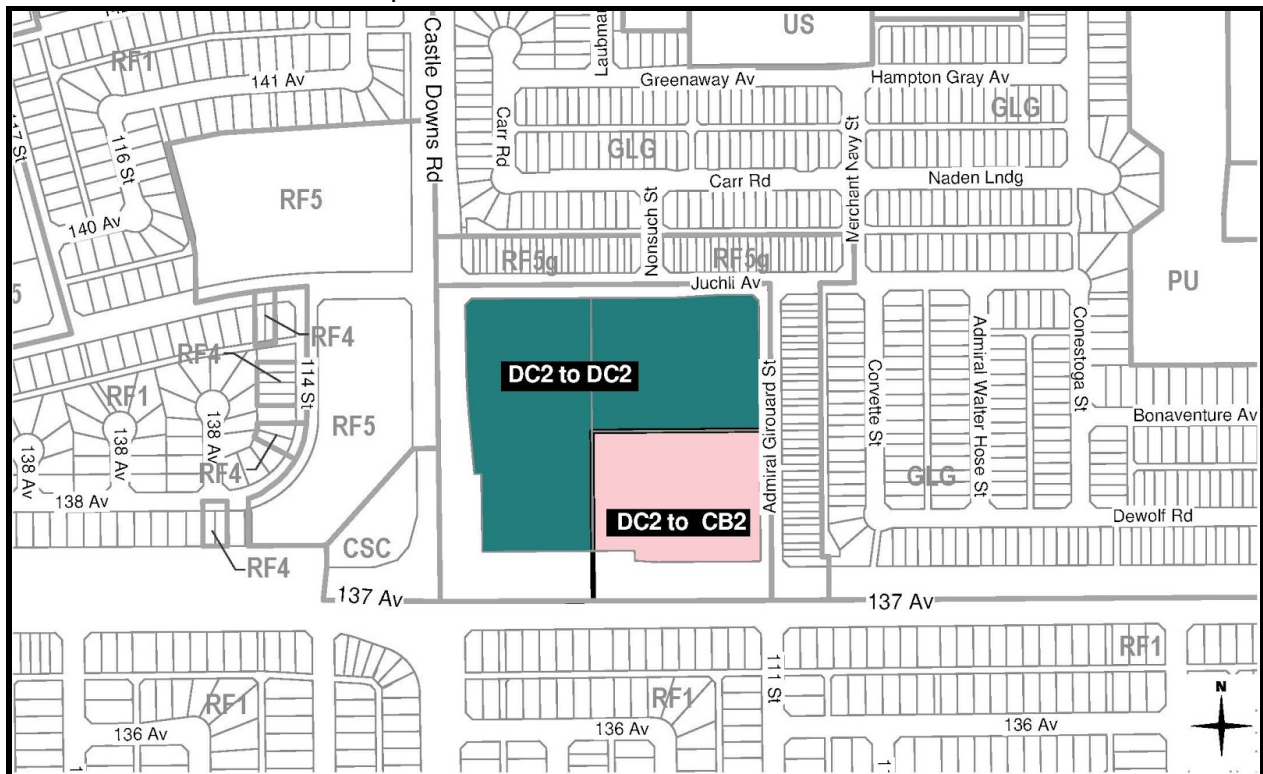




## ADMINISTRATION REPORT REZONING GRIESBACH

### 5304 & 5340 - Admiral Girouard Street NW & 13703 - Castle Downs Road NW

To allow for Mixed Use development.



**Recommendation:** That Charter Bylaw 19526 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (CB2) General Business Zone and (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration is in **SUPPORT** of this application because it:

- will contribute towards residential densification and provide a destination for future LRT and transit users along a mixed use primary corridor;
- will maintain and enhance connections to the Northgate District Node;
- will utilize land and infrastructure efficiently; and
- conforms to the Griesbach Neighbourhood Area Structure Plan.

## Report Summary

This application was submitted by Scheffer Andrew Ltd. on September 11, 2020 on behalf of the Canada Lands Corporation and proposes to rezone the southeast corner of the Griesbach Mixed Use area from the existing (DC2) Site Specific Development Control Provision to (CB2) General Business Zone and (DC2) Site Specific Development Control Provision.

The proposed CB2 Zone allows for a variety of commercial and service uses located along major roadways (137 Avenue NW and Castle Downs Road NW) with the opportunity to develop residential uses above-grade in the form of multi-unit housing.

This proposal is in alignment with the applicable policies of *CityPlan* (MDP) as it will:

- contribute to future growth along the 137 Avenue NW primary corridor,
- allow for limited mixed use densification near mass transit and a (future) LRT station,
- integrate services, amenities, housing with active transportation networks; and
- contribute to achieving 50% of all employment along corridors.

The plan in effect is the Griesbach Neighbourhood Area Structure Plan (NASP), which designates the site for Mixed Use development.

