to the file planning team

In addition to the above engagement, the applicant also completed their own pre-application notice. The results of this are included as an addendum below.

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 addresses for updates on this file. This summary will also be shared with the applicant and the Ward Councillor, and will be included as an appendix to the Council Report 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 if 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.

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## Engagement Format

The Engaged Edmonton webpage included an overview of the application, information on the development and rezoning process, concept renderings of the initial DC1 application and contact information for the file planner. Two participation tools were available for participants: the 'Ask a Question' and 'Share Your Thoughts'. The 'Ask a Question' tool allowed participants to ask questions directly to the project team. Once answered, the question and response would be either shared publicly on the Engaged Edmonton page, or sent privately back to the participant. The 'Share Your Thoughts' tool allowed participants to share feedback on an open forum. They could also respond to and 'like' the comments of others, allowing participants to engage in conversation with each other.

The comments received 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.

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## Feedback Summary

This section summarizes the main themes collected on Engaged Edmonton, as well as emails and phone calls received by the planner.

Number of Responses:

In Support: 6

In Opposition: 52

Mixed: 0

This section summarizes the main themes collected. The most common **concerns** heard were:

**Traffic Congestion & Safety / Parking:** The area currently experiences congestion along neighbourhood roads like Pegasus Boulevard and Sir Arthur Currie Way. There is apprehension that additional visitors and residents in the neighbourhood will increase this issue. These additional visitors may also increase demand for the limited on-street parking which is already in short supply, while not providing sufficient parking on site. Lastly, speeding is an existing concern for residents, particularly families. The addition of more vehicles onto Sir Arthur Currie Way is a safety concern for residents in the vicinity of the site.

**Impact to Community Character / Griesbach Master Plan:** The community firmly believes that the existing residential atmosphere and peaceful setting of Griesbach should be maintained. Additional density in this location would further detract from a neighbourhood with numerous existing development pressures. Further, the spirit of Canada Land's *Griesbach Master Plan* guidelines should be adhered to. The neighbourhood indicated frustration that this proposal substantially deviates from the Master Plan.

**Building Size / Site Size:** The proposed residential building is out of scale with the neighbourhood and should be built in accordance with the guidelines of the existing Neighbourhood Area Structure Plan (up to 4 storeys). Many residents discussed the small site area and narrow back alleys which would become cramped with such a big development. Specifically, the height of the structure would be imposing, resulting in a loss of privacy, reducing sunlight for nearby residents and representing a significant transition from the abutting single detached homes. Several residents proposed that the development would be better suited on the edge of the neighbourhood.

**Engagement / Reception of City Representatives:** Residents expressed concern over the impact of voicing their concerns and if they would be heard within the broader review of this proposal. A number of comments expressed dissatisfaction with the level of engagement and the amount of time to provide comments on the engagement page. Some spoke about the need for action on addressing existing needs, such as traffic safety and the need for a community centre. Others were concerned that the proposed renderings were misrepresentative of the final product that the developer would construct.

**Commercial Uses:** Some residents expressed hesitation over the proposed commercial uses of the Training Centre. Some residents spoke about existing vacancies in nearby commercial buildings and questioned the ability of the developer to fully lease their building. Some worry that the proposed commercial would attract more crime and decrease the sense of safety in the neighbourhood. Others spoke about better ways to honour the legacy of the Training Centre by adapting it for recreational uses or community space.

**Noise / Pollution / Other Nuisances:** There is a strong worry that developing this parcel as proposed will increase the noise and pollution in the neighbourhood. Several comments spoke to the quiet and peaceful atmosphere of Griesbach in the present. By developing the site, its expected that this will change substantially.

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The most recurring comments of **support** heard were:

**Commercial:** The site's proposed commercial uses, including the potential for a grocery store, would positively contribute to residents and visitors to the neighbourhood.

**Density / Residential:** The proposed density and residential on site is a reasonable addition to this part of the neighbourhood. It will help support the City's policies and goals (e.g. The City Plan).

