

14604 - 97 Street NW

Position of Administration: Support



Summary

Bylaw 21438 proposes a rezoning from the Griesbach Low Rise Apartment Zone (GLRA) to the Griesbach Medium Rise Apartment Zone (GMRA) to allow for a range of medium scale multi-unit housing.

Public engagement for this application included a mailed notice. Administration did not receive responses relating to the application.

Administration supports this application because it:

- Provides the opportunity for additional density in an area well served by existing and planned amenities.
- Aligns with higher-level policy including The City Plan and District Policy.

- Is compatible with current and future land uses.

Application Details

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

The proposed Griesbach Medium Rise Apartment Zone (GMRA) would allow development with the following key characteristics:

- A range of medium scale residential housing
- A maximum height of 23 metres (approximately 6 storeys)
- A maximum Floor Area Ratio of 3.0

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Griesbach Low Rise Apartment Zone (GLRA)	Vacant lot
North	Direct Control (DC (21205)) Site Specific Development Control Provision (DC2 (880))	Vacant lot Single detached houses
East	Parks and Services Zone (PS)	Park space (Maple Leaf Park/ Major General Griesbach School)
South	Parks and Services Zone (PS)	Park space (Griesbach Central Park)
West	Parks and Services Zone (PS)	Park space (Griesbach Central Park)



Photo of site, looking south from Griesbach Road NW



Photo of site, looking west from Sir Arthur Currie Way NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes a change to a similar Griesbach Special Area Zone which complies with the approved statutory plan in effect for the area. The basic approach included:

Mailed Notice, November 19, 2025

- Notification radius: 60 metres
- Recipients: 46
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Optional Email Notifications

- my.edmonton.ca

Notified Community Organizations

- Griesbach Community League
- Lorelei Beaumaris Community League
- Castle Downs Recreation Society

Application Analysis



Site analysis context

The City Plan

The proposed rezoning is in the redeveloping area and would support increased residential density near existing bus routes, services, and amenities. This application aligns with the Big City Moves initiatives of “A Rebuildable City” and “A Community of Communities” by contributing to the goal of constructing 50% of new dwellings through infill development. Additionally, it supports the target of achieving 50% of all trips through transit and active transportation.

Northwest District Plan & District Policy

The Northwest District Plan designates the site as the Urban Mix land use category, which accommodates residential and limited commercial uses. The proposed rezoning to the Griesbach Medium Rise Apartment Zone (GMRA) is consistent with the intended uses and purpose of the Urban Mix land use category.

The site is contained within the Griesbach Neighbourhood Area Structure Plan area as identified on Map 8: Area-Specific Policy Subareas, and within Table 2: Area-Specific Policy Table. Section 1.2 of both the Northwest District Plan and District Policy note that where a proposed rezoning site is subject to both a District Plan and another statutory plan, the other statutory plan will guide the rezoning.

Griesbach Neighbourhood Area Structure Plan

The Griesbach Neighbourhood Area Structure Plan identifies the site as Medium Density Residential as noted on Figure 4 - Development Concept, and as described in the 'Medium density residential / High density residential' land use policies within Section 5 of the plan. The plan supports a variety of medium density housing forms generally located in the village centre and northeast corner of the neighbourhood, supported by public transit and active transportation.

Land Use Compatibility

The site is a 2.2 ha vacant site located immediately abutting Griesbach Central Park to the west and south, adjacent to Maple Leaf Park and Major General Griesbach School to the east. The site abuts Griesbach Road NW to the north, a collector road, as well as abutting Sir Arthur Currie Way NW to the east, also a collector road. An existing bus stop is located adjacent to the site on the west side of Sir Arthur Currie Way NW. The site is centrally located with access to the neighbourhood and surrounding shared-use path network, connecting north to Beaumaris Lake. The site is also centrally located between both the existing mixed-use village centre to the southeast and the planned local commercial area to the north

The site's central location abutting open space directly to the west and south, as well as across the street to the east, and its access to existing and planned mass transit and active transportation networks, make the site an ideal location for greater density, consistent with the approved statutory plan.

	GLRA Zone Current*	GMRA Zone Proposed*
Typical Uses	Row Housing Multi-unit Housing Indoor Sales and Service Health Service	Row Housing Multi-unit Housing Indoor Sales and Service Health Service
Maximum Height	18.0 m	23.0 m
Maximum Floor Area Ratio	2.3	3.0
Minimum Front Setback (Sir Arthur Currie Way)	3.0 m	4.5 m
Minimum Interior Side Setback (Griesbach Central Park)	2.0 m	1.5 m
Minimum Flanking Side Setback (Griesbach Road)	3.0 m	3.0 m
Minimum Rear Setback (Griesbach Central Park)	7.5 m	7.5 m
Maximum Site Coverage	N/A	N/A
Maximum Number of Dwellings	No Maximum	No Maximum

*Detailed information may be found in Zoning Bylaw 20001

Mobility

The site is served by multiple transportation modes and the rezoning is not anticipated to have a significant impact on the transportation network. Existing district connector bike routes adjacent to the site include 153 Avenue NW, 137 Avenue NW, and the portion of 97 Street NW between 144 Avenue NW and 160 Avenue NW. Additionally, 97 Street NW south of 144 Avenue NW is a future district connector bike route.

ETS currently operates local bus service in the area, with a bus stop immediately adjacent to the site along Sir Arthur Currie Way NW. This local route connects transit riders to Castledowns Transit Centre and Northgate Transit Centre. A mass transit bus route, B1 is anticipated to operate nearby on 97 Street NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan. Details of this route and associated infrastructure are still being determined, but it will ensure that high quality, frequent bus service will be available on the corridor in the future.

Open Space

The site abuts Griesbach Central Park (to the west and south) and is adjacent to Maple Leaf Park (to the east). No sun shadow impacts are anticipated of Griesbach Central Park with the current proposal.

Utilities

The proposed rezoning is not anticipated to have a significant impact on the existing sanitary and storm sewer systems in the area. Sanitary storm servicing must connect to mains within Griesbach Road NW, and must be in general accordance with the servicing schemes as identified in the accepted Neighbourhood Design Report.

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

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Branch: Development Services

Section: Planning Coordination