## The Application

**CHARTER BYLAW 19526** proposes to rezone the subject site, located in the southwestern portion of the Griesbach neighbourhood, to CB2 to allow the opportunity to develop a variety of commercial uses, as well as residential uses in the form of multi-unit housing and live-work units.

The existing (approved) DC2 Provision that applies to the larger site allows for a limited range of low intensity, interim land uses and its purpose is to reserve the land for future development in accordance with the approved Griesbach NASP.

If approved, Charter Bylaw 19526 will amend the existing DC2 Provision by updating the area of application and associated map, as well as Appendix I of Section 940 of the Zoning Bylaw.

Charter Bylaw 19526 conforms to the Griesbach NASP, which designates the site for Mixed Use development.

## Site and Surrounding Area



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(DC2) Site Specific Development Control Provision	Vacant/undeveloped lot
<b>CONTEXT</b>		
North	(RF5g) Griesbach Row Housing Zone	Vacant land, developed and developing row housing
East	(RF5g) Griesbach Row Housing Zone	vacant land, developed and developing row housing units
South	(RF1) Single Detached Residential Zone	Developed single detached dwellings
West	(CSC) Shopping Centre Zone	Developed commercial shopping centre
	(RF4) Semi-detached Residential Zone	Developed semi-detached dwellings



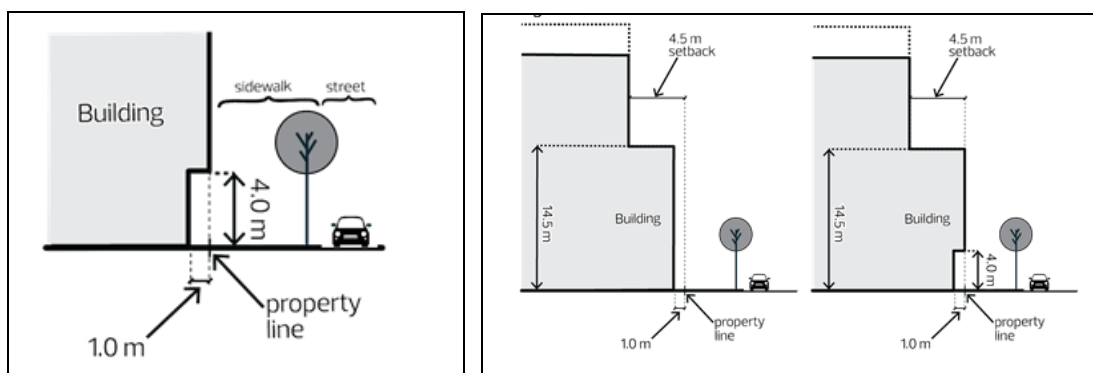


AERIAL VIEW OF PROPOSED CB2 SITE

## Planning Analysis

To achieve the goals and objectives of Griesbach NASP to create a mixed use area, this application proposes to rezone the site to allow for the development of a variety of employment and residential uses in the form of multi-unit dwellings and/or live-work units. Residential uses should be located above retail or business uses, up to a maximum height of 16.0 m (4 storeys). With the exception of the Griesbach Village Centre, standard commercial zoning (CNC and CB1 zoning) has been used in Griesbach for stand-alone commercial sites on the edges of the neighbourhood.

The Main Streets Overlay (MSO) applies to the site and imposes additional development regulations to ensure the site is developed with residential uses above commercial uses, as well as to encourage and strengthen the pedestrian-oriented character of this future transit-oriented development area. The MSO requires that multi-unit housing be permitted only in buildings where the first storey is used for commercial/business purposes.



(Source: *Edmonton Zoning Bylaw 12800*, Main Streets Overlay: Sections 819.3.2 & 819.3.7)

The MSO will help attain the goals and objectives of the Griesbach NASP through regulations to minimize pedestrian-vehicular conflicts such as providing vehicular access from an abutting lane and providing sidewalks and pedestrian amenities, including opportunities for winter city urban design within the setback area, as illustrated in the diagrams above.

### Land Use Compatibility

The table below compares the existing DC2 Provision, proposed CB2 Zone, and the Main Streets Overlay (MSO).

	<b>DC2</b> <i>Current</i>	<b>CB2 Zone</b> <i>Proposed</i>	<b>MSO</b> <i>Overlay</i>
<b>Maximum Height</b>	10.0 m	16.0 m	No maximum (multi-unit housing)
<b>Maximum Floor Area Ratio (FAR)</b>	n/a	3.5	(As per CB2)
<b>Maximum Density</b>	n/a	No maximum	No maximum
	<b>Yards</b>	<b>Setbacks</b>	
<b>North</b>	7.5	0	(as per CB2)
<b>East</b>	7.5	4.5 m	(as per CB2)
<b>South</b>	7.5	0	1.0 - 2.5 m
<b>West</b>	7.5	0	(as per CB2)

### Plan in Effect

The southwest intersection of 137 Avenue NW and Castle Downs Road NW is designated for a Mixed Use area in the approved Griesbach NASP.

The most pertinent goals and objectives of the NASP are to:

- reflect new urbanist urban design principles by providing a blend of employment (office, home-office, retail or artisan-based businesses) and residential uses;
- provide residential dwelling units likely in the form of artist's lofts and multi-unit dwellings (not family-oriented), with residential uses located above retail or business uses;
- provide surface vehicular parking located conveniently to front doors, but not dominate the buildings;
- achieve a maximum height of four (4) storeys;
- orient buildings and provide landscaping on public and private lands to ensure a sensitive transition between the Mixed Uses area and adjacent medium and low density residential uses; and
- locate key transit users and destinations at inter-neighbourhood focal points and edges with good access.



Artist Rendering: Griesbach Mixed Use area (Source: *Griesbach NASP Consolidation*)

## **CITYPlan Alignment**

Charter Bylaw 19526 is in alignment with applicable policies of *CityPlan* (MDP) and the approved Griesbach NASP. It contributes to the growth and development along 137 Avenue - the NW Primary Corridor and connects through to the Northtown/Northgate District Node by transit routing, as identified in *CityPlan*.

Castle Downs Road NW and 137 Avenue NW is a future LRT Station, which aligns with the goals and objectives and policies of *CityPlan*:

- Encouraging mixed use densification near mass transit and a (future) LRT station;
- integrating services, amenities, housing with active transportation networks; and
- Contributing to achieving 50% of all employment along identified corridors.

## **Applicable Guidelines**

### Transit Oriented Development Guidelines

The subject site is within approximately 215 m of a future at-grade LRT Station, as part of the Metro Line LRT Extension, located on the east side of Castle Downs Road NW and 137 Avenue NW. The future LRT Station is identified as a Neighbourhood Station in the Transit Oriented Development Guidelines (TOD) and the guidelines should be considered at the time of detailed site planning.

## **Technical Review**

### **Transportation**

Transportation supports this Charter Bylaw and provides the following advisements:

#### *Arterial Roadway*

Transportation advises that the dedication of road right-of-way along the southern boundary of the proposed CB2 area will be required to accommodate the future widening of 137 Avenue NW to an approved Concept Plan.

#### *Site Access*

Access to the site is limited to the internal roadways and constrained by the future LRT Station planned along Castle Downs Road NW and 137 Avenue NW, in addition to an on-street bus stop on Juchli Avenue NW.

#### *Pedestrian Environment*

The owner/developer will be responsible for the construction of the missing portion of the sidewalk between Castle Downs Road NW and Admiral Girouard Street NW along 137 Avenue NW.

#### **Drainage**

Drainage supports this Charter Bylaw and advises that permanent sanitary and stormwater servicing is available from the sewers along Admiral Girouard Street NW.

#### **EPCOR Water**

EPCOR Water has reviewed the application and advises that water servicing to the site is available by connecting to an existing water main adjacent to the site on Admiral Girouard Street NW.

All other comments from affected City Departments and utility agencies have been addressed.

## **Community Engagement**

<b>ADVANCE NOTICE</b> October 26, 2020	<ul style="list-style-type: none"><li>• Number of recipients: 194</li><li>• No responses were received</li></ul>
<b>WEBPAGE</b>	<a href="http://edmonton.ca/griesbach">edmonton.ca/griesbach</a>

## **Conclusion**

Administration recommends that City Council **APPROVE** this application.

## **Appendices**

- 1 Context Plan Map
- 2 Application Summary

153 Ave.

Castle Downs Rd.

97 St.

Griesbach Road

PEJ

SEJ

Potential Recreation

Gault Boulevard

Griesbach Parade












137 Ave.

**BYLAW 17228  
APPROVED  
GRIESBACH**

Neighbourhood Area Structure Plan  
(as amended)



**Rezoning Area**

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

**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.



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19526
Location:	North of 137 Avenue NW & west of Admiral Girouard Street NW
Addresses:	5304 - Admiral Girouard Street NW 5340 - Admiral Girouard Street NW 13703 - Castle Downs Road NW
Legal Description:	Lots 1-3, Block 36, Plan 2021679
Approximate Site Area:	Proposed CB2: 1.76 ha Titled lots: 3.63 ha
Neighbourhood:	Griesbach
Notified Community Organizations:	Griesbach and Carlisle Community Leagues, Rosslyn Community Association, Edmonton Area One Society Area Council, Castle Downs Recreation Society Area Council, & Edmonton North District Area Council
Applicant:	Jenna Hutton, Scheffer Andrew

### PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Current Overlay:	N/A
Proposed Zones:	(CB2) General Business Zone (DC2) Site Specific Development Control Provision
Overlay:	Main Streets Overlay
Plan in Effect:	Griesbach Neighbourhood Area Structure Plan

Written By:	Carla Semeniuk
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination