

Bylaw 20762

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, 20005, 20437, and 20755; 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) In Section I entitled "Introduction", under "The Opportunities", deleting paragraph three in its entirety and replacing it with the following: "There is opportunity to maximize the positive community value that comes from honouring and respecting unique site features such as the significant neighbourhood trees and historic military facilities. Two existing school buildings may be incorporated into the future land use plan. Additionally, a recreation centre (Griesbach Barracks Physical Training Building) shall be protected and reimagined for new land uses while preserving its prominent heritage elements."

- b) In Section IV entitled “Planning Principles”, under “Reuse”, deleting the second sentence under paragraph one in its entirety and replacing it with the following: “As part of this, much of the existing housing stock will be reused.”
- c) In Section IV entitled “Planning Principles”, under “Reuse”, adding the following four paragraphs after the first paragraph: “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. 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. The Griesbach Barracks Physical Training Building is also an excellent example of the International architecture style. Burgess & McLean Architects of Ottawa created the original design. Dewar, Stevenson & 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. 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.”
- d) In Section V, entitled “The Plan”, under the subsection entitled “Overall Concept”, deleting paragraph three in its entirety and replacing it with the following: “Two

school sites and the reuse of the Griesbach Barracks Physical Training Building 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.”

- e) In Section V entitled “The Plan”, under the subsection entitled “Recreation” adding a new paragraph after the first paragraph: “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.”
- f) In Section V entitled “The Plan”, under the subsection entitled “Local Commercial”, adding a new paragraph before the first paragraph: “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.”
- g) In Section V entitled “The Plan”, under the subsection entitled “Local Commercial”, adding a new paragraph after the newly created second paragraph: “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.”

- h) In Section IIX entitled “Implementation”, under the subsection entitled “Staging”, under the thirteenth paragraph, adding a new sentence after the first sentence: “The adaptive reuse of the Griesbach Barracks Physical Training Building for local commercial uses also falls within this stage of development.”
- i) Deleting the map entitled “Bylaw 20755 Griesbach Neighbourhood Area Structure Plan (as amended)” and replacing it with the map “Bylaw 20762 - Amendment to Griesbach Neighbourhood Area Structure Plan”, attached hereto as Schedule “A” and forming part of this bylaw;
- j) Deleting the statistics entitled “Bylaw 20755 Griesbach Neighbourhood Area Structure Plan Land Use and Population Statistics” and replacing it with the statistic entitled “Bylaw 20762 Griesbach Neighbourhood Neighbourhood Area Structure Plan Land Use and Population Statistics”, attached hereto as Schedule “B” and forming part of this bylaw; and
- k) Deleting the figure entitled “Figure 4: Development Concept” and replacing it with the figure entitled “Figure 4: Development Concept”, attached hereto as Schedule “C” and forming part of this bylaw.

