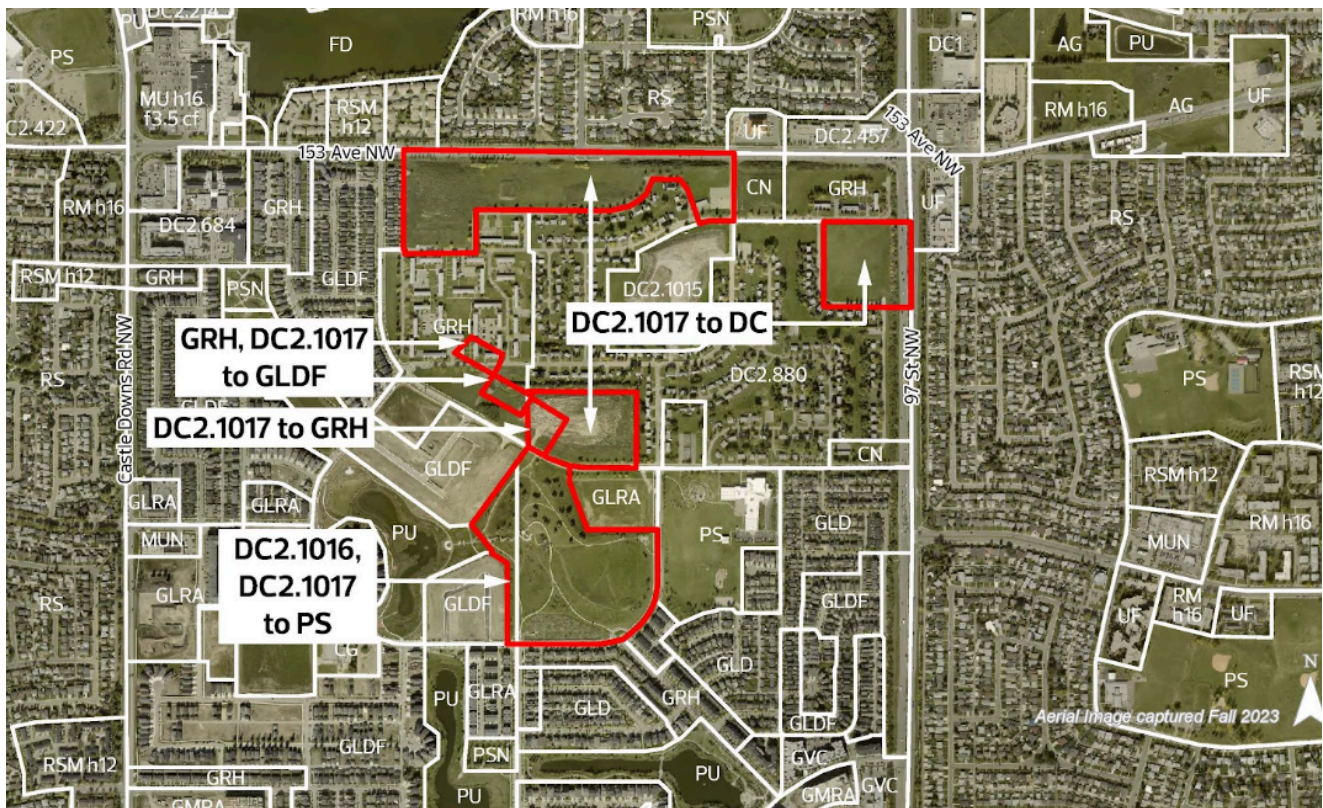


10555 - 153 Avenue NW, 14604 - 97 Street NW, 2630 - Sir Arthur Currie Way NW

Position of Administration: Support



Summary

Bylaw 21205 proposes an amendment to the Griesbach Neighbourhood Area Structure Plan (NASP) to redesignate a portion of the plan from low density residential to medium-density residential land uses and vice versa.

Bylaw 21204 proposes a rezoning from the Direct Control (DC2.1016 and DC2.1017) and the Griesbach Row Housing (GRH) Zones. The proposed zones are Griesbach Low Density Residential Flex (GLDF), Griesbach Row Housing (GRH), Parks and Services (PS) and Direct Control (DC) Zones to allow for residential development, including single detached, semi-detached, row housing, multi-unit housing up to 12.0 m in height and school/park uses. The proposed Direct Control Zone will be revised to align with Zoning Bylaw 20001.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. No concerns were received.