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## 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

### Traffic Congestion & Safety / Parking

- Development will cause a lot of traffic congestion (36)
- On-street parking is already limited, this will make it even more challenging (12)
- The traffic from the development will be a significant safety risk to pedestrians, children and other active mode users in the neighbourhood (12)

### Impact to Community Character / Griesbach Master Plan

- The neighbourhood is dense enough / too dense already (15)
- The proposal is out of alignment with the Griesbach Master Plan, which established a cohesive community design and a maximum of 4-storeys in the interior of the neighbourhood (5)
- Griesbach has a large enough population already (3)

### Building Size / Site Size

- The height of the proposed residential building is too tall (19)
- The size of the site is too small to accommodate this much density (16)
- The site and proposal have not been studied enough to understand all of the impacts or integration with surrounding neighbourhood (10)
- The proposed density, style of development and mixed-use character would be better suited at a different location on the edge of the neighbourhood (9)

### Engagement / Reception of City Representatives / Impact of Feedback

- Not feeling heard by local representatives (City Staff, City Council, Canada Lands, etc) (13)
- Engagement tools, timelines to submit comments and overall reach of the community was not sufficient for this project (12)
- The proposed images and design of site are misrepresentative / disingenuous (6)

### Commercial Uses:

- Commercial isn't needed at this location (18)
- Commercial uses should not be in the interior of the neighbourhood (6)
- Griesbach already has several vacant commercial properties, doesn't make sense to add more (4)

### Noise / Pollution / Other Nuisances:

- Once developed, the site will be noisy and disruptive to the neighbourhood around it (25)
- The traffic going to and from the development will cause a lot of pollution (7)
- Numerous other apartment complexes already under construction (3)

### Other

- Development will put significant pressure on neighbourhood infrastructure and services (4)
- Development will negatively impact property values (8)
- Don't support the intended uses of the site (broadly) (9)
- Developer / City Administration care more about profits than this project thoughtfully contributing to the neighbourhood (10)
- Development will remove a substantial amount of trees (4) and reduce the amount of open space (3)
- The Training Centre is an insignificant heritage building

- Training Centre is unsafe to redevelop and full of asbestos

### Reasons For Support

- More commercial for a 15 minute community (2)
- Beljan has a strong track record with great developments (2)
- Development is consistent with the vision for a walkable area
- Good access to current and future transit (2)
- Within the spirit of the City Plan
- Will make the area more vibrant and desirable
- Thoughtful re-use of an existing structure (2)
- Reasonable height and density for residential (2)
- Refreshing to see multi-family proposed within a more peaceful setting
- Mixed-use concept (2)
- Potential grocery store (2)
- Will add a high quality community amenity

### Suggestions For Improvement

- Alternative use for the Griesbach Training Centre (12)
    - Community Hall (5)
    - Gym (3)
    - Community Gathering (2)
    - Community Centre (3)
    - Recreational Uses (2)
    - Skating Rink
    - Small Community Indoor Farmers Market
    - Wellness / Yoga Centre
    - Sports Centre
  - 4 storeys is a better height (4)
  - Provide underground parking for each residential unit
  - Add a speed bump along Sir Arthur Currie Way near the site
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### Public Questions & Answers - Engaged Edmonton Page

- 1. How does this follow the Master Plan for Griesbach that set strict guidelines for buildings to NOT exceed 4 stories in order to keep the integrity of the vision for this beautiful neighborhood? There were obvious reasons why that guideline was made. We were promised these guidelines would be followed, but time and time again, the City has allowed developers to do whatever they want, no matter how many contradictions and concessions, and land use/zoning changes it involves. What is the point in making promises that are broken at the drop of a hat? What was the point in even creating a Master Plan you weren't going to follow through with to fruition and why create this façade that our concerns even matter? How does this accommodate for the significant increases to vehicular traffic and noise and crime, the increase demands on water/waste water, and electricity? As well as guarantee that flooding prevention are integrated from day one into the designs, knowing that Griesbach is essentially a wetland, since the proposal renderings sure feature a LOT of impermeable concrete and asphalt. What about all of the wildlife that will be disrupted by this development? Are environmental conservation studies going to be taken to assure you aren't destroying fragile habitats? And will this development support local businesses? Or**

**are we just going to see more American chains move in? And lastly, and of very high importance, how is Reconciliation and the calls from the TRC being implemented into this project at its very ground roots as well as your commitments to Decolonization, Equity, Diversity, and Inclusion? As these aren't just fancy buzz words— they are calls to action to do better, and dismantle the old ways and challenge us to innovate, and this is something we, as a society, simply must answer.**

Neighbourhood plans are dynamic documents that often get amended over time to reflect new City policies and plans, as well as adapt to changing demographic and market needs.

With an application of this nature, environmental conservation studies are not required. Extensive technical studies (on a neighbourhood-wide level) to assess traffic generation, roadway alignments, drainage, water servicing, and park land were reviewed and approved at the time the NASP was prepared.

