



# GROWING GRIESBACH

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## NORTHEAST CORNER MASTER PLAN

Prepared for:

CANADA LANDS COMPANY  
APRIL 2023



Canada Lands Company  
Société immobilière du Canada



The background of the page is a faded, light-colored image. The top half shows a city skyline with several tall buildings, and the bottom half shows a dense residential neighborhood with many houses. The overall tone is muted and greenish-grey.

## LAND ACKNOWLEDGEMENT

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We acknowledge this traditional land within Treaty 6 Territory. We honour the diverse Indigenous Peoples whose ancestors' footsteps have marked this territory for centuries including Cree, Dene, Sauteaux, Nakota Sioux and Blackfoot peoples. We also acknowledge this as the Métis' homeland and the home of the largest concentration of Inuit south of the 60th parallel.

It is a welcoming place for all peoples who come from around the world to share Edmonton as a home. Together we call upon all of our collective, honoured traditions and spirits to work in building a great city for today and future generation.



## THE GRIESBACH COLLABORATIVE

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The Griesbach Northeast Corner Master Plan was developed by Canada Lands Company in collaboration with the Griesbach Community League and consultant team, with input from residents and a broad range of stakeholders. Canada Lands Company and the consultant team would like to thank the community for their ongoing support and participation throughout the master planning process, with special thanks to the Community League and the President, Carl Knowler. In addition, the Griesbach Collaborative would like to acknowledge the involvement and contributions of the following members of the project team. These include:

### CANADA LANDS COMPANY

**Chris Elkey**, Vice President, Real Estate (West)  
**Marvin Neuman**, Senior Director, Real Estate  
**Kavita Thind**, Director, Real Estate  
**Teresa Goldstein**, Senior Director, Real Estate  
**Ashley Wolgemuth**, Project Coordinator  
**Kairi Pawlina**, Senior Director, Real Estate  
**Georgette L'Hirondelle**, Marketing Manager, Real Estate  
**Manon Lapensee**, Director Corporate Communications  
**Martin Ennis**, Director, Real Estate (Downsview Park)  
**Eric Mark**, Development Manager, MCIP, RPP  
**Christopher Sweetnam Holmes**, Real Estate Executive  
**Mary Jarvis**, Director, Real Estate National Capital Region

### CONSULTANT TEAM

**Brian Murray**, B&A | Partner  
**Geoff Dyer**, B&A | Partner  
**Kathy Oberg**, B&A | Manager Partner  
**Marissa Koop**, B&A | Associate  
**Martha McClary**, B&A | Associate  
**Bridget Naud**, B&A | Communications & Engagement Specialist  
**Aaron Bomback**, B&A | Community Planner  
**Darby Henshaw**, B&A | Community Planner  
**Laura Young**, B&A | Senior Urban Designer  
**Kinjal Ribadia**, B&A | Urban Designer  
**Nick Dojcinovic**, B&A | Graphic Designer  
**Katie Soles**, Soles and Company | Principal  
**Tim Brown**, Soles and Company | Engagement  
**Olga Messinis**, Toole Design Group | Director  
**Laura Cabral**, Toole Design Group | Transportation Planner  
**James Bottomley**, Toole Design Group | Transportation Planner  
**Dean Benvenuto**, Kasian | Principal  
**Will Craig**, Kasian | Principal  
**Deron Miller**, Scatliff + Miller + Murray | Partner  
**Darby Lee Young**, Level Playing Field | Principal

**Kristin Westlake**, Level Playing Field | Accessibility Strategist  
**Marinella Matesic-Barth**, Select Engineering | Sr. Project Manager  
**Angela Lai**, Select Engineering | Project Engineer  
**Alex Ruffini**, Intelligence House | Partner  
**Will Shymka**, Intelligence House | Project Manager  
**Brandon Wu**, Intelligence House | Senior Market Analyst  
**Rodney Blanco**, RWDI | Project Manager  
**Teneya Gwin**, Eleven Eleven Consulting | Principal  
**Dr. Allen Benson**, Native Counselling Services of Alberta | CEO

### COMMUNITY INPUT PANEL

**Shelby Corley**  
**Nunu Desalgne**  
**Noha Hammoud**  
**Carl Knowler**  
**Pierre Martin**  
**Brookes Merritt**  
**Joylyn Teskey**

## EXECUTIVE SUMMARY

The Griesbach Northeast Corner is one of Edmonton's most desirable communities and a unique opportunity to re-imagine the potential for the remaining 63 hectares (155 acres) parcel of land at the corner of Village at Griesbach in north Edmonton. The Northeast Corner is strategically located adjacent to secondary corridors along 153 Avenue and 97 Street and linked by transit to district nodes at Castle Downs and Northgate-Norhtown, making the Northeast Corner ideal to support the adjacent mid-rise housing, commercial centres, walkable community amenities, and future Metro Line Northwest corridor. The property was purchased by Canada Lands Company (CLC) in 2003 from the Department of National Defense (DND), CLC continues to work in Griesbach to ensure the redevelopment of the Northeast Corner serves the current and future communities of Griesbach, and engaging stakeholders, landowners, and the City of Edmonton to develop and refine the proposed Master Plan (also referred to as the "Plan").

This proposed Plan is the culmination of the master planning process, immersive engagement, and collaborative design that is driven by the need to understand the impacts of redevelopment and to comprehensively address these impacts in order to continue the narrative of Griesbach as a compassionate and inclusive community. The Plan is a high-level visionary document that re-imagines the Northeast Corner while embracing this exciting opportunity to be involved with shaping a piece of Edmonton's history and building upon the success of past development. To realize this vision to concept, as well as strengthen connections to neighbouring communities, the Plan outlines the vision and seven starting principles: The Plan outlines the vision and seven starting principles: 1) Heart of the Northeast Corner; 2) Range of Public Spaces for Gathering and Passive Recreation; 3) Connectivity, especially North-South to Existing Amenities; 4) Design for Innovative Streets; 5) Diversity of Housing Types; 6) Explore Missing Middle Density; and 7) Local Shopping and "Third Places".

Collectively, these starting principles in addition to guiding principles in the Plan set the stage for creating a new vision for Griesbach's Northeast Corner, which reflects its people; one that has been established by existing residents, while also considering those who will use the site in the future. The Northeast Corner celebrates public gathering spaces and is anchored by a neighbourhood square, connected to a network of green streets, pocket parks, and innovative housing forms.

The residential community is complemented by outdoor spaces that can be passive or programmable for year-round, all-season enjoyment. The diversity of both natural, urban, passive, and programmed public spaces are linked through a connected network of sidewalks, streets, and pathways, re-stitching the urban fabric of the local community.

The Plan is a proposal that will inform an amendment to the Griesbach Neighbourhood Area Structure Plan (NASP). The amendment will be a critical step towards the implementation of the vision for Growing Griesbach and applying the guiding principles to ensure redevelopment is an extension of the existing community.

### Structure of the Master Plan document:

This document is divided into six sections, with each section containing descriptive text, maps, illustrations, and precedent images to explain and visualize the proposed redevelopment of the Griesbach Northeast Corner. The following explains the content of each section.

**Section 1.0: Vision & Principles** provides an overview of the master planning process, the vision, and key starting principles that were developed through immersive engagement and visioning sessions.

**Section 2.0: Northeast Corner Today** provides an overview of local context, key goals of the Plan, historical significance of the lands, and the existing conditions of the Northeast Corner as a future opportunity for redevelopment.

**Section 3.0: Policy Context** describes the alignment of strategic policies and guidelines for the redevelopment of the lands at Griesbach, highlighting key documents and standards that form the basis of the policy framework.

**Section 4.0: Engaging Our Community** describes the immersive engagement completed as part of developing the Plan, identifying What We Heard and how feedback was used to inform the master planning process and next steps.

**Section 5.0: Master Plan** illustrates the concept rationale at a glance, while providing details on Land Use, Form and Character of Urban Districts, Open Space, Mobility Network, Housing Strategy, Key Elements of the Plan and how it links with Sustainability.

**Section 6.0: Implementation** will provide an overview and strategy for next steps to redeveloping the Northeast Corner, highlighting high-level project phasing, absorption, population and employment projections, servicing, and zoning and subdivision approval.



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## CLC'S COMMITMENT

Canada Lands Company (CLC) are committed to unlocking doors for more people to live and experience the amenity-rich neighbourhood of Village at Griesbach. We are committed to redeveloping the Northeast Corner thoughtfully, collaboratively, and by listening, talking, and working together with the local community.



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SECTION 1.0

# Vision & Principles



## 1.1 INTRODUCTION

Village at Griesbach is an urban village in the heart of north Edmonton. Canada Lands Company (CLC) is proud of Griesbach's award-winning status as one of Edmonton's most desirable communities.

This project sets the stage for the completion of a dynamic and diverse residential development – The Northeast Corner. The Northeast Corner is a rare opportunity to renew the vision for the last 63 hectares (155 acres) of this already beloved community by:



Inspiring a fresh mix of housing types and styles, parks and open spaces, community, and amenities.



Designing a sustainable, innovative neighbourhood that will thrive for generations to come.



Combining the safety and security of a village with amenities and accessibility of urban living.



Complementing the area's mature landscapes with ageless architectural styles.



Honoring the area's connection to Canada's military history and the ancestors who have called this land home.





Led by immersive engagement, integrated planning, and design collaboration for the Northeast Corner, the master planning process followed a phased approach to move from vision to concept.

## 1 Phase 1 – Background

During this phase, the project team developed an understanding of the project background and context, site and market conditions, and servicing requirements. Background information and GIS data was assembled to prepare preliminary contextual mapping and identify unique challenges and constraints and explore best practices and precedents to guide decision-making.

