



ITEM 3.2
BYLAW 21438
GRIESBACH

DEVELOPMENT
SERVICES
Mar. 10, 2026



SITE CONTEXT



3 PROPOSED ZONING



REGULATIONS	GLRA Current Zoning	GMRA Proposed Zoning
Typical Uses	Row Housing Multi-unit Housing Ground Floor Commercial	Row Housing Multi-unit Housing Ground Floor Commercial
Height	18.0 m	23.0 m
Max. Floor Area Ratio	2.3-2.5	3.0-3.3
Density	Min: 45 du/ha Max: None	Min: 75 du/ha Max: None
Min. Setbacks		
Front	3.0 m	1.0m - 3.0m, or 4.5 m
Interior Side	2.0 m	1.5 m or 3.0 m
Flanking Side	3.0 m	3.0 m
Rear	7.5 m	1.2 m or 7.5 m

Medium Density Residential

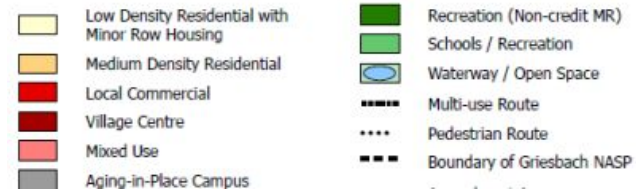
- Generally focused in the village centre and northeast corner
- Mixed of medium/high density residential building forms
- Uses will be integrated alongside low density housing with appropriate design and transition

Griesbach NASP -

Figure 4. Development Concept



FIGURE 4 - DEVELOPMENT CONCEPT
BYLAW 21204
AMENDMENT TO
GRIESBACH
Neighbourhood Area Structure Plan
(as amended)





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**