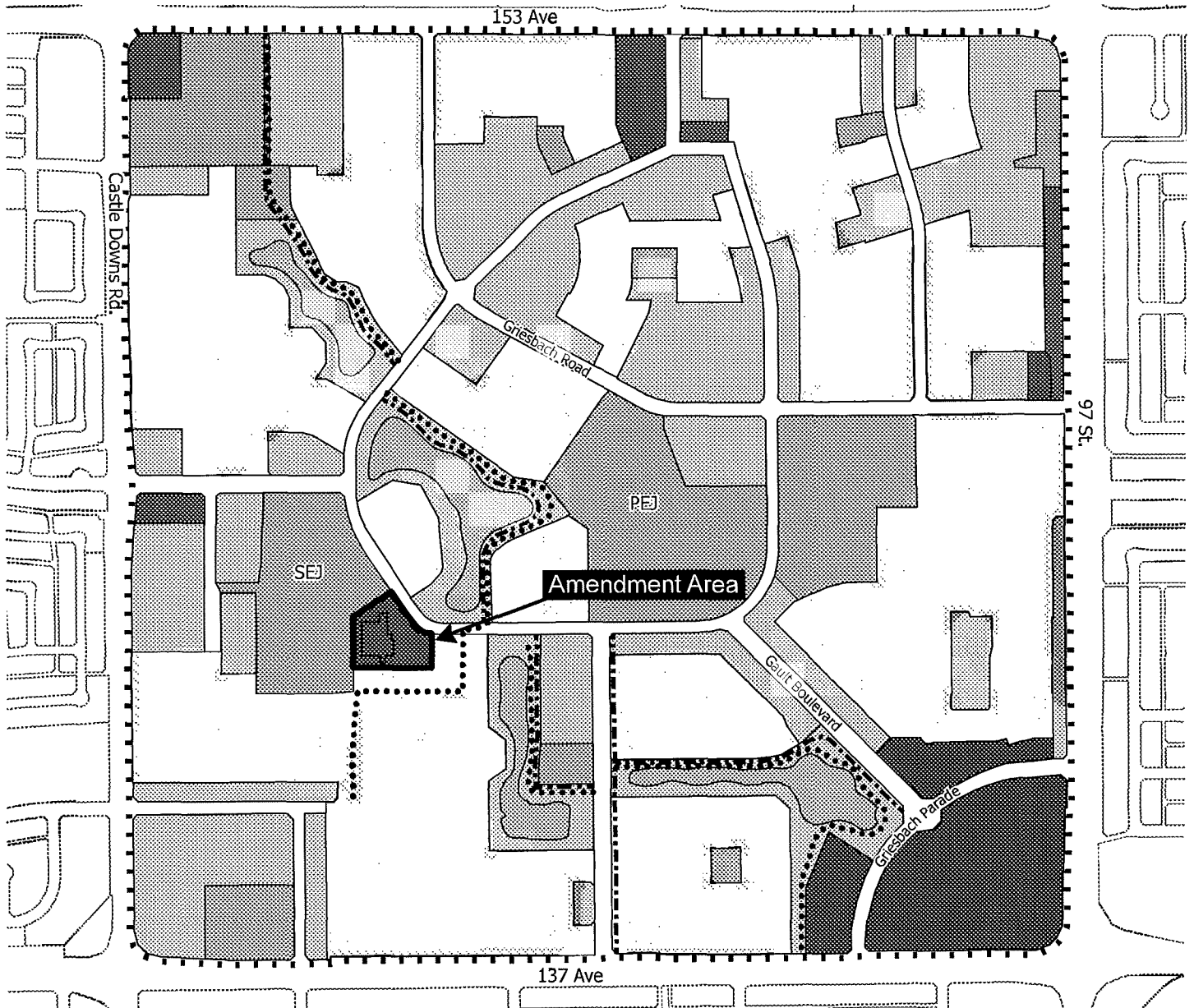
READ a first time this 12<sup>th</sup> day of NOVEMBER, A. D. 2024;  
 READ a second time this 12<sup>th</sup> day of NOVEMBER, A. D. 2024;  
 READ a third time this 12<sup>th</sup> day of NOVEMBER, A. D. 2024;  
 SIGNED and PASSED this 12<sup>th</sup> day of NOVEMBER, A. D. 2024.

THE CITY OF EDMONTON

A. Sohi

MAYOR

A/ CITY CLERK



**BYLAW 20762  
AMENDMENT TO  
GRIESBACH**  
Neighbourhood Area Structure Plan  
(as amended)



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|--|--|--|----------------------------|
|  | 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.