## 2 Phase 2 – Master Planning and Design

Phase 2 of the project is built around a focused and collaborative design charrette process. The design charrette was an intensive period to bring together the design team, CLC team, City staff, and key stakeholders in a publicly shared workshop process that directly informed the preparation of the finalized master plan. Following the charrette, the master planning and design team finalized the concept, and outcomes of the process were communicated to stakeholders in accordance with the Communications and Engagement Plan.

## 3 Phase 3 – Policy Amendment and Application

Phase 3 of the work program involved preparation of the technical studies, policy objectives and all relevant background information to support preparation of the Griesbach Neighbourhood Area Structure Plan (NASP) amendment application.

The NASP amendment was developed collaboratively with City staff and a draft was prepared for circulation to key stakeholders and further refined through public engagement prior to submission of the final draft of the NASP amendment to the City of Edmonton.

## 4 Phase 4 – Policy Amendment Review and Approvals

In Phase 4, a final version of the amended NASP document was approved by the City of Edmonton, along with any additional documentation and data as requested to move the master plan forward for implementation.



“The phased approach for the Northeast Corner ensures the vision for Growing Griesbach continues to be a family-friendly, sustainable neighbourhood, and one of Edmonton’s most desirable communities.”



## 1.2 VISION

Growing Griesbach is a vision to create a diversity of housing types, creating a mix of uses that encourage gathering, improve opportunities for connectivity, and re-imagining an innovative future that honors heritage while growing sustainably as one of Edmonton's most desirable communities - The Northeast Corner.

From vision to concept, the master planning process for the Northeast Corner involved collaborative engagement to inform the iterative design concepts and key learnings. The vision for Growing Griesbach began with an integrated planning and design process focused on:

- Accessibility for residents of all ages and abilities.
- Affordability for residents with diverse economic profiles.
- Choice and options for living, working, learning, and sharing space.
- Diversity for relationships that build community connections.
- Respect for past, present, and future communities.
- Sustainability for future generations and environmental challenges.

Growing Griesbach will be an extension of the community to plant seeds for a healthy, vibrant, and accessible future for residents and visitors.

## Completing the Griesbach Community





## 1.3 PROJECT PRINCIPLES

The Northeast Corner is guided by the following Starting Principles.

### Heart of the Northeast Corner



### Range of Public Spaces for Gathering and Passive Recreation



### Connectivity, especially North-South to Existing Amenities



### Design for Innovative Streets



### Diversity of Housing Types



### Explore Missing Middle Density



### Local Shopping and “Third Places”







SECTION 2.0

# **Northeast Corner Today**

## 2.1 LOCAL CONTEXT

Today, the development of Griesbach is about 60% complete. The physical redevelopment of the Northeast Corner is expected to commence within the next 2 to 5 years and be phased in over 10 to 15 years, depending on market conditions.

The Griesbach Northeast Corner is a 63 hectares (155 acres) parcel of land located within the northeast corner of the Village at Griesbach ("Griesbach") community in north Edmonton. The site is bound by 153 Avenue to the north, 97 Street to the east and the existing Griesbach community to the south and west. Griesbach Road bounds the site to the south and west, forming the boundary between the Northeast Corner and the developing portion of the community of Griesbach.

The Northeast Corner is approximately a 15-minute drive from the downtown core and is well-connected to regional transit and commercial nodes, with major bus and rapid bus service stops to the Northwest and Northeast. The extension of the Light Rail Transit (LRT) system is planned along the east boundary of Griesbach on Castle Downs Road with the extension of the City's Metro Line.

The surrounding residential communities are generally established neighbourhoods, having developed through the 1970s to 1990s. The Northeast Corner is surrounded by regionally significant destinations and major employment uses. The Griesbach Northeast Corner responds appropriately to these neighbouring assets including:

Located within the northeast corner of the award-winning Village at Griesbach in north Edmonton, the Griesbach Northeast Corner is an incredible opportunity to complete the community.



**To the North:** the established communities of Beaumaris, Castle Downs, and Eaux Claires and amenities, including the Beaumaris Lake, Beaumaris Park, and Castle Downs Park. A significant District Node is located at the Castle Downs Transit Centre, Castle Downs Arena, and commercial development at Lakeside Landing adjacent to the intersection of Secondary Corridor along 153 Avenue NW and Castle Downs Road NW.



**To the South:** the existing development and amenities in Griesbach, including the Griesbach Central Park, Major General Griesbach School, Perron-Berger Park, Patricia Park, and the commercial development of Griesbach Village. A significant District Node is located at Northgate Centre and the Northgate Transit Centre adjacent to the intersection of a Primary Corridor along 137 Avenue NW and a Secondary Corridor along 97 Street NW.



**To the West:** the existing development in Griesbach west of Griesbach Road near Roundel Lake, and the commercial development at Lakeside Landing near Castle Downs Transit Centre located northwest near the intersection of Castle Down Road NW and 153 Avenue NW.



**To the East:** the established communities of Evansdale, Evansdale School, and Evansdale Park, and the commercial development at Clearwater Plaza near Eaux Claires Transit Centre located northeast near the intersection at 153 Avenue NW and 97 Street NW.

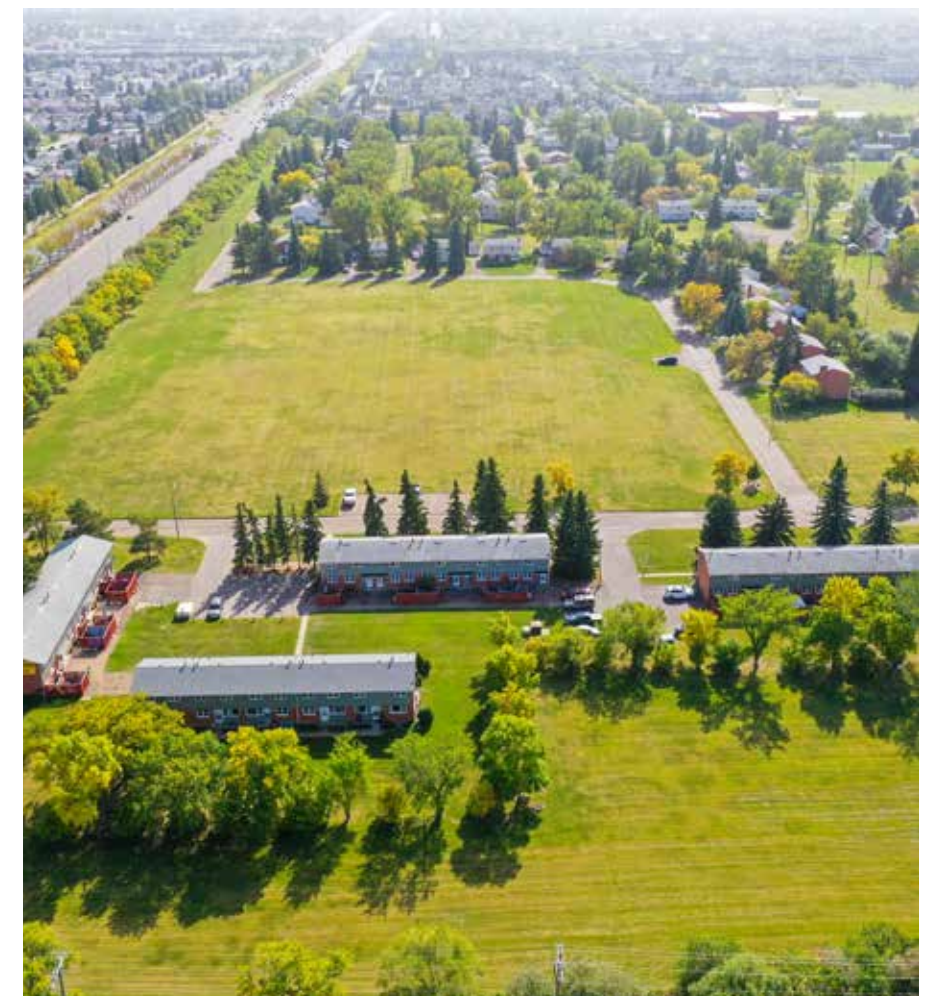




FIGURE 1: PROJECT LOCATION







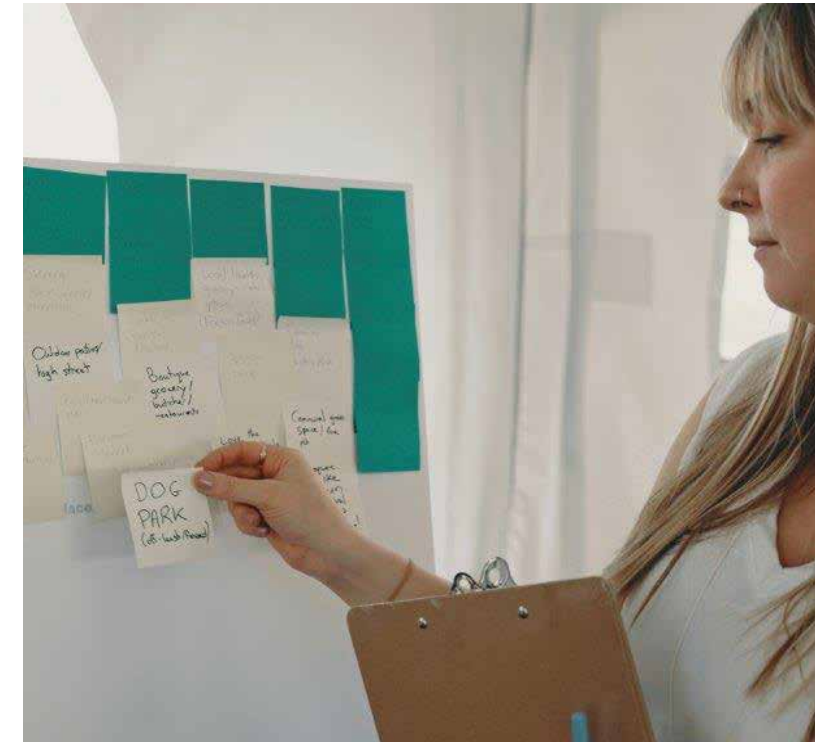
## 2.2 GOALS

The Griesbach Northeast Corner recognizes and responds to various existing and physical attributes of the site as unique community-building goals, including:

- 01** Create a complete community that considers a mix of employment, residential, retail, and recreational uses providing opportunities for a full range of diverse urban activities.
- 07** Create a series of distinct, vibrant, and thriving places through exceptional placemaking and design excellence.
- 02** Provide a range of housing options with respect to form, tenure, and affordability.
- 08** Promote strong connections to existing parks and amenities within the Village at Griesbach and surrounding communities.
- 03** Consider long-term longevity and viability in the Edmonton market.
- 09** Support transit investments with appropriate built form, use, and density.
- 04** Establish superior pedestrian and active mobility, accessibility, and connectivity.
- 10** Celebrate the rich heritage and cultural legacy of the Site.
- 05** Enhance connections and relationships to the surrounding area and the city at large.
- 11** Consider evolving technologies to be future ready and adaptable to 'smart city' initiatives and innovations.
- 06** Provide a welcoming interface with adjacent neighbourhoods and integrate seamlessly into the existing Village at Griesbach.
- 12** Be an exemplar of sustainable development values and principles addressing environmental, social, and economic resiliency.



FIGURE 2: COMMUNITY-BUILDING GOALS



## 2.3 HISTORY

The Northeast Corner presents an exciting opportunity to be involved with shaping a piece of Edmonton's history and building upon the success of past development with its engrained respect for the military, as well as strengthening connections to the neighbouring communities.

### A Former Canadian Forces Base

The Griesbach community is built on the location of a former Canadian Forces Base on the city's north side. Established in 1950, the Griesbach Barracks was located nine miles north of the City of Edmonton and surrounded by farmland. The barracks developed to include a mixture of mess halls, administration buildings, private residences, recreation buildings, barracks, drill halls and even a curling rink. Troops were provided with small wartime homes without fences to define the front yard with modest architecture that distinguished one home from another. The homes were simple but offered a place of shelter within the context of a greater community.



# 1876

Enacted in 1876, Canada's Indian Act remains part of Canadian legislation to this day. Under the Indian Act, Indians enrolled in the military would be compulsory enfranchised. The purpose of enfranchisement (loss of rights as an Indian) was to encourage assimilation of the Indigenous culture and reduce the Crown's financial obligations to First Nations peoples under the numbered Treaty process.

# 1942

US military presence at CFB. Engineers building the Alaska Highway during WWII.

# 1949

There is an announcement to build a new ordinance plant in Edmonton to supply the armed forces.

Mid-to-late  

# 1950s

Following the acquisition of land and planning approvals, the Canadian Armed Forces build the Griesbach Barracks on a site nine miles north of Edmonton, where the small CFB community is surrounded by farmland. In the 1950s, the barracks become home to Canadian troops who worked at the Canadian Forces Base.



## Outward Growth and Disconnection

Over time, the City of Edmonton grew outward to meet and envelop Griesbach, though it remained distinct from the surrounding development. Prior to Canada Lands Company (CLC) acquiring CFB Edmonton twenty years ago, Griesbach continued to exude its fortress-like character. With major arterial roadways on all four sides and only minor visual apertures through the maple trees, Griesbach existed as an isolated neighbourhood visibly disconnected from the growing and maturing neighbourhoods on all sides. The property was purchased by CLC in 2003 from the Department of National Defense (DND). At that time, the entire 251 hectare (620 acre) site had more than 50 derelict commercial/industrial buildings and 750 Permanent Married Quarters (PMQ) military family housing units. Today, the site is currently occupied by 520 PMQ units and the former military base road network. The 520 PMQs in the Northeast Corner are currently being managed and leased by CLC as market attainable/rental units.

## Growing Griesbach into a Complete Community

Since the approval of the Griesbach Neighbourhood Area Structure Plan (NASP) in 2002, over half of the Village at Griesbach has been developed and this area is already known as one of Edmonton's best communities. The Master Plan for the Northeast Corner will focus on continuing this trend of planning excellence and community identity into the Site, while also modernizing and re-invigorating the design vision to contemplate more urban, mixed-use, adaptable, inclusive, and sustainable forms of development.

Late  
**1950s**

Griesbach included a mixture of mess halls, administration buildings, private residences, recreation buildings, barracks, drill halls and even a curling rink. Troops were provided with small wartime homes.

**2000**

Canada Lands Company worked collaboratively with the Canadian Forces to undertake a new master plan for the neighbourhood. With major arterial roadways on all four sides and only minor sightlines through the maple trees, the fortress-like Griesbach was visibly disconnected from the neighbourhoods that were growing and maturing around the site.

**2002**

The Griesbach Neighbourhood Area Structure Plan was approved and was subsequently formally acquired by Canada Lands Company in 2003.

Since then, Canada Lands Company has developed over half of the Village at Griesbach. One of Edmonton's award-winning communities.

**2022** to Today

Project launch of Growing Griesbach, a collaborative master planning process for the Northeast Corner, the remaining 63 hectares (155 acres) for redevelopment. Canada Lands Company is committed to planning excellence and building community identity by re-invigorating the design vision with the community for more urban, mixed-use, adaptable, inclusive, and sustainable forms of development.

## 2.4 EXISTING SITE CONDITIONS

### Zoning

The existing zoning within and surrounding the Northeast Corner is predominately low-density residential with supportive medium density residential, neighbourhood commercial and public amenity space. Within the Griesbach community, there are Direct Control Districts which accommodate a unique mix of uses and built forms.

Within the Northeast Corner, the following zoning exists:

**Direct Control Site Specific (DC2) – Sites DC880, DC1015, DC20217:**

these Direct Control sites exist as 'holding' zoning to allow for continued use of the buildings and land on site until this area is redeveloped.

**Griesbach Row Housing (RF5g):**

this zoning is based on the RF5 Row Housing Zone with adjustments to site rules such as Building Height and Site Coverage. This land use also applies to newly developed row housing elsewhere in Griesbach, but on the Northeast Corner it is applied to existing legacy row housing on site and thus acts as a 'holding' zoning until this area is redeveloped.

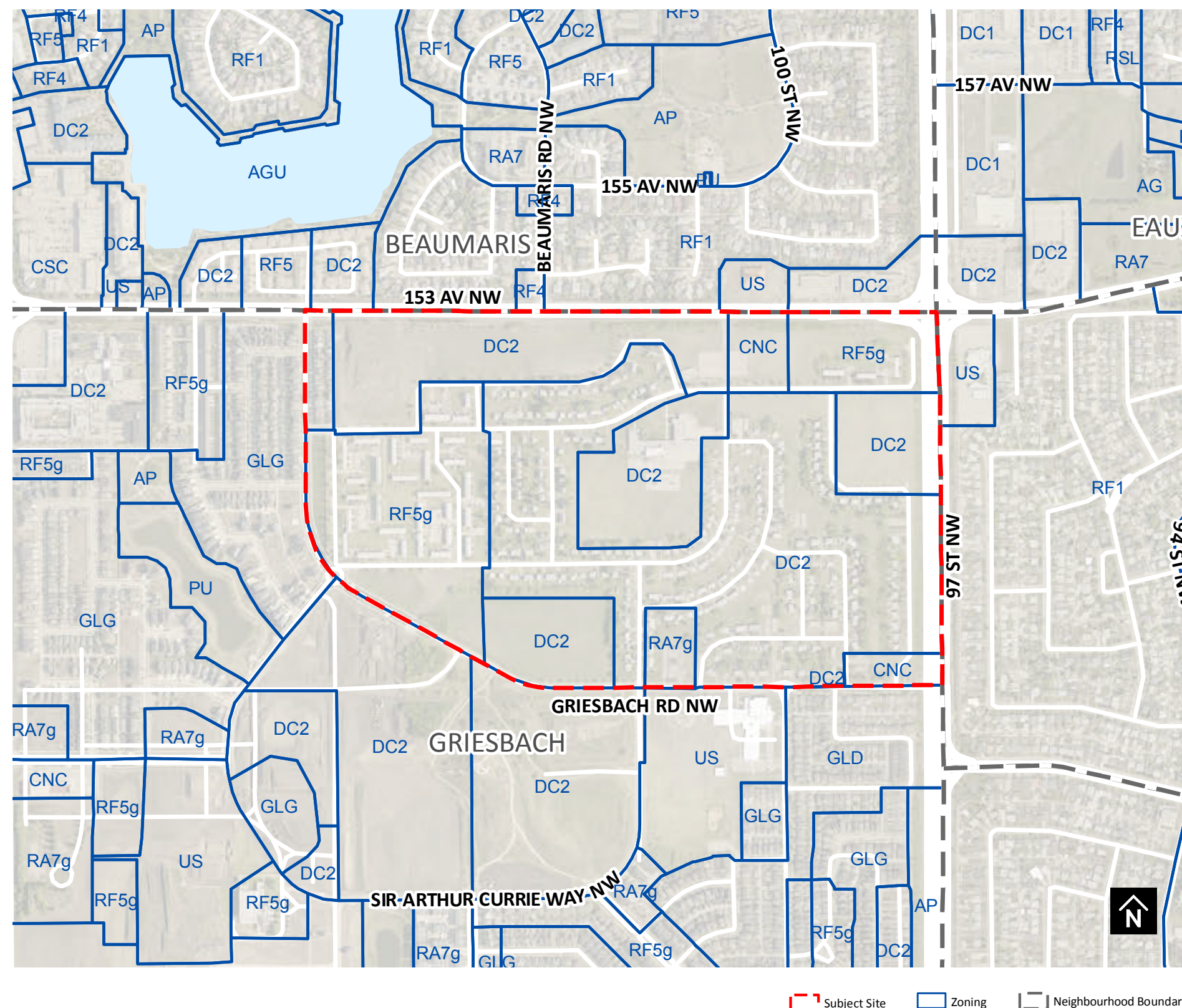
**Griesbach Low Rise Apartment (RA7g):**

this zoning is based on the RA7 Low Rise Apartment Zone with adjustments to site rules such as Building Height and Setbacks. This land use also applies to newly developed apartment housing elsewhere in Griesbach.

**Neighbourhood Convenience Commercial (CNC):**

this zoning is applied to two areas in the Northeast Corner and allows for convenience commercial. Neither site has been developed to include commercial buildings or uses to date.

FIGURE 3: EXISTING ZONING





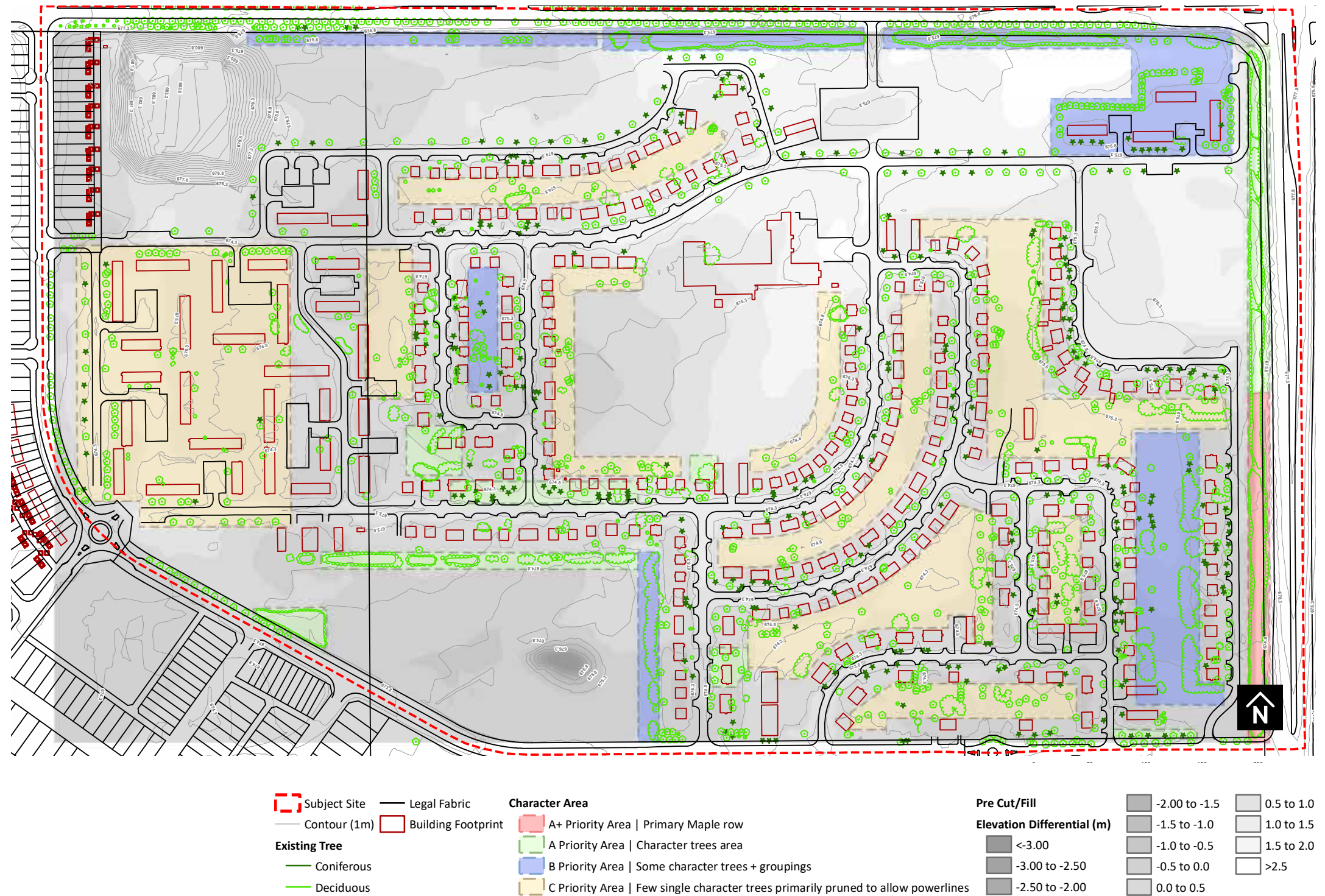
## Vegetation

A tree canopy assessment was conducted as part of the background assessment for the Griesbach Northeast Corner. Due to the number of trees within the site, the assessment focused on the potential retention value of the existing trees based upon their aesthetic value and value to the community.

Existing vegetation on site is made up primarily of non-native species. Mature trees are located throughout the site and along adjacent roadways. Tree species include a variety of Spruce, Pine, Poplar, Elm, and Maple that range in maturity and health. A tree canopy analysis was conducted in coordination with the review of the Northeast Corner grading plan and development concept to delineate existing trees to be protected and incorporated into the community. Trees were categorized into priority areas for detailed assessment to determine their potential for incorporation into the future redevelopment.

As part of the detailed assessment, retention of trees was a priority for the Northeast Corner and as a result, the Maple Trees along 97 Street NW were identified as key to further planning considerations that informed the provisions for the tree retention. Other Priority areas identified in the tree canopy analysis were based on assessment of species, size, general structure rating, and general health rating.

**FIGURE 4: TREE CANOPY ANALYSIS**





## Buildings and Neighbourhood Form

The Griesbach Northeast Corner is an existing residential development with single family homes, multi-plex townhomes, multi-use parking lots near the townhomes, standalone storage garages, and landscaped areas. The existing housing units were part of the military housing of the Canadian Forces Base (CFB) Griesbach and were built in the 1950s. The small wartime homes were characterized by modest lots and architectural styles.

Today, the site is currently occupied by 520 Permanent Married Quarters (PMQ) military family housing units. The neighbourhood form consists of a warped-grid network of former military base roads with narrow streets connecting large open spaces throughout the former barrack lands. The 520 PMQs in the Northeast Corner are currently managed by Canada Lands Company (CLC) as market attainable/rental units.

## Topography & Drainage

The Northeast Corner is relatively flat with no distinctive overland drainage flow. The existing elevation of the Northeast Corner is lower than the adjacent arterial roads 153 Avenue and 97 Street. The land gently slopes to the south with about 2.2 metre grade changes across the site.

There are existing drainage ditches along 153 Avenue and 97 Street. The ditch along 153 Avenue can be filled in to match existing higher elevations of 153 Avenue.

Existing 97 Street is much higher than the elevation of the Northeast Corner area. A drainage ditch along the west side of 97 Street is located within the road right-of-way adjacent to the Griesbach property line. The ditch along 97 Street cannot be filled. The elevation and alignment of this ditch will need to be respected; and this will impact the grading of the Northeast Corner along the east property line.

FIGURE 5: EXISTING BUILT FORM





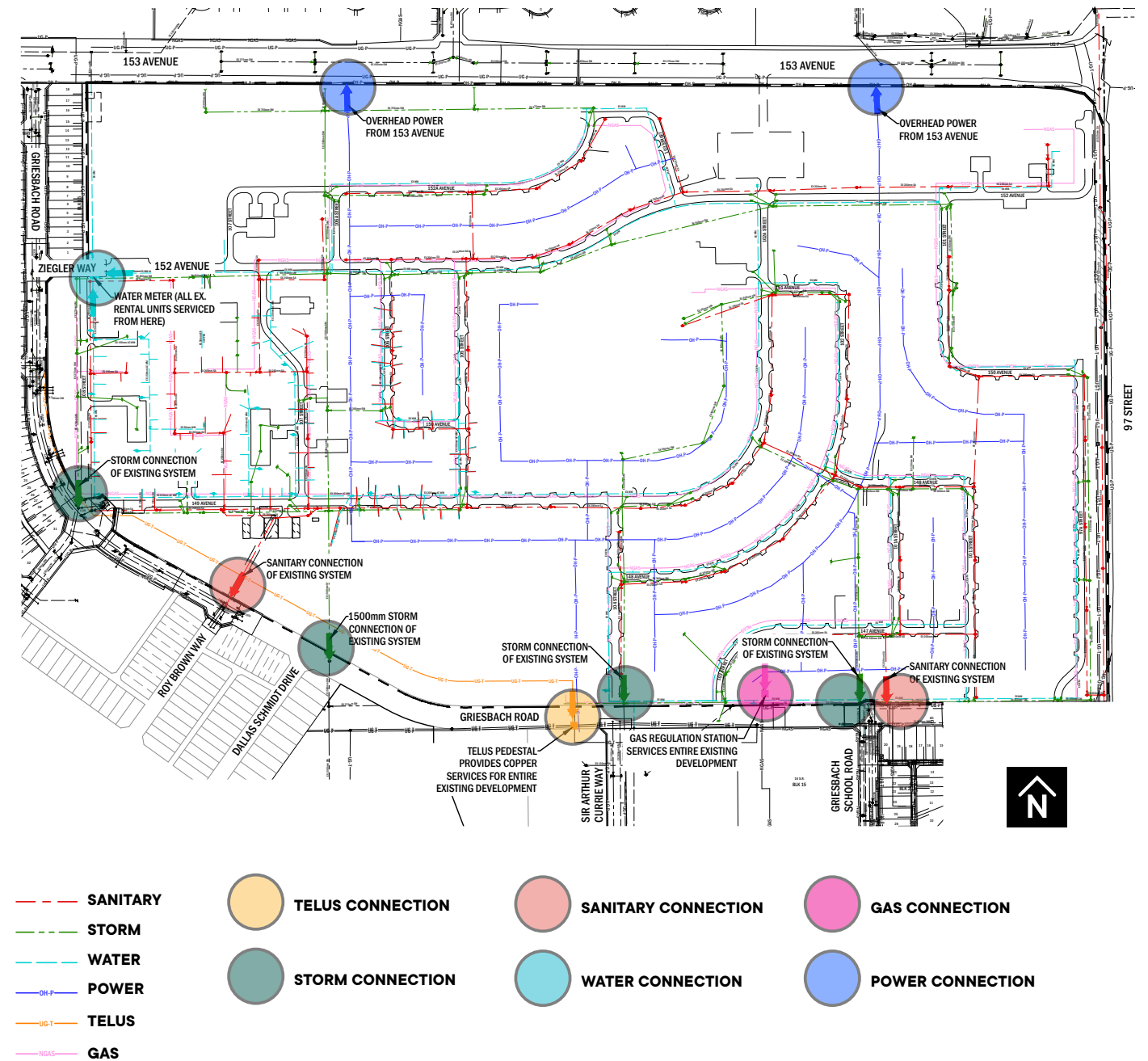
## Utilities and Right-Of-Way

The existing legacy infrastructure of deep utilities (storm, sanitary, water) and shallow utilities (power, telecommunication, gas) currently services the existing residential development. The deep utilities are privately owned by CLC while the shallow utilities are owned and maintained by the utility companies. There is no easement in place for any of the existing infrastructure. Due to the age and condition, the existing infrastructure will not be used in the ultimate redevelopment. New infrastructure, following the current City standard, will be constructed with the redevelopment.

The existing utility connections are located at various areas of the Northeast Corner and there is key infrastructure servicing the entire existing development:

- There are three existing storm sewer connections along Griesbach Road: by Dallas Schmidt Drive, Sir Arthur Currie Way, and Griesbach School Road. The existing ditches on 153 Avenue drain to the 1500mm storm pipe by Dallas Schmidt Drive. Existing storm sewers in the Northeast Corner follow the existing road layout.
- There are two existing sanitary sewer connections along Griesbach Road: by Roy Brown Way and Griesbach School Road. Existing sanitary sewers in the Northeast Corner follow the existing road layout.
- The existing water main in the Northeast Corner cannot be connected to City system directly. A water meter buried in an underground chamber located at Ziegler Way / 152 Avenue is the single point feed of the existing development. The existing water main in the Northeast Corner follows the existing road layout.
- Overhead three-phase power from 153 Avenue services the existing development from two connection points. The aerial power layout in the Northeast Corner mimics the existing road layout.
- TELUS currently provides copper service to the existing development by means of a temporary copper feeder along Griesbach Road and a TELUS pedestal at Sir Arthur Currie Way. Aerial copper cables follow the aerial power poles within the existing development for individual services.
- Shaw aerial cables also follow the aerial power poles within the Northeast Corner to service the existing development.
- The existing development in the Northeast Corner is serviced by a low-pressure gas system while the rest of Griesbach has been upgraded to a higher-pressure system during previous redevelopment. Because of the difference in pressure, these two systems cannot cross connect. An existing gas regulation station located west of Griesbach School Road on the South edge of the Northeast Corner regulates pressures between the two pressure zones. This station is the single point feed of low-pressure gas to the existing development. Existing gas pipes in the Northeast Corner follow the existing road layout.

