

Items 3.3 & 3.4, Bylaws 20762 & 20763

To support the preservation of the Griesbach Physical Training Building and allow for a variety of commercial businesses, Griesbach

Edmonton City Council Public Hearing

November 12, 2024

Jeff Booth, Situate




PLANNING + PLACEMAKING

Neighbour Relations

°situate

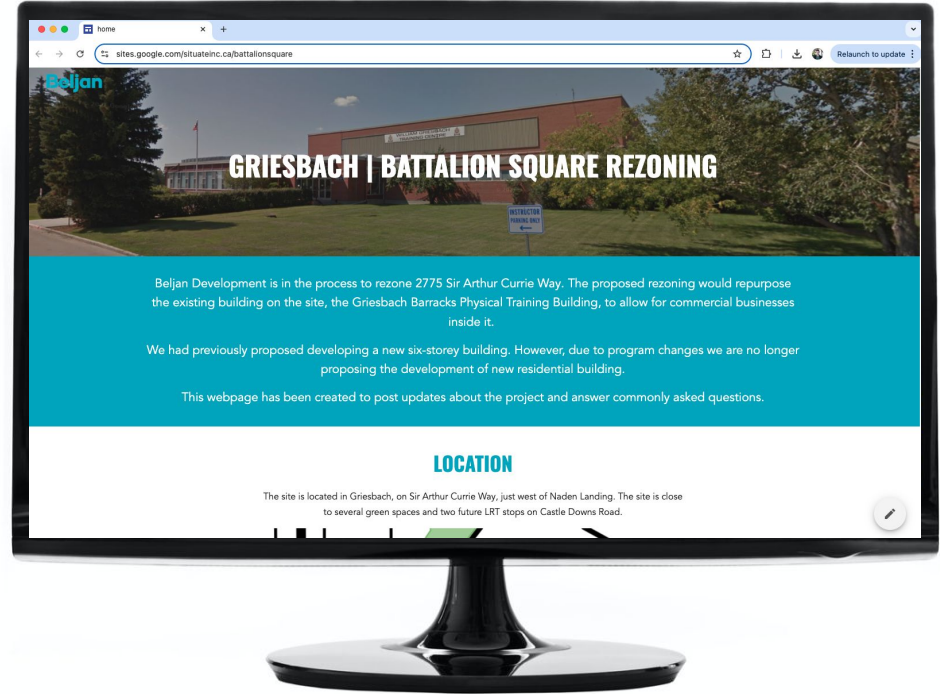
March 21, 2023

Dear Neighbour,

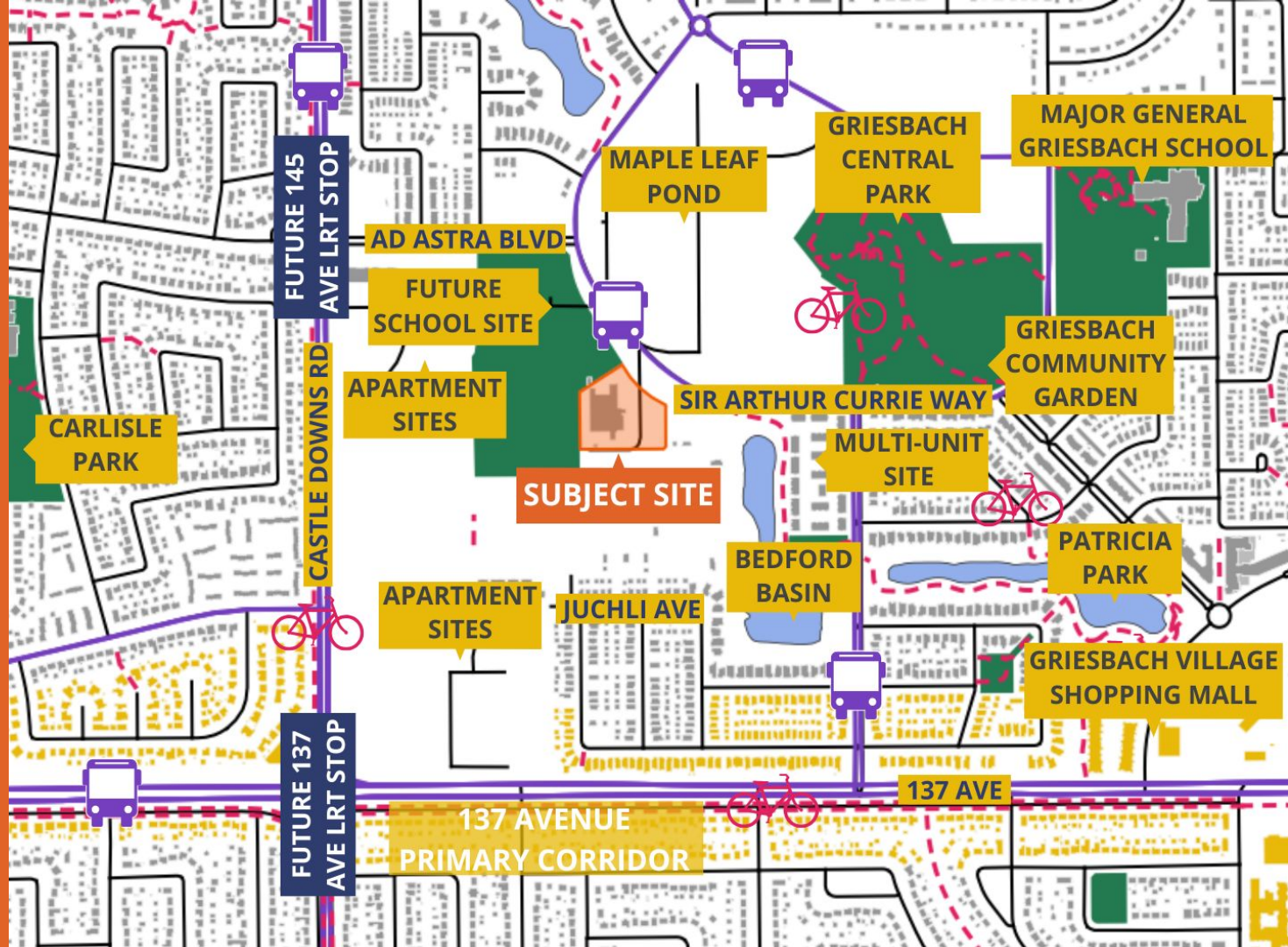
RE: Proposed Rezoning: 2775 Sir Arthur Currie Way NW

Situate is pleased to get in touch with you on behalf of Beljan Development Management Ltd. about an upcoming rezoning application at 2775 Sir Arthur Currie Way NW.

The proposed rezoning would repurpose the existing building on the site, the William Griesbach Training Centre, to allow a variety of