At the rezoning stage, specific details regarding the types of businesses that will be operating at this location are unknown.

**2. Has there been appropriate studies done to assess traffic? Parking?**

The applicant is preparing a Traffic Study for review and approval by Transportation Planning.

Since Council's approval of Open Option Parking, minimum on-site parking requirements have been removed from the Zoning Bylaw. The draft site plan currently shows 102 surface parking stalls. The number of parking stalls will be confirmed at the development permit phase.

**3. I live on Hampton gray Ave backing on to the training center. I'm worried about the privacy that I won't be getting with the 6 story condo. What are things done to ensure privacy of existing community members around this new proposal?**

The proposed DC1 Provision requires 5.5 m setbacks from each lot line, except a setback of 5.0 m is required from the south lot line.

Landscaping will be provided within the setback area, which provides a visual buffer between adjacent homes and the planned apartment building.

**4. How will this affect the traffic congestion for the homes close by as well as the safety measures being put in place for children crossing these roads. How does the population density of this area compare to other neighborhoods close by given that there would be two sets of condos being put up close together?**

The additional residential density with this proposal is comparable to the amount of people expected under the existing zone. However, the commercial uses will add additional traffic volumes and put pressure on the alley.

The traffic impacts associated with the proposal will be evaluated by Transportation Planning upon receipt of the Traffic Study.

Griesbach currently has approximately 1,827 units and a population over 5,000 people. At full build out, the Griesbach Neighbourhood Area Structure Plan anticipates a total of about 5,180 units and 14,425 people.

The table below compares the densities of Griesbach to its main surrounding neighbourhoods.

<u>Neighbourhood</u>	<u>People/ha</u>	<u>Units/ha</u>
Griesbach	57	20.6
Beaumaris	59	24.5
Evansdale	63	22.5
Northmount	51	18
Carlisle	64	22.6
Caernarvon	57	21

Sources: Griesbach NASP & 2016 Federal Census

**5. How many units is the 6 story building expected to hold? Is it all a market value building?**

The new apartment building would accommodate approximately 90-100 units. The applicant has indicated that the intent is to provide market-rate housing, however the City does not regulate the price-point of units and tenure is not land use consideration.

**6. Has a traffic impact study been done that takes into consideration the other three condo buildings that are also on this field? The traffic volume could be a concern to the community, especially with a 6 story rather than 4.**

Yes, the applicant is preparing a Traffic Study for review and approval by Transportation Planning.

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**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 (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](http://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](http://edmonton.ca/meetings).
- Members of the public can submit written comments to the City Clerk ([city.clerk@edmonton.ca](mailto:city.clerk@edmonton.ca)).

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If you have questions about this application please contact:

Liam Kachkar, Planner  
780-496-8271  
liam.kachkar@edmonton.ca

## Current NASP Land Use and Population Statistics – Bylaw 20755

GRIESBACH NEIGHBOURHOOD AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS

	Area (ha)	% of GA	Central Park	Village Centre	South East	South West	SW Mixed Use	North West	North East
<b>GROSS AREA</b>	<b>251.4</b>	<b>100.0%</b>	<b>28.1</b>	<b>11.3</b>	<b>47.3</b>	<b>45.9</b>	<b>6.6</b>	<b>36.1</b>	<b>63.0</b>
Major Roads	13.1	5%							
<b>GROSS DEVELOPABLE AREA</b>	<b>238.3</b>	<b>100.0%</b>	<b>28.1</b>	<b>11.3</b>	<b>47.3</b>	<b>45.9</b>	<b>6.6</b>	<b>36.1</b>	<b>63.0</b>
Existing Land Uses	1.9	0.8%						1.9	
Commercial	10.98	4.6%		5.2		0.9	3.6	1.0	0.3
Parks	13.46	5.6%	9.5		1.2	0.6		0.8	1.4
Schools/Parks	12.1	5.1%			6.1	6.0			
Storm Ponds	10.7	4.5%	3.9		1.8	2.8		2.2	
Storm/Open Space	9.9	4.2%	1.9		3.7	1.4		1.4	1.5
Major Roads	18.9	7.9%							18.9
<b>TOTAL Non-Residential Area</b>	<b>77.94</b>	<b>32.7%</b>	<b>15.3</b>	<b>5.2</b>	<b>12.8</b>	<b>11.7</b>	<b>3.6</b>	<b>7.3</b>	<b>22.1</b>
Net Residential Area (NRA)	160.36	67.3%	12.8	6.1	34.5	34.2	3.0	28.8	41.0