FIGURE 6: EXISTING UTILITIES



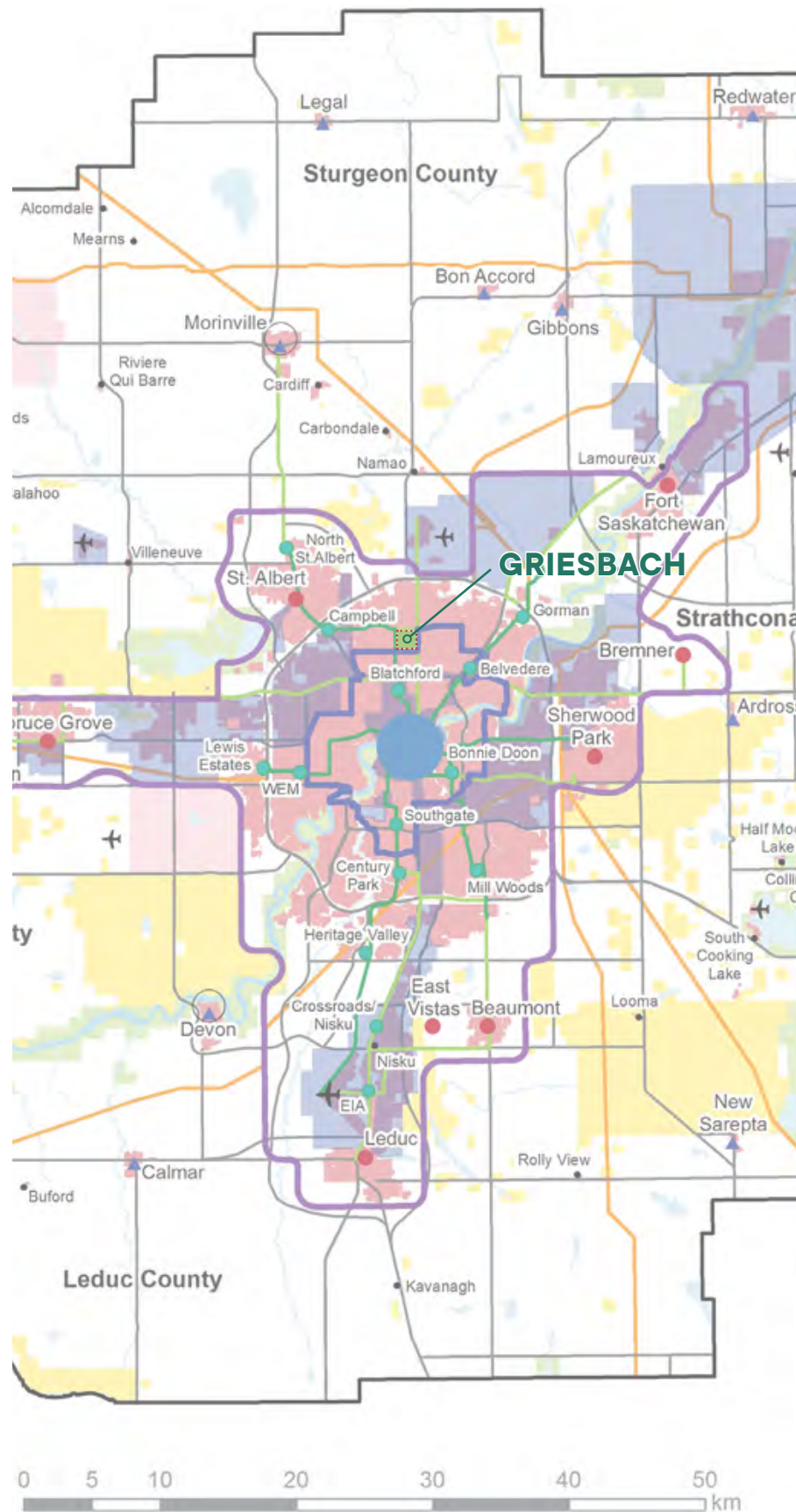




SECTION 3.0

# Policy Context





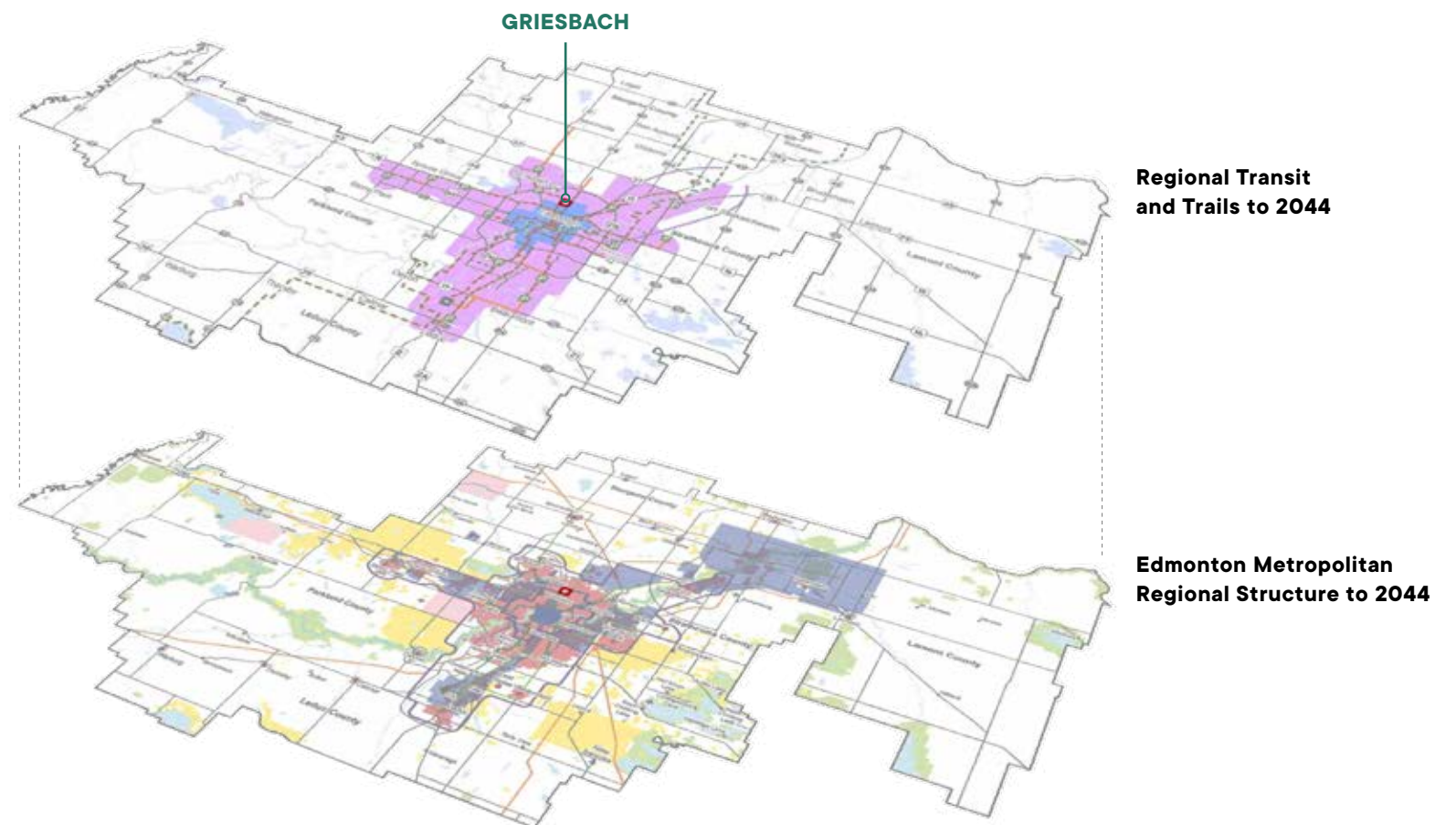
### 3.1 POLICY FRAMEWORK

To achieve the vision of the Northeast Corner, all policy development will be informed by the key policy objectives developed based on the Master Plan and public engagement input and will align with the following plans as part of the Policy Framework for Growing Griesbach.

#### Metropolitan Region Growth Plan

The Edmonton Metropolitan Region Growth Plan (“the Plan”), effective October 26, 2017, provides the vision, guiding principles and six interrelated regional policy areas to guide the growth and development of the region over the next 30 years with a 50-year vision for a diverse, thriving, and competitive metropolitan region. The Plan provides a comprehensive update and replaces the 2010 Capital Region Growth Plan: Growing Forward and integrates the policy directions from other Capital Region Board plans and studies. The Plan emphasizes six regional policy areas with guiding principles and objectives

focused on Economic Competitiveness and Employment, Natural Living Systems, Communities and Housing, Integration of Land Use and Infrastructure, Transportation Systems, and Agriculture. The Griesbach Northeast Corner aligns with achieving objectives of the guiding principles in the Plan to define the policies and targets that respond to the built-up urban context in the Metropolitan Area policy tier and addresses the unique growth challenges in the Region.



## The City Plan

Edmonton's City Plan, Charter Bylaw 20,000 was approved by City Council on December 7, 2020. The City Plan combines a Municipal Development Plan and Transportation Master Plan, and includes strategic direction in environmental planning, social planning, and economic development. The City Plan sets strategic direction for the way Edmonton grows, its mobility systems, open spaces, employment, and social networks, generally touching on most aspects of life in Edmonton. It does this by looking at Edmonton in two ways, as an Essential City rooted in stewardship and preserving attributes most valued by citizens in Edmonton, and as a Future City that proactively applies Big City Moves to target a population of one million and planning towards two million in the future.

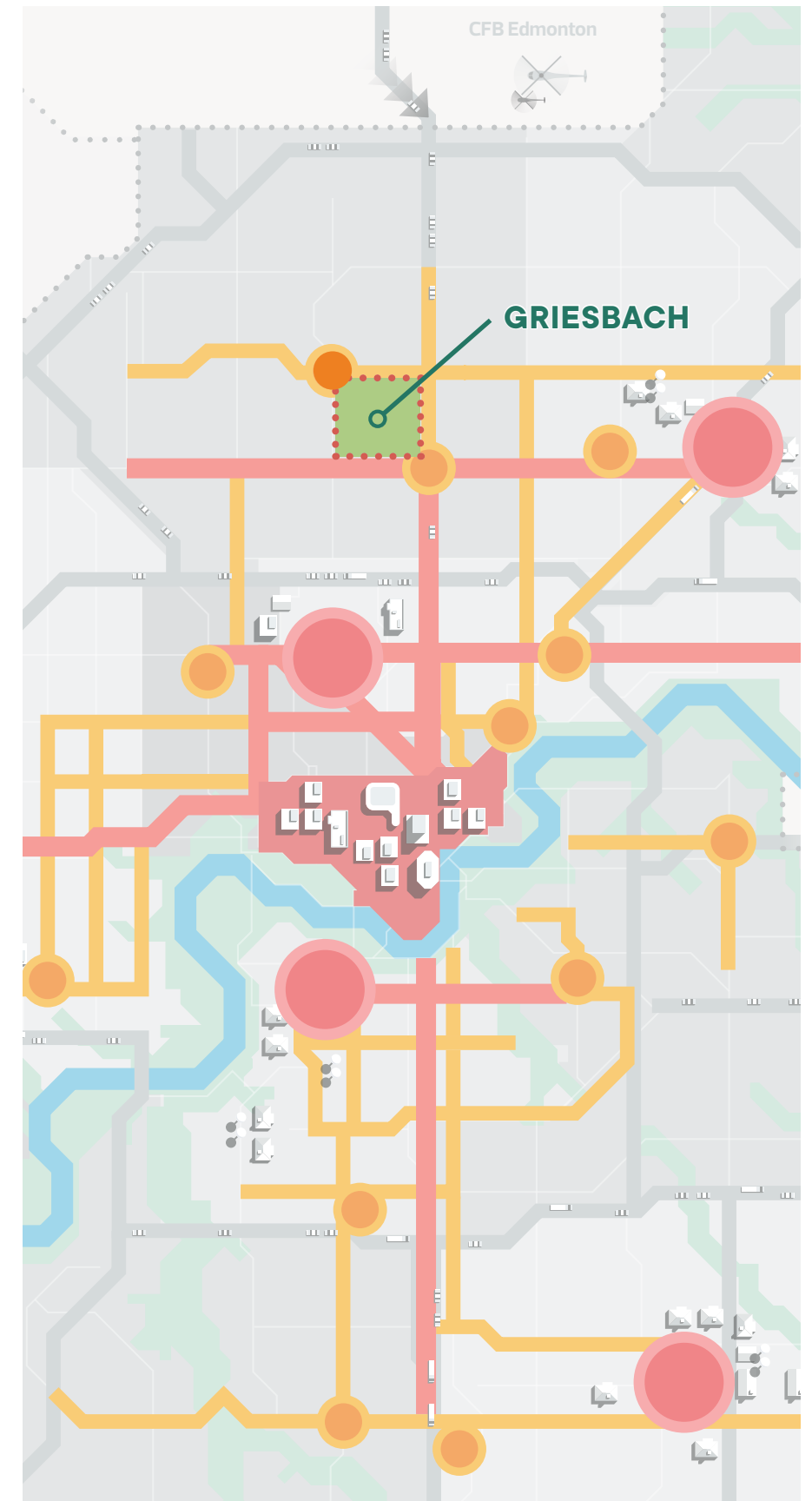
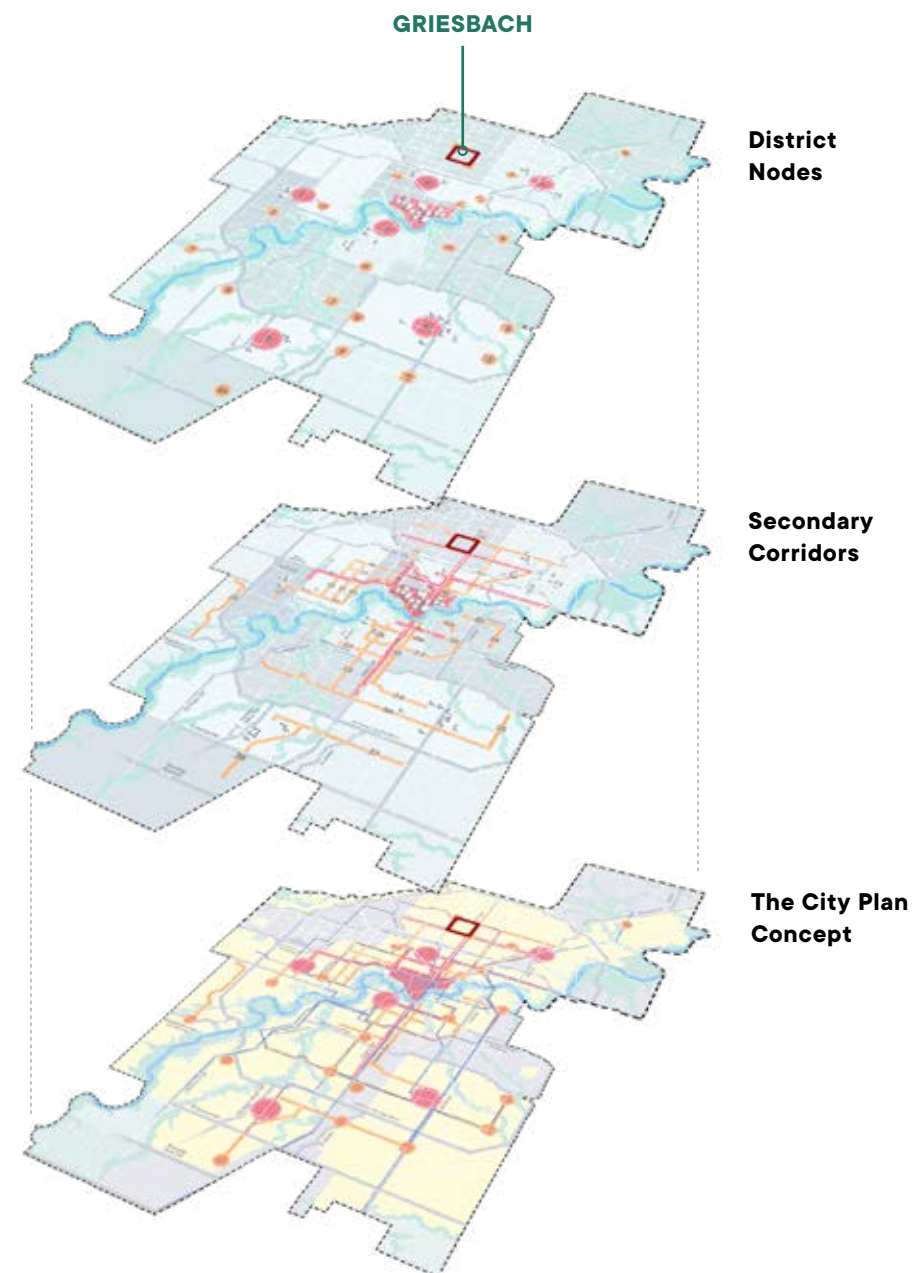
The Big City Moves that apply to the Griesbach Northeast Corner include:

- **Greener as We Grow:** Protect and Expand the Urban Forest. Reduce greenhouse gas emissions and solid waste.
- **A Rebuildable City:** Growth within redeveloping areas of the city.
- **Community of Communities:** Increase the share of trips made by transit and active transportation. Create 15-minute districts that allow residents to fulfill their daily needs.
- **Inclusive and Compassionate:** Provide attainable/rental housing options.
- **Catalyze and Converge:** Support increased employment within Nodes and Corridors.

The City Plan provides high-level planning and design for districts, nodes, and networks in the City of Edmonton. The Griesbach Northeast Corner is in proximity to proposed District Nodes and Secondary Corridors:

- **District Nodes (to the west 153 Avenue/Castle Downs Road, and to the south at 137 Avenue/97 Street):** Both are outside the Northeast Corner, however; these two District Nodes will support mid-rise housing, commercial centres, and community amenities within walking distance.

- **Secondary Corridors (153 Avenue and 97 Street):** Secondary Corridors are defined as vibrant residential and commercial streets that serve as local destinations for surrounding communities. Development along Secondary Corridors should achieve a minimum of 75 people + jobs/ha, accommodating low and mid-rise residential and commercial development. These two Secondary Corridors present opportunities and challenges to accessibility, as both are major multi-lane roadways catering primarily to automobiles.





## Griesbach Neighbourhood Area Structure Plan

The Griesbach Neighbourhood Area Structure Plan (NASP), approved in 2002, planned for 4,700 homes to house as many as 13,000 people in a variety of housing forms to create a predominately residential neighbourhood with supportive commercial and mixed use. The NASP provides planning principles and conceptual site design linking development on this site to the goals and policies of the City Plan and other high-level planning documents.

The Development Concept for the NASP identifies the Northeast Corner as predominately Low Density Residential with Minor Row Housing. Pockets of proposed Medium Density Residential exists within the west, south and northeast corners of the plan area. Local Commercial is identified in the southeast and northeast portions of the site, and a school / recreation area is located centrally.

As part of the Griesbach Northeast Corner master planning process, the Griesbach NASP will be amended to reflect the renewed vision for the site and align with the goals and policies of Edmonton's City Plan.

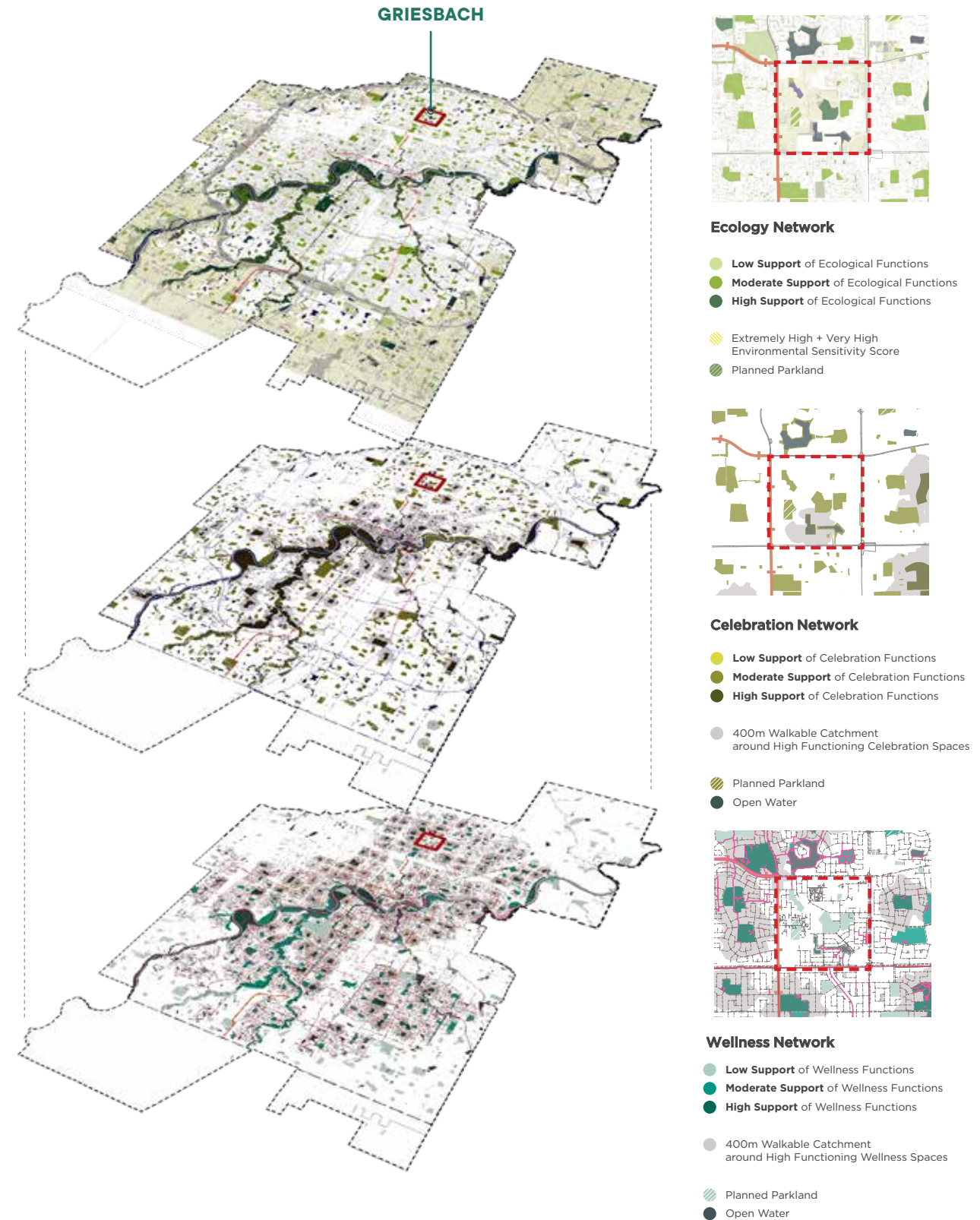
## Breathe

Breathe is a transformative strategy that ensures as the city continues to grow, each neighbourhood will be supported by a network of open space. The main goal of the Green Network Strategy is to plan and sustain a healthy city by encouraging connection and integration of open space at the site, neighbourhood, city, and regional levels.

Breathe aligns strategic goals for the City of Edmonton, in particular improving livability, preserving and sustaining the environment, transforming urban form, and encouraging the use of public transit, walking, and cycling.

Three overarching themes provided by Breathe will inform the approach to the green network for the Northeast Corner, and why it is important to people, the city, and the ecological system:

- **Ecology:** Open space protects the environment. By working with our ecosystems, we support natural ecological processes, save our riverbank from erosion, and build habitat for flora and fauna.
- **Wellness:** Open spaces support health and well-being and offer places for people to be physically active and recharge mentally.
- **Celebration:** Open space connects people to each other and builds a sense of place, and are key places for communities to thrive, gather, and celebrate.



## Complete Streets

The Complete Streets Design and Construction Standards (CSDCS) integrate best practices in design guidance to support the planning, design, and construction of complete streets in the City of Edmonton. The intent of CSDCS is to develop streets that are safe, attractive, comfortable, and welcoming to all users in all seasons while considering operations and maintenance challenges. The CSDCS provides direction to designers on requirements for each of the elements for streetscape design that allows for the allocation of right-of-way to reflect the surrounding land use context. The Standards also include a Safe System Approach, Universal Design, and Winter City Design.