commercial uses. The rezoning would also permit the opportunity for a new six-storey building that would be a combination of commercial and residential uses. Between the two buildings, a programmed pedestrian plaza would be created, which you can see below.



Site Context



AMISKWACIWASKAHIKAN
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EDMONTON CITY PLAN

Edmonton

V 1.0
CHARTER
BYLAW 20,000

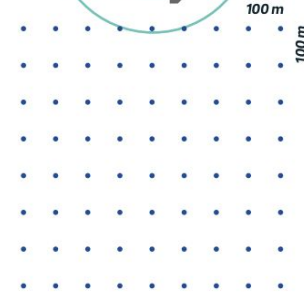
Local Nodes

200 M – 600 M
ACROSS



LOW
RISE

SOME
MID
RISE



Minimum 75 people
and/or jobs per hectare

Desired overall
density: minimum
75 people and/or
jobs per hectare

*gross developable area

Potential size/
scale: 200 – 600 m
across

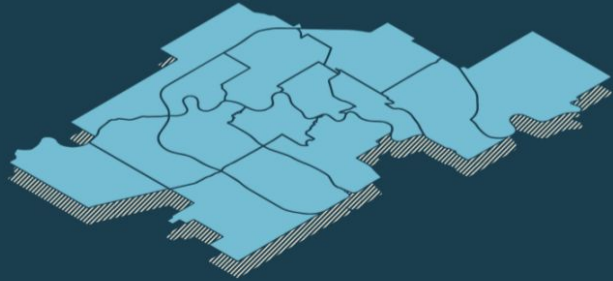
Typical massing/
form: low-rise with
some mid-rise

5.2 Edmonton protects and enhances its image and identity through heritage.

5.2.1 Promote Edmonton's history and encourage a sense of local identity by preserving and enhancing heritage.

DISTRICT POLICY

Edmonton



Draft August 2023

Canada



Griesbach Neighbourhood Area Structure Plan Office Consolidation June 2015



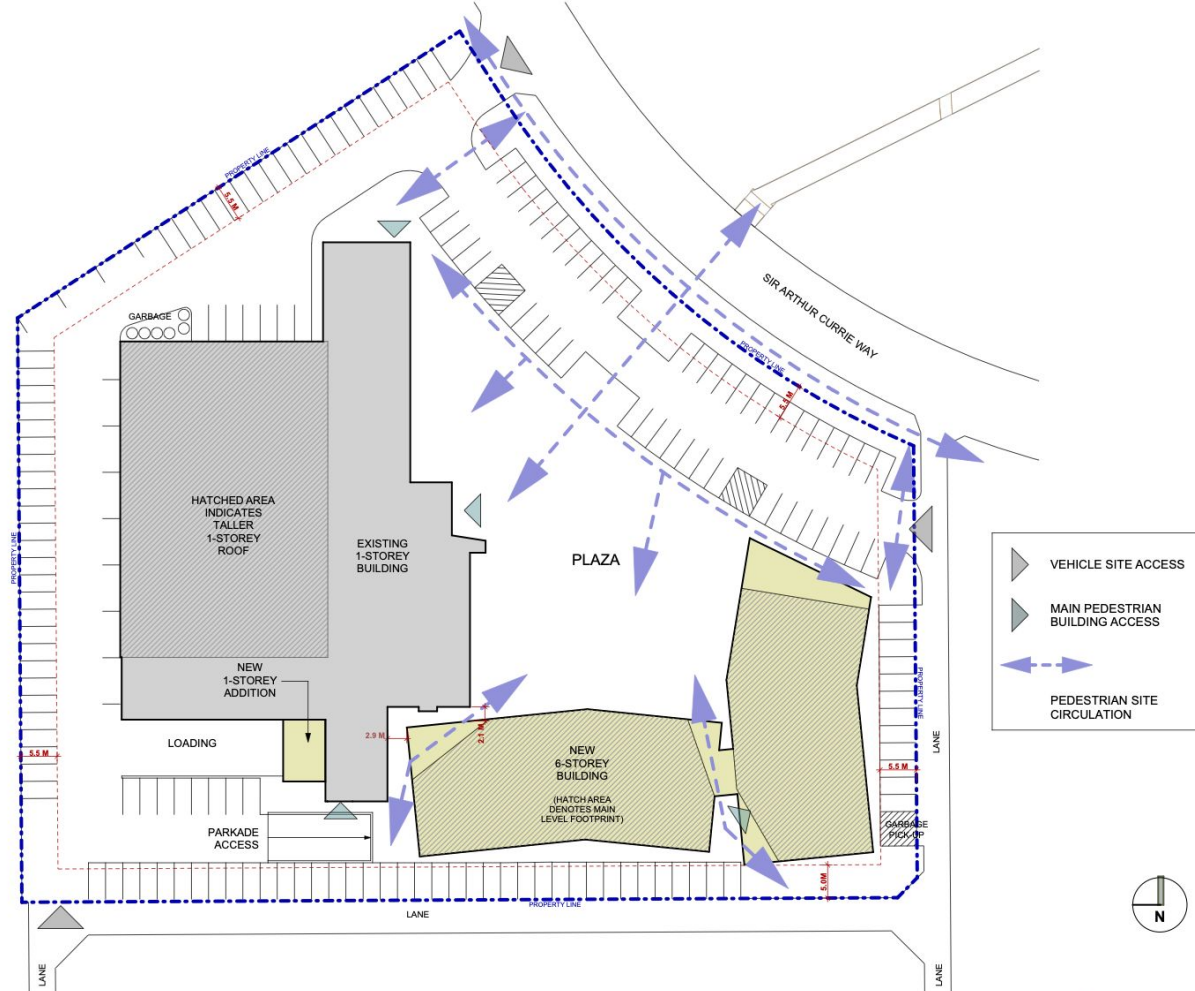


4.2 Edmontonians live closer to what they need and are supported by walkable communities, active transportation networks and greater connectivity across all travel modes.

4.2.1 Ensure that transportation investment supports urban intensification and diversification.

4.2.1.1 Integrate mass transit with surrounding development.

Previous Proposal





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