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT\*\*

Land Use		ASP	Central Park	Village Centre	South East	South West	SW Mixed Use	North West	North East
Single/Semi Detached	Area (ha)	108.66	9.8		31.4	24.5		22.1	20.9
	Units	2716.5	245	0	785	612.5	0	552.5	521.5
	Population	7606.2	686	0	2198	1715	0	1547	1460.2
Row Housing	Area (ha)	24.65			2.6	7	2	3.8	9.25
	Units	1109.25	0	0	117	315	90	171	416.25
	Population	3105.9	0	0	327.6	882	252	478.8	1165.5
Low to Medium Density Housing	Area (ha)	27.04	3	6.1	0.5	2.7	1	2.9	10.8
	Units	2433.6	270	549	45	243	90	261	975.6
	Population	4380.48	486	988.2	81	437.4	162	469.8	1756.08
<b>Total Residential</b>	Area (ha)	160.4	12.8	6.1	34.5	34.2	3.0	28.8	41.0
	Units	6259	515	549	947	1171	180	985	1913
	Population	15093	1172	988	2607	3034	414	2496	4382

	ASP	Central Park	Village Centre	South East	South West	SW Mixed Use	North West	North East
<b>SUSTAINABILITY MEASURES</b>								
Population Per Net Residential Hectare (ppnrha)	94	92	162	76	89	138	87	107
Units Per Net Residential Hectare (upnrha)	39	40	90	27	34	60	34	47
<b>STUDENT GENERATION COUNT</b>								
<b>Public School Board</b>	<b>1283</b>	<b>102</b>	<b>49</b>	<b>276</b>	<b>274</b>	<b>24</b>	<b>230</b>	<b>328</b>
Elementary School	641	51	24	138	137	12	115	164
Junior High School	321	26	12	69	68	6	58	82
Senior High School	321	26	12	69	68	6	58	82
<b>Separate School Board</b>	<b>641</b>	<b>51</b>	<b>24</b>	<b>138</b>	<b>137</b>	<b>12</b>	<b>115</b>	<b>164</b>
Elementary School	321	26	12	69	68	6	58	82
Junior High School	160	13	6	35	34	3	29	41
Senior High School	160	13	6	35	34	3	29	41
<b>Francophone School Board</b>	<b>42</b>	<b>3</b>	<b>2</b>	<b>9</b>	<b>9</b>	<b>1</b>	<b>8</b>	<b>11</b>
Elementary School	20	2	1	4	4	0	4	5
Junior High School	11	1	0	2	2	0	2	3
Senior High School	11	1	0	2	2	0	2	3
<b>Total Student Population</b>	<b>1966</b>	<b>157</b>	<b>75</b>	<b>423</b>	<b>419</b>	<b>37</b>	<b>353</b>	<b>502</b>



## Proposed NASP Land Use and Population Statistics – Bylaw 20762

GRIESBACH NEIGHBOURHOOD AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS

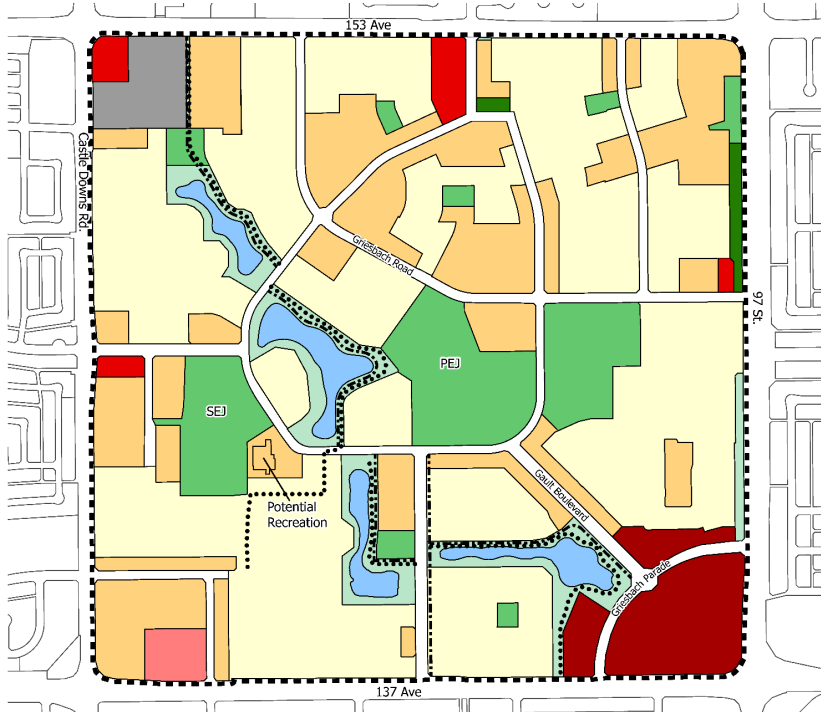
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Major Roads	13.1	5%							
<b>GROSS DEVELOPABLE AREA</b>	238.3	100.0%	28.1	11.3	47.3	45.9	6.6	36.1	63.0
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Storm/Open Space	9.9	4.2%	1.9		3.7	1.4		1.4	1.5
Major Roads	18.9	7.9%							18.9
<b>TOTAL Non-Residential Area</b>	79.4	33.3%	15.3	5.2	12.8	13.1	3.6	7.3	22.1
<b>Net Residential Area (NRA)</b>	158.9	66.7%	12.8	6.1	34.5	32.8	3.0	28.8	41.0

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT\*\*

Land Use		ASP	Central Park	Village Centre	South East	South West	SW Mixed Use	North West	North East	
Single/Semi Detached	Area (ha)	108.66	9.8		31.4	24.5		22.1	20.9	
	25 upnrha	Units	2716.5	245	0	785	612.5	0	552.5	521.5
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Row Housing	Area (ha)	23.3			2.6	5.6	2	3.8	9.25	
	45 upnrha	Units	1046	0	0	117	252	90	171	416.25
	2.8 ppu	Population	2930	0	0	327.6	706	252	478.8	1165.5
Low to Medium Density Housing	Area (ha)	27.04	3	6.1	0.5	2.7	1	2.9	10.8	
	90 upnrha	Units	2433.6	270	549	45	243	90	261	975.6
	1.8 ppu	Population	4380.48	486	988.2	81	437.4	162	469.8	1756.08
<b>Total Residential</b>	Area (ha)	159.0	12.8	6.1	34.5	32.8	3.0	28.8	41.0	
	Units	6196	515	549	947	1108	180	985	1913	
	Population	14917	1172	988	2607	2858	414	2496	4382	

	ASP	Central Park	Village Centre	South East	South West	SW Mixed Use	North West	North East
<b>SUSTAINABILITY MEASURES</b>								
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Senior High School	160	13	6	35	34	3	29	41
<b>Francophone School Board</b>	42	3	2	9	9	1	8	11
Elementary School	20	2	1	4	4	0	4	5
Junior High School	11	1	0	2	2	0	2	3
Senior High School	11	1	0	2	2	0	2	3
<b>Total Student Population</b>	1966	157	75	423	419	37	353	502

## Griesbach NASP - Land Use Concept Map Comparison

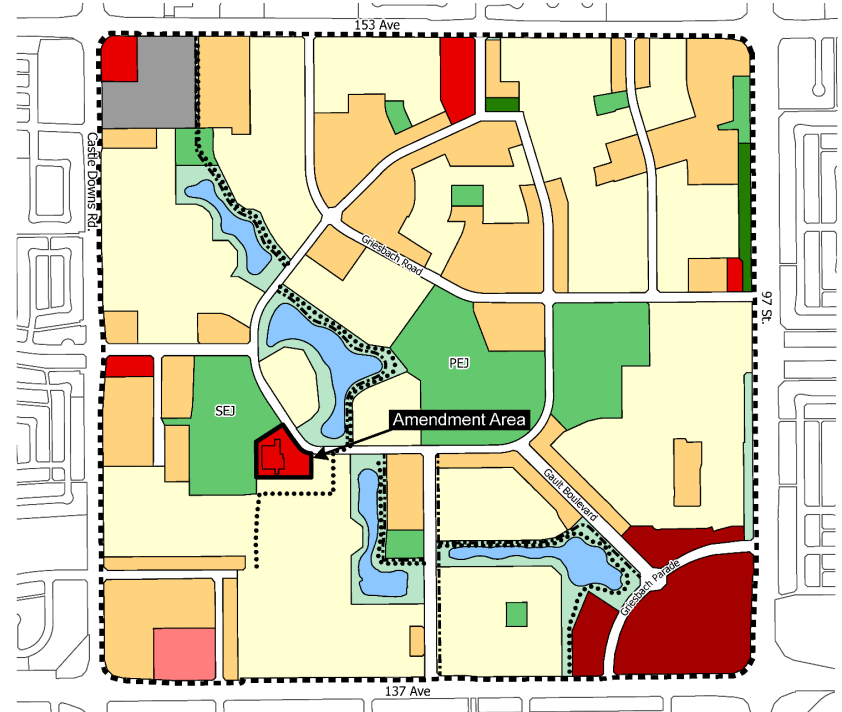


**BYLAW 20755  
APPROVED  
GRIESBACH  
Neighbourhood Area Structure Plan  
(as amended)**

- |  |                            |
|--|----------------------------|
| Low Density Residential with Minor Row Housing | Recreation (Non-credit MR) |
| Medium Density Residential                     | Schools / Recreation       |
| Local Commercial                               | Waterway / Open Space      |
| Village Centre                                 | Multi-use Route            |
| Mixed Use                                      | Pedestrian Route           |
| Aging-in-Place Campus                          | 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.

*Current Land Use Concept Map*



**BYLAW 20762  
AMENDMENT TO  
GRIESBACH  
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.

*Proposed Land Use Concept Map*

## Proposed Text Amendments to the Griesbach NASP – Bylaw 20762

Red text represents Text proposed to be removed.

Red text represents Text proposed to be added.

Current	Proposed
<b>1. Introduction - The Opportunities - paragraph 3 (p. 5)</b>	
<p>There is opportunity to maximize the positive community value that <u>will come from</u> respecting unique site features such as the significant trees and <u>recreation facilities</u>. <u>There are two</u> existing school buildings <u>and a recreation centre that can be incorporated into the future land use plan</u>.</p>	<p>There is opportunity to maximize the positive community value that <b>comes from honouring and</b> respecting unique site features such as the significant <b>neighbourhood</b> trees and <b>historic military facilities</b>. <b>Two</b> existing school buildings may be incorporated into the future land use plan. Additionally, a recreation centre <b>(Griesbach Barracks Physical Training Building) shall be protected and reimagined for new land uses while preserving its prominent heritage elements</b>.</p>
<b>4. Planning Principles - Reuse (p. 13)</b>	
<p>The planning process will account for transitional and interim uses to ensure efficiencies and the maintenance of a vibrant site throughout the development process. As part of this, much housing will be reused.</p> <p><i>Other existing facilities will be reused where possible to maximize efficiencies and amenity value for the community (amended by Bylaw 15337 January 20, 2010).</i></p>	<p>The planning process will account for transitional and interim uses to ensure efficiencies and the maintenance of a vibrant site throughout the development process. As part of this, much <b>of the existing</b> housing <b>stock</b> will be reused.</p> <p><b>The Griesbach Barracks Physical Training Building shall be retained as a signature heritage building along Sir Arthur Currie Way NW. The building shall be restored in a manner that contributes to the neighbourhood's unique identity and honours the building's rich history. Depending on future community needs and market opportunities, future reuse of the building may include a mixture of commercial, residential, and recreational uses.</b></p>

	<p>The Griesbach Barracks Physical Training Building was constructed in 1957 and 1958 and is the last surviving institutional building in the neighbourhood that dates to the mid-twentieth century Griesbach Barracks. The Barracks were built in 1951, and named after Honour Major General W.A. Griesbach. The Griesbach Barracks Physical Training Building is valued for its association with the Princess Patricia's Canadian Light Infantry regiment, which had a notable presence in the First and Second World Wars, moved to the Griesbach Barracks from Calgary in 1957.</p> <p>The Griesbach Barracks Physical Training Building is also an excellent example of the International architecture style. Burgess &amp; McLean Architects of Ottawa created the original design. Dewar, Stevenson &amp; Stanley were the architects responsible for adapting the building's design to Griesbach's context. The building's massing, brick patterning exterior, variety of window types, and terrazzo interior flooring are some notable architectural elements of the Building.</p> <p>After the west army command was eliminated in 1965, the Barracks were taken over by the Canadian Forces in 1966. The land was transferred to the Canada Lands Company in 2001 for neighbourhood redevelopment. Between 2006 and 2020, the Edmonton Police Service operated in the Griesbach Barracks Physical Training Building for use as a recruit and police cadet training centre.</p> <p><i>Other existing facilities will be reused where possible to maximize efficiencies and amenity value for the community (amended by Bylaw 15337 January 20, 2010).</i></p>
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5. The Plan - Overall Concept - paragraph 3 (p. 15)	
<p>Two school sites and the <u>recreation centre</u> have been incorporated into the plan. Significant amenity is introduced into large areas of the plan by including a waterway with a parallel walkway system. A commercial village centre has been located at the key transportation node at the southeast corner. A potential mixed-use business campus has been designated in the southwest corner.</p>	<p>Two school sites and the <b>reuse of the Griesbach Barracks Physical Training Building</b> have been incorporated into the plan. Significant amenity is introduced into large areas of the plan by including a waterway with a parallel walkway system. A commercial village centre has been located at the key transportation node at the southeast corner. A potential mixed-use business campus has been designated in the southwest corner.</p>
5. The Plan - Recreation - paragraphs 1-2 (pages 17-18)	
<p>The central park, of approximately 9.0 ha, is a focus that defines the community and integrates the surrounding residential areas. The stormwater lake will be an important aesthetic amenity for the future community. The site is to include some athletic uses, a large manmade hill at the geographic centre of Griesbach, passive recreation, and, where possible, retention of existing high-value vegetation- especially in the southwest corner.</p> <p>There are four smaller local parks (1 ha and smaller) to provide more amenity and play space for those residential areas in the northwest, northeast, and south that are further removed from school sites and the central community park. The goal of the two smaller park sites in the south is to retain two small, significant stands of trees.</p>	<p>The central park, of approximately 9.0 ha, is a focus that defines the community and integrates the surrounding residential areas. The stormwater lake will be an important aesthetic amenity for the future community. The site is to include some athletic uses, a large manmade hill at the geographic centre of Griesbach, passive recreation, and, where possible, retention of existing high-value vegetation- especially in the southwest corner.</p> <p><b>The Griesbach Barracks Physical Training Building, located southwest of the central park, provides opportunities for a mixture of recreation and commercial spaces in an important historic building. New uses and additions shall honour the building's history, with a mixture of programmed and unprogrammed recreation opportunities. Mature trees near the building are encouraged to be retained through future reconstruction activities.</b></p> <p>There are four smaller local parks (1 ha and smaller) to provide more amenity and play space for those residential areas in the northwest, northeast, and south that are further removed from school sites and the central community park. The goal of the two smaller park sites in the south is to retain two small, significant stands of trees.</p>

### 5. The Plan - Local Commercial (page 22)

The commercial site located at the intersection of Ad Astra Boulevard and Castle Down Road will have a greater focus on providing services to the broader community and traveling public in addition to the local community, as it is located at a primary shared entrance into the Griesbach, Carlisle, and Caenarvon communities and will be accessible via the future extension of the Metro LRT Line and adjacent LRT Station.

Several local commercial sites exist and are planned for within Griesbach. The majority of local commercial spaces are located along the edge of the neighbourhood. Even so, new commercial spaces may be located towards the neighbourhood's interior along Sir Arthur Currie Way NW.

The commercial site located at the intersection of Ad Astra Boulevard and Castle Down Road will have a greater focus on providing services to the broader community and traveling public in addition to the local community, as it is located at a primary shared entrance into the Griesbach, Carlisle, and Caenarvon communities and will be accessible via the future extension of the Metro LRT Line and adjacent LRT Station.

Local commercial uses shall be included through adaptive reuse of the Griesbach Barracks Physical Training Building in the southwest area of the neighbourhood, east of the Catholic school site. This site is anticipated for a combination of local commercial and recreational uses. Limited above grade residential may be included with future site redevelopment to contribute to the development of a local node. Through strategic retention of the building's historic elements, the Training Centre shall contribute to a greater sense of identity in the neighbourhood and unique opportunities for future commercial/recreational/residential tenants. Further, the site is close to several cycling paths, walkways and public transit.

8. Implementation - Staging - paragraph 13 (page 35)

Area F: This area includes the completion of much of the western sector, including the western school and park site and the fourth stormwater lake. Staging in this area is longer term, depending on the take-up of previous stages.

Area F: This area includes the completion of much of the western sector, including the western school and park site and the fourth stormwater lake. **The adaptive reuse of the Griesbach Barracks Physical Training Building for local commercial uses also falls within this stage of development.** Staging in this area is longer term, depending on the take-up of previous stages.