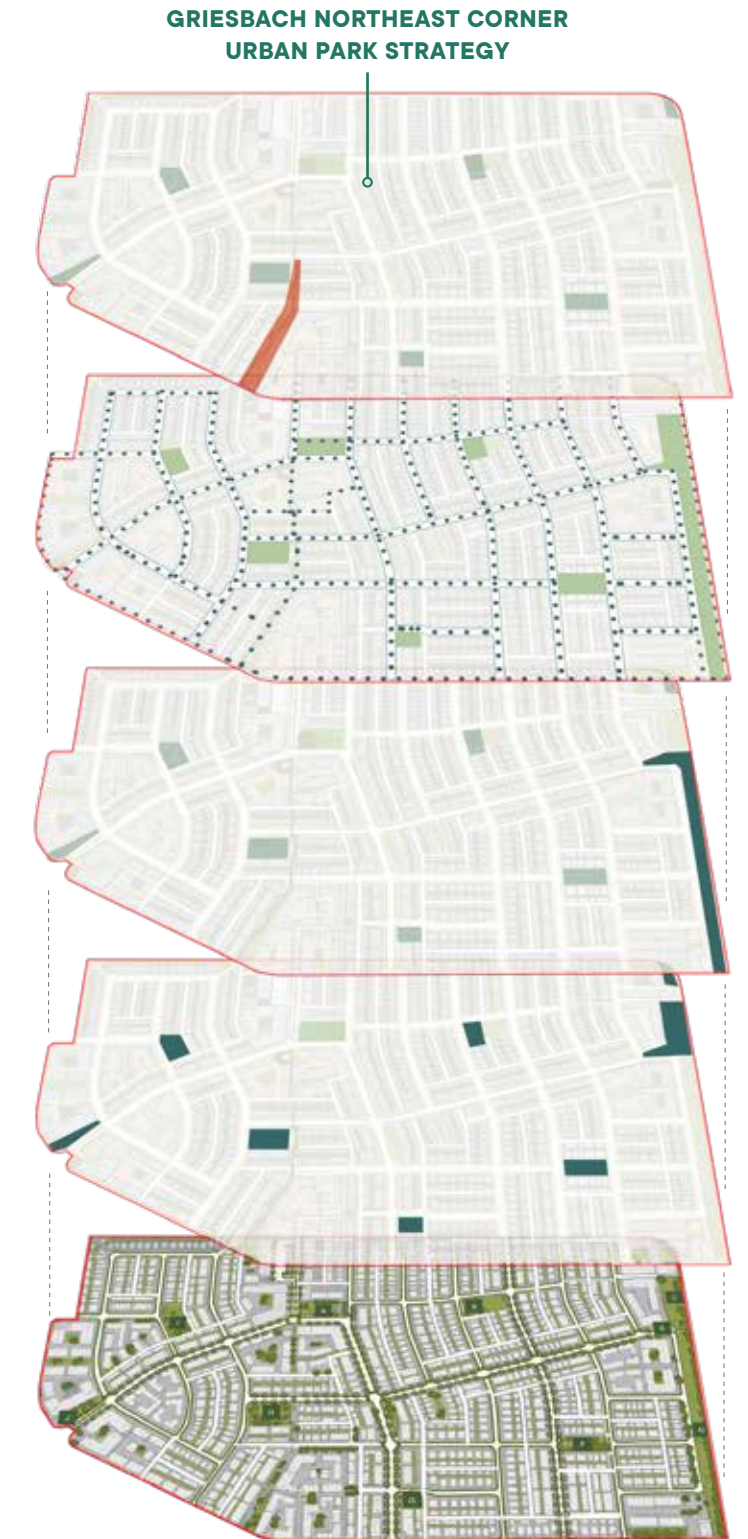
A set of principles have been developed to plan, design, and operate streets in Edmonton to help shape goals and objectives of any street design project and inform the evaluation of design in the Northeast Corner. The Design Principles are as follows:

- A network of streets, transitways, and off-street pathways that together accommodate all users and allow for efficient and high-quality travel experiences.
- The transportation network provides travel options for users of all ages and abilities that are safe, universally designed, context sensitive, and operable in all seasons (including winter).
- Streets are adaptable by accommodating the needs of the present and future.
- Streets contribute to the environmental sustainability and resiliency of the City.
- Consider both direct and indirect costs, as well as the value of the public right-of-way and the adjacent real estate.
- Streets are vibrant and attractive places for people in all seasons that contribute to an improved quality of life.

## Urban Parks Management Plan

The Urban Parks Management Plan (UPMP) was prepared to acquire, develop, and manage Edmonton's parkland. The UPMP was adopted by City Council in August 2006. The Griesbach Northeast Corner has been prepared to comply with the requirements specified in the UPMP, while applying a reasonable level of flexibility to ensure high-quality parks in a connected network aligns with the intent and vision of the Griesbach Northeast Corner Master Plan and the Griesbach Neighbourhood Area Structure Plan. The proposed development of the Northeast Corner directly aligns with the following principles of the UPMP:

- **Principle 1 – Active Living:** City and partner actions demonstrate a strong commitment to active living through the acquisition of a network of connected parks and open spaces.
- **Principle 2 – Urban Wellness:** City and partner actions demonstrate a strong commitment to building social capital and urban wellness in the community through the development of urban parks.
- **Principle 3 – Natural Capital:** City and partner actions demonstrate a strong commitment to preservation of natural capital through ecological decision making.
- **Principle 4 – Creative Urban Design:** City and partner actions demonstrates a strong commitment to a higher quality of life and urban sustainability through placemaking, creative urban design and the provision of diverse landscape opportunities and experiences.
- **Principle 5 – Safe Parks:** City and partner actions demonstrate a strong commitment to user safety through the creation and management of safe park environments.
- **Principle 6 – Maintained Parks:** City and partner actions demonstrate a strong commitment to well maintained and clean parks.
- **Principle 8 – Community Partners:** City and partner actions demonstrate a strong commitment to community stewardship through the development of a park system built in a community-focused manner with partners.







SECTION 4.0

# Engaging our Community







## 4.1 APPROACH AND SUMMARY

The Griesbach Collaborative created and implemented an inclusive, transparent, and comprehensive public engagement and communications strategy for the project. The strategy is founded on our commitment to ensure that participants have consistent access to accurate and timely project information, fair opportunities to participate, and that questions and comments are addressed in a timely manner.

The team used the International Association of Public Participation (IAP2) spectrum to determine the appropriate level of engagement for the project which is informing and consulting (or advising, per The City of Edmonton's Public Engagement Policy) with participants.

The engagement program provided the opportunity for a variety of audiences to participate in meaningful discussions and share unique perspectives about the project, ultimately strengthening project decisions and supporting growth at Village at Griesbach. At a glance, the engagement strategy included:

-  **Community Input Panel**
-  **Residential Housing Unit Transition Strategy**
-  **Spring launch event**
-  **City of Edmonton Workshops**
-  **Mailings, social media advertising and email newsletters**
-  **Two Public Open Houses**
-  **Online surveys**
-  **Virtual design workshop**
-  **Translation services**

*The following section summarizes the engagement completed to-date and anticipated future engagement activities as the project progresses.*



## 4.2 ENGAGEMENT COMPLETED

<p><b>Step 1: Early Engagement (Winter 2021 - 2022)</b></p>	<p><b>Engagement activities included:</b></p>
<p>Current residents of the Northeast Corner were engaged before the formal public launch of the project to:</p> <ul style="list-style-type: none"> <li>• Notify them of the project and timeline.</li> <li>• Respond to questions and understand communications preferences for residents.</li> <li>• Build trust and demonstrate respect with residents early-on.</li> </ul>	<p><b>Development and implementation of a Northeast Corner resident communications plan, which included:</b></p> <ul style="list-style-type: none"> <li>• A letter to introduce the project, dedicated Resident Transition Coordinator, and timeline.</li> <li>• Support from a Residential Transition Coordinator as residents planned their future moves.</li> <li>• A questionnaire to better understand the perspectives of current residents.</li> <li>• Two Community Information Workshops to learn from residents about their transition needs and preferences.</li> <li>• Translation services for those that requested it.</li> </ul> <p><b>Community Mapping.</b> The project team built strong relationships with community leaders and volunteers who offered insights on community history and culture, and perspectives on engaging the community. Audience mapping formed recommendations for the Community Input Panel.</p>
<p><b>Step 2: Visions and Values (Spring – Summer 2022)</b></p>	<p><b>Engagement activities included:</b></p>
<p>Public engagement began in June of 2022 with a launch event designed to:</p> <ul style="list-style-type: none"> <li>• Introduce the project to the public and respond to questions.</li> <li>• Generate excitement in the community.</li> <li>• Draw people to the website to learn about the project.</li> <li>• Gather feedback specific to the vision and values of the Northeast Corner project.</li> </ul>	<p><b>The public launch of the project, and kick-off to public engagement, included:</b></p> <ul style="list-style-type: none"> <li>• Spring Celebration at the Griesbach Central Park (350+ participants)</li> <li>• Stakeholder meetings (City of Edmonton, Major General Griesbach School)</li> <li>• Community Input Panel meeting (6 participants)</li> <li>• Public open house (19 participants)</li> <li>• Online survey (59 respondents)</li> </ul> <p><b>The public learned about the Spring Celebration, open house and online survey through a variety of communication tactics:</b></p> <ul style="list-style-type: none"> <li>• Postcard mail drop to all households and businesses in Village at Griesbach and within 500 metres of the project area.</li> <li>• Hand-delivered, family-oriented postcards to 500 families in the community.</li> <li>• Posters and postcards in local stores and restaurants.</li> <li>• Geographically targeted social media ads.</li> <li>• Notices in community league newsletter and a special announcement sent to community league members.</li> </ul>
<p><b>Step 3: Concept Plan Development (Fall - Winter 2022)</b></p>	<p><b>Engagement activities included:</b></p>
<p>Following the public launch, the project team designed two Concept Plans to reflect the results of the engagement. Both concepts were shared publicly to gather further input to help inform the final Concept.</p>	<p><b>Feedback on the two concepts was gathered through:</b></p> <ul style="list-style-type: none"> <li>• A Community Input Panel prior to public engagement.</li> <li>• A virtual design webinar to present the plans to the public (62 registered).</li> <li>• An online survey to gather feedback on the Concept Plans (9 responses).</li> </ul> <p><b>The public learned about the virtual design webinar through a variety of communication tactics:</b></p> <ul style="list-style-type: none"> <li>• Newspaper advertisements two weeks prior to the event.</li> <li>• Geographically targeted social media ads.</li> <li>• Community League notices.</li> <li>• Email notification to subscribers.</li> </ul>
<p><b>Step 4: Master Plan Engagement (Winter 2023)</b></p>	<p><b>Engagement activities included:</b></p>
<p>The preferred Master Plan concept was shared back with the community, prior to submitting to the City of Edmonton, to recognize the community's feedback and contributions to the plan. The community was invited to view the final plan, and provide their comments.</p>	<p><b>The preferred Master Plan was shared back to the community through:</b></p> <ul style="list-style-type: none"> <li>• A special reception for the Community Input Panel and