Administration supports this application because it:

- Allows for the continued development of the neighbourhood.
- Maintains the overall neighbourhood density.
- Is compatible with surrounding land uses.
- Aligns with The City Plan by accommodating growth through the compact development of approved neighbourhoods.

Application Details

This application was submitted by WSP on behalf of Canada Lands Company CLC Limited.

Rezoning

The proposed Griesbach Low Density Residential Flex (GLDF), Griesbach Row Housing (GRH), Parks and Services (PS) and Direct Control Zone (DC) would allow development with the following key characteristics:

Griesbach Low Density Residential Flex (GLDF)

- Street oriented low density housing with opportunities for backyard housing secondary suites and multi-unit housing
- A maximum height of 12.0 m (3 storeys)
- A maximum site coverage of 53%

Griesbach Row Housing (GRH)

- Row housing
- A maximum height of 12.0 m (3 storeys)
- A maximum site coverage of 53%

Parks and Services (PS)

- Development of parkland for educational (e.g. schools and libraries), recreational and community uses (e.g. parks and natural areas)
- A maximum height of 16 metres (approximately 4-5 storeys)

Direct Control Zone (DC)

- Limited interim uses, including residential sales centres and community services.
- A maximum height of 10 meters (2 storeys)

Plan Amendment

Bylaw 21204 proposes to amend a portion of the Griesbach NASP by changing approximately 0.3 hectares from low-density residential to medium-density residential land use, and vice versa, to allow for residential housing development. The land use changes being exchanged are equal in size and will not result in amendments to the overall land use or population statistics. The proposed amendment will revise the figures to reflect the changes.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Direct Control (DC2.1016 and DC2.1017) Griesbach Row Housing (GRH) Zone	Undeveloped Undeveloped
North	Small Scale Residential Zone (RS) Urban Facilities Zone (UF) Griesbach Row Housing Zone (GRH) Griesbach Low Rise Apartment Zone (GLRA) Site Specific Development Control Zone (DC2.457) Site Specific Development Control Zone (DC2.1015)	Single detached housing Religious building Row housing Undeveloped Single detached housing Undeveloped
East	Neighbourhood Commercial Zone (CN) Urban Facilities Zone (UF) Small Scale Residential Zone (RS) Parks and Services Zone (PS) Griesbach Low Rise Apartment Zone (GLRA) Site Specific Development Control Zone (DC2.880)	Undeveloped Cultural centre Single detached housing School Undeveloped Single detached housing
South	Site Specific Development Control Zone (DC2.1015) Site Specific Development Control Zone (DC2.880)	Single detached housing Single detached housing

	Griesbach Low Rise Apartment Zone (GLRA)	Undeveloped
	Griesbach Row Housing Zone (GRH)	Row housing
West	Griesbach Row Housing Zone (GRH)	Row housing
	Site Specific Development Control Zone (DC2.880)	Single detached housing
	Public Utility Zone (PU)	Stormwater management facility
	Griesbach Low Density Residential Flex Zone (GLDF)	Single detached housing

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because the applicant included an amendment to the Plan. The applicant did not receive a response from the advance notice for the Direct Control Zone. The broadened approach included:

Mailed Notice, February 13, 2025

- Notification radius: 120 metres
- Recipients: 1012
- Responses: 0

Site Signage, May 13, 2025

- One rezoning information signs was placed on the property so as to be visible from Griesbach Road NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Evansdale Community League
- Griesbach Community League
- Lorelei Beaumaris Community League

Application Analysis

The site is undeveloped and located in a portion of the Griesbach neighbourhood. The Griesbach neighbourhood is primarily a residential neighbourhood with a variety of housing choices, commercial uses, and open space, contributing to a complete neighbourhood. Access to transit is located on Griesbach Road, Sir Arthur Currie Way NW, and 97 Street NW. There are several

shared-use paths (SUPs) located within and at the edges of the neighbourhood. Both the transit and the SUPs provide residents with access to active modes of transportation. Future mass transit is located along 153 Avenue NW and Castle Downs Road NW.