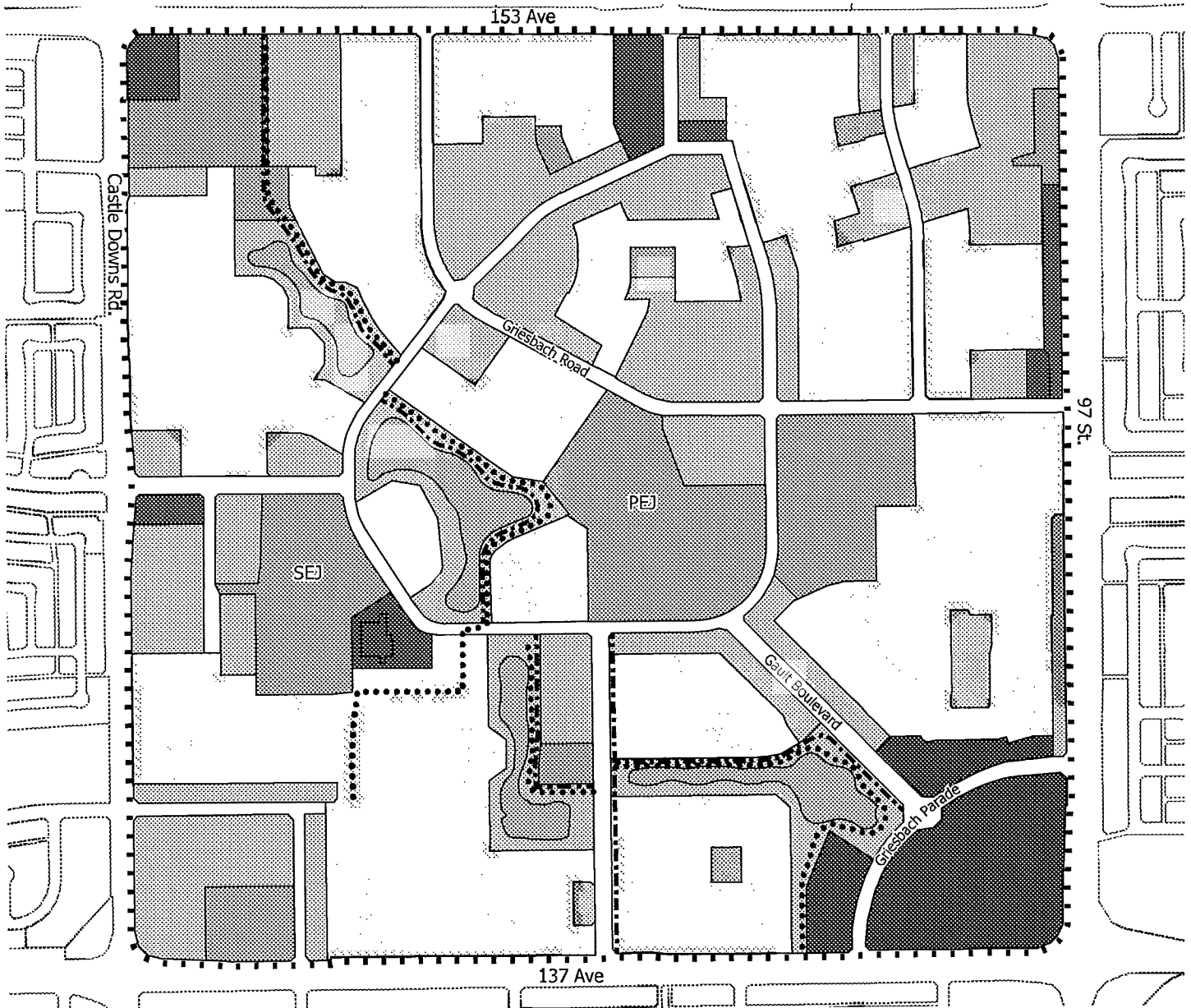
## GRIESBACH NEIGHBOURHOOD AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS

	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>47.1</b>	<b>45.9</b>	<b>6.6</b>	<b>36.1</b>	<b>61.0</b>
Existing Land Uses	1.9	0.8%						1.9	
Commercial	12.4	5.2%		5.2		2.3	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>79.4</b>	<b>33.3%</b>	<b>15.3</b>	<b>5.2</b>	<b>12.8</b>	<b>13.1</b>	<b>3.6</b>	<b>7.3</b>	<b>23.1</b>
<b>Net Residential Area (NRA)</b>	<b>158.9</b>	<b>66.7%</b>	<b>12.8</b>	<b>6.1</b>	<b>34.5</b>	<b>32.8</b>	<b>3.0</b>	<b>28.8</b>	<b>41.0</b>

## RESIDENTIAL LAND USE AREA, UNIT &amp; POPULATION COUNT\*\*

Land Use	ASP	Central Park	Village Centre	South East	South West	SW Mixed Use	North West	North East
<b>Single/Semi Detached</b>	<b>Area (ha)</b>	<b>108.66</b>	<b>9.8</b>		<b>31.4</b>	<b>24.5</b>	<b>22.1</b>	<b>20.9</b>
25 upnrha	Units	2716.5	245	0	785	612.5	0	552.5
2.8 ppu	Population	7606.2	686	0	2398	1715	0	1460.2
<b>Row Housing</b>	<b>Area (ha)</b>	<b>23.3</b>			<b>2.6</b>	<b>5.6</b>	<b>2</b>	<b>3.8</b>
45 upnrha	Units	1046	0	0	137	252	90	171
2.8 ppu	Population	2930	0	0	327.6	706	252	478.8
<b>Low to Medium Density Housing</b>	<b>Area (ha)</b>	<b>27.04</b>	<b>3</b>	<b>6.1</b>	<b>0.5</b>	<b>2.7</b>	<b>1</b>	<b>2.9</b>
90 upnrha	Units	2433.6	270	549	45	243	90	261
1.8 ppu	Population	4380.48	486	988.2	81	437.4	162	469.8
<b>Total Residential</b>	<b>Area (ha)</b>	<b>159.0</b>	<b>12.8</b>	<b>6.1</b>	<b>34.5</b>	<b>32.8</b>	<b>3.0</b>	<b>28.8</b>
	Units	6196	515	549	947	1108	180	985
	Population	14917	1172	988	2607	2858	418	2496

	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	87	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>



**GRIESBACH**  
Neighbourhood Area Structure Plan



- |  |  |  |                            |
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