Site analysis context

District Policy / Northwest District Plan

The Griesbach neighbourhood is located within the Northwest District Plan. The subject site is designated as 'urban mix' land use and within an Area-Specific Policy (P10). The proposed rezoning conforms to the 'urban mix' designation by providing opportunities for a mix of housing types, including small and medium scale residential. Area-Specific Policy (P10) directs that for further planning guidance, the Griesbach Neighbourhood Area Structure Plan should be consulted.

Griesbach Neighbourhood Area Structure Plan

The site is within the Griesbach Neighbourhood Area Structure Plan (NASP) and is designated for low density residential with some row housing and medium density residential land uses. The proposed rezoning generally conforms to the NASP by providing a range of housing opportunities and aligns with the NASP's land use policies and direction.

Land Use Compatibility

The proposed GLDF and GRH will allow for the development of low and medium density residential, including single-family, row housing and multi-unit housing. The PS Zone allows for

the development of a school and park site, while the DC will be revised to align with the current Zoning Bylaw 20001.

The proposed Zones are in conformance with the associated amendment to the Griesbach NASP.

	GRH Current	GLDF Proposed	GRH Proposed
Typical Uses	Ground-oriented multi-unit housing and row housing	Residential	Ground-oriented multi-unit housing and row housing
Maximum Height	12.0 m	12.0 m	12.0 m
Minimum Front Setback	1.0 m	1.0 m - 3.0 m	1.0 m
Minimum Interior Side Setback	2.0 m	1.2 m	2.0 m
Minimum Flanking Side Setback	3.0 m	2.0 m	3.0 m
Minimum Rear Setback	1.2 m - 7.5 m	4.5 m - 7.5 m	1.2 m - 7.5 m
Maximum Site Coverage	53%	53%	53%

Mobility

The application does not have any impact on the transportation network. The network will be developed in alignment with the Griesbach NASP, including provisions for active modes and future transit service.

Open Space

The proposed Parks and Services (PS) Zone will allow for the existing Griesbach Central Park to provide recreational and community needs at a district and neighbourhood level. Current park features include a central hill, community garden, park furniture, walking trails, naturalized landscaping and tree plantings.

Griesbach Central Park is a Municipal Reserve parcel that was assembled in 2013.

Utilities

The proposed rezoning area conforms to the Griesbach Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, by extension of mains, connecting to the existing system located within Griesbach Road. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

Appendices

1. Comparison Maps
2. DC Zone Comparison Tracked Changes

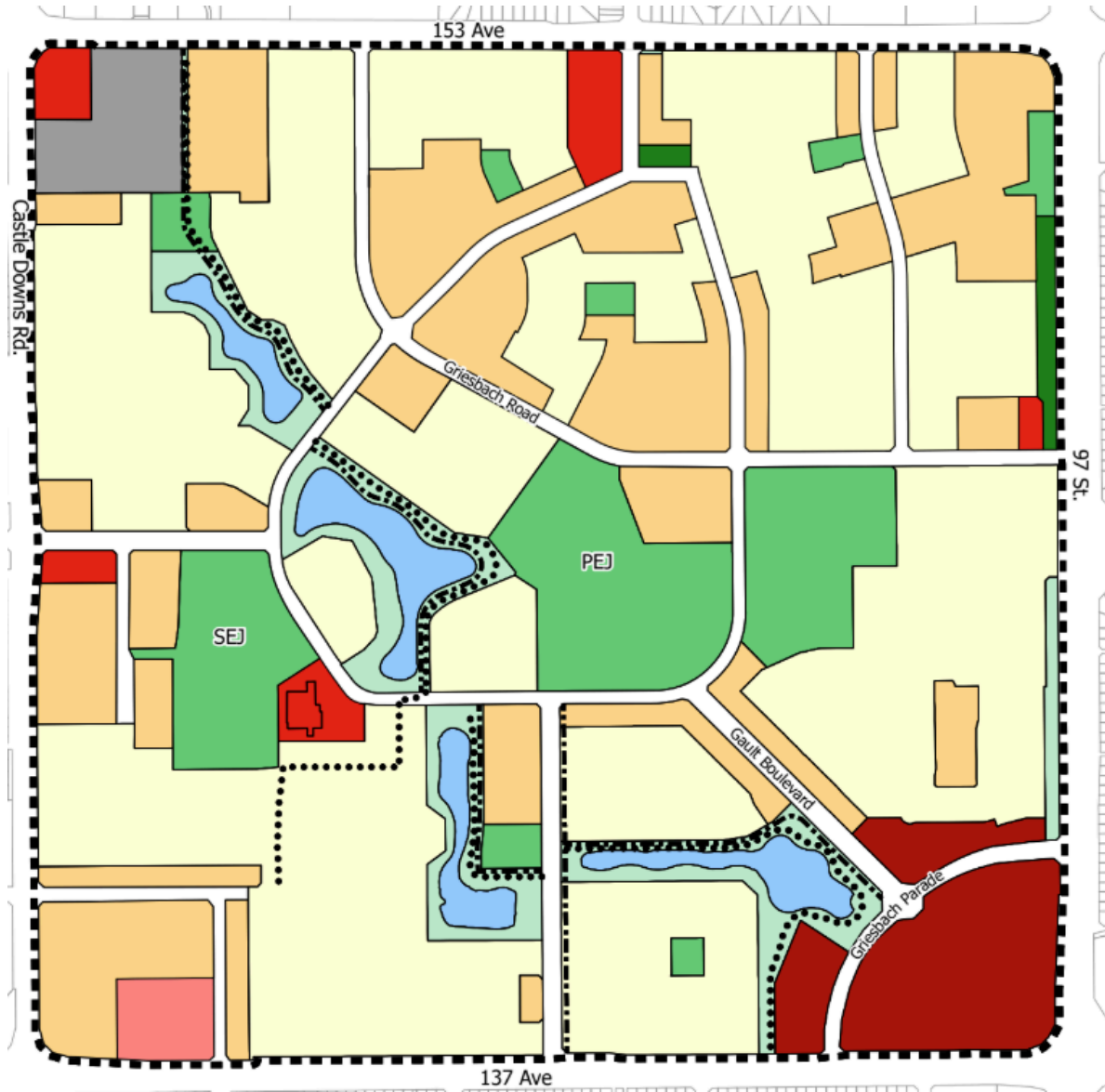
Written By: Vivain Gamache

Approved By: Tim Ford

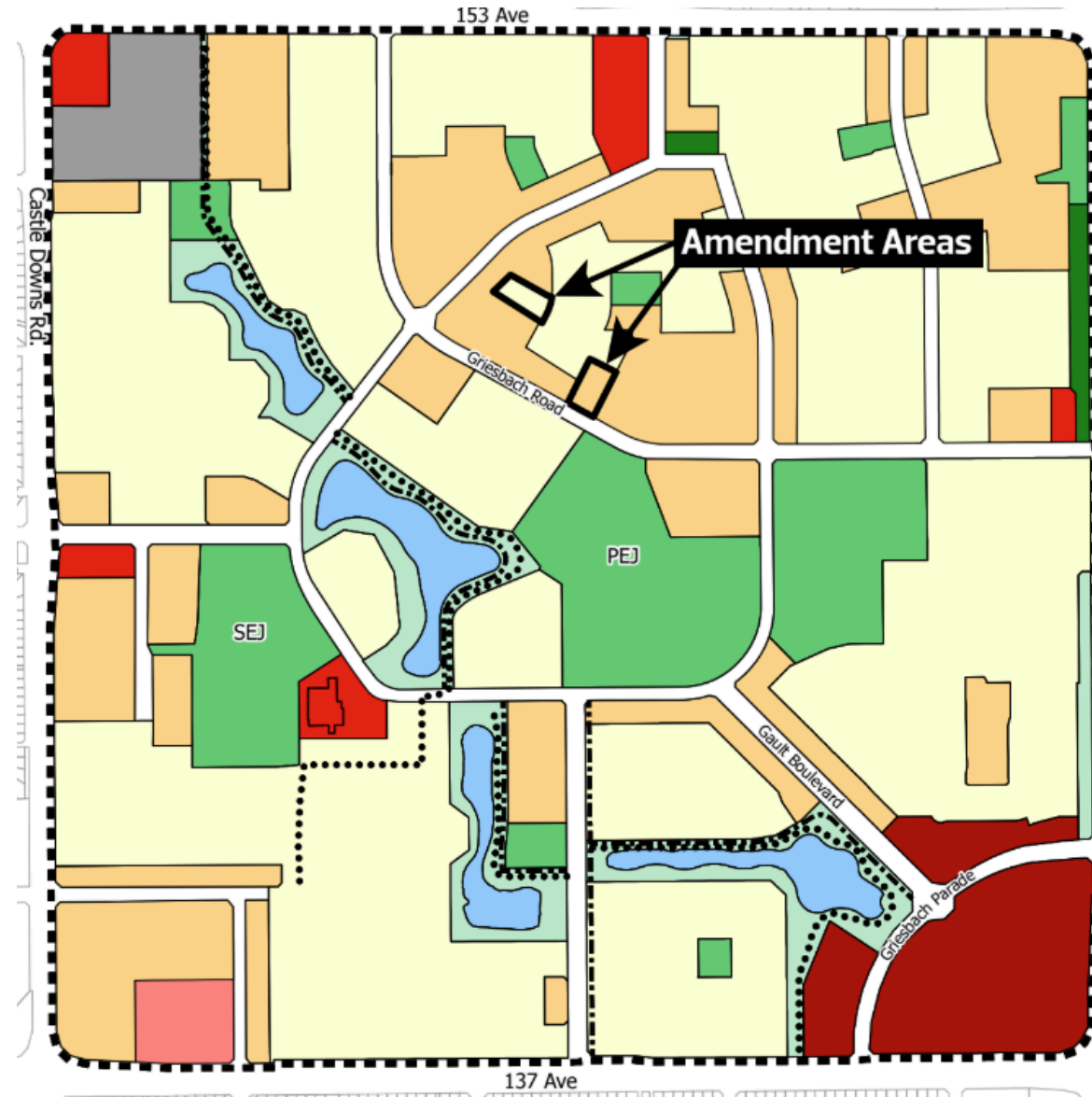
Branch: Development Services

Section: Planning Coordination

Griesbach NASP - Land Use Concept Map Comparison



Current Griesbach NASP Land Use Concept Map, Bylaw 20762



Proposed Griesbach NASP Land Use Concept Map Bylaw 21204

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

Note: the red highlighted/~~strikeout~~ text denotes administrative updates to current Zoning Bylaw terminologies (they are not ‘new’ or removed uses or regulations being added to the site).

DIRECT CONTROL ZONE (DC)

1. Purpose

To allow a limited range of low intensity, interim land uses, generally outdoors, such that the future development of these lands in accordance with the Griesbach Neighbourhood Area Structure Plan is not prejudiced.

2. Area of Application

Those portions of Sections ~~NW and NE 29-53-24-4~~ and ~~Lot 1 MR, Block 16, Plan 1322503~~; located south of 153 Avenue NW and west of 97 Street NW ~~east of Castle Downs Road~~, as shown on Schedule “A” - Map, annexed to the Bylaw adopting this DC Provision, Griesbach.

~~3. Uses~~

- ~~a. Community Recreation Services~~
- ~~b. Greenhouses, Plant Nurseries and Market Gardens~~
- ~~c. Outdoor Participant Recreation Services~~
- ~~d. Residential Sales Centre~~
- ~~e. Urban Gardens~~
- ~~f. Freestanding On-premises Signs~~
- ~~g. Fascade On-premises Signs~~

3. Uses

Commercial Uses

- 3.1. Residential Sales Centre

Community Uses

- 3.2. Community Services
- 3.3. Outdoor Recreation Services

Agriculture Uses

- 3.2. Urban Agriculture
- 3.3. Park

Sign Uses

- 3.4. Freestanding Signs
- 3.5. Fascia Signs

~~4. Development Regulations~~

- ~~a. Notwithstanding Section 720.3.2 of the Zoning Bylaw, no Site Plan is appended to this Provision.~~
- ~~b. The minimum Front Yard shall be 7.5 m~~
- ~~c. The minimum Rear Yard shall be 7.5 m~~
- ~~d. The minimum Side Yard shall be 7.5 m.~~
- ~~e. The maximum building Height shall be 10.0 m for a Residential Sales Centre.~~
- ~~f. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.~~
- ~~g. No subdivision of land, including bare land condominiums, shall be allowed under this Provision.~~
- ~~h. All Development Permits issued under this Provision shall expire on September 10, 2025. No Development Permit shall be issued after September 10, 2025, unless Council approves the issuance of such a Permit by amending this Provision.~~
- ~~i. No new buildings or additions to existing buildings shall be allowed under this Provision, except that Residential Sales Centres may be allowed.~~
- ~~j. No Use shall be approved by the Development Officer until letters acceptable to the Development Officer from Alberta Environment and Capital Health Authority have been submitted stating that the Site is suitable for the proposed Use having regard for relevant Federal or Provincial environmental criteria.~~

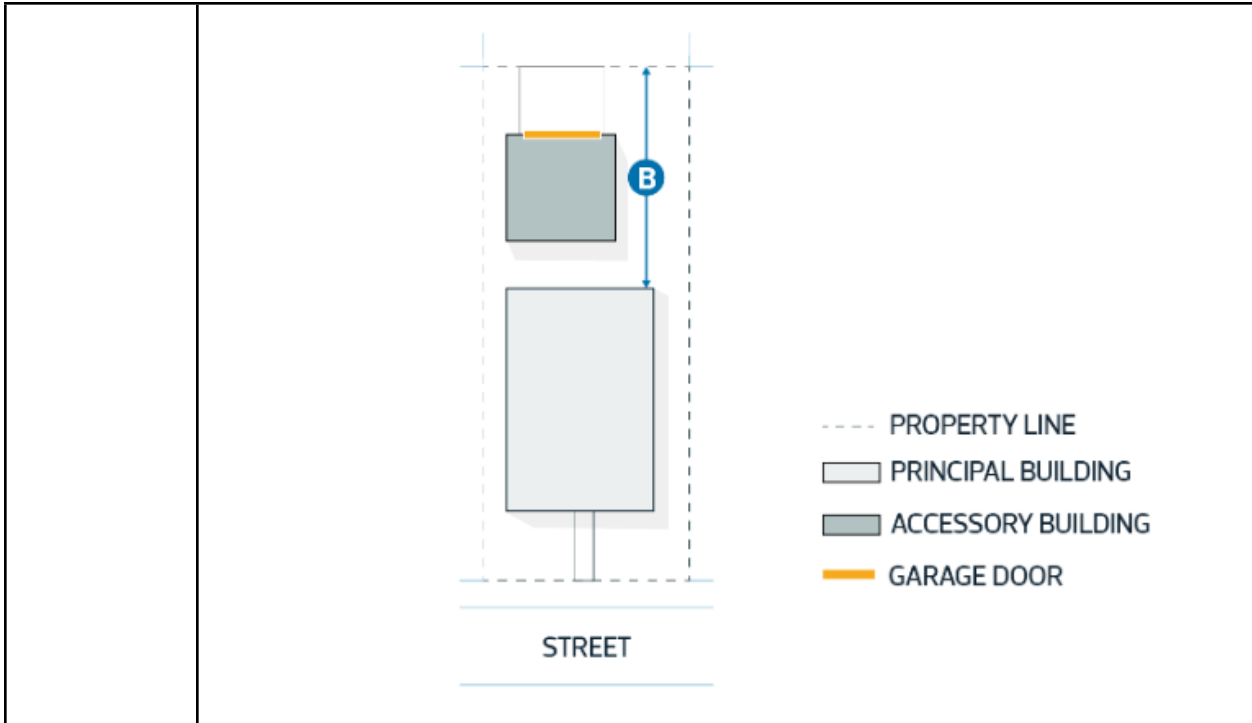
4. Additional Regulations for Specific Uses

- 4.1 No new buildings or additions to existing buildings shall be allowed under this Provision, except that Residential Sales Centres may be allowed.

5. Site and Building Regulations

- 5.1 Development must comply with Table 5.1:

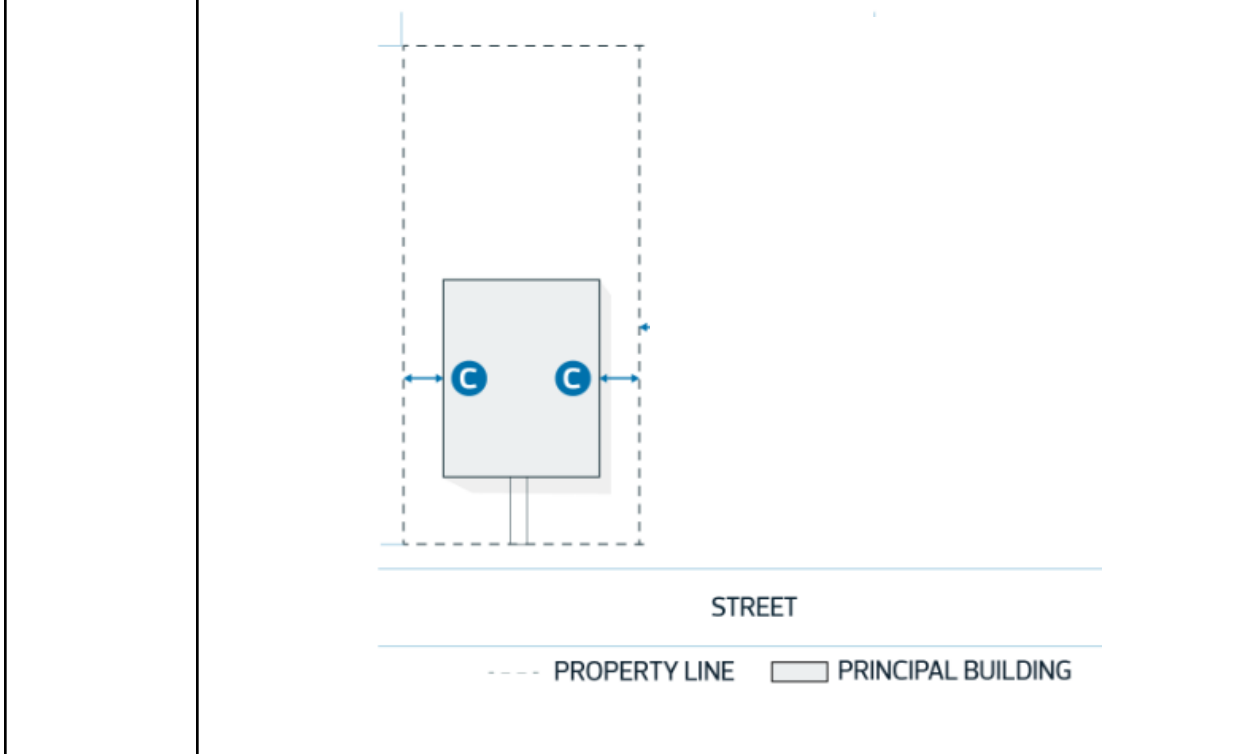
Table 45.1. Site and Building Regulations			
Subsection	Regulation	Value	Symbol
Front Setback			
5.1.1	Minimum Front Setback	<u>7.5m</u>	A
	<p>Diagram for Subsection 5.1.1</p> <p>The diagram illustrates a principal building (shaded gray) situated within a property line (dashed lines). An alley is shown above the building, and a street is shown below. A blue circle with the letter 'A' is positioned between the building and the street, indicating the front setback distance. A legend identifies the dashed line as the 'PROPERTY LINE' and the shaded area as the 'PRINCIPAL BUILDING'.</p>		
Rear yard			
5.1.2	Minimum Rear Setback	<u>7.5m</u>	B
	Diagram for Subsection 5.1.2		



Side Setback

5.1.3	Minimum Side Setback	<u>7.5m</u>	C
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Diagram for Subsection 5.1.3



Height

5.1.4	The Maximum Height for a Residential Sales Centre.	<u>10.0 m</u>	
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6. General Regulations

- 6.1 Signs shall comply with the regulations found in Section 6.90 Signs
- 6.2 No subdivision of land, including bare land condominiums, shall be allowed under this Provision.
- 6.3 All Development Permits issued under this Provision shall expire on September 10, 2025. No Development Permit shall be issued after September 10, 2025, unless Council approves the issuance of such a Permit by amending this Provision.
- 6.4 No Use shall be approved by the Development Officer until letters acceptable to the Development Officer from Alberta Environment and Capital Health Authority have been submitted stating that the Site is suitable for the proposed Use, having regard for relevant Federal or Provincial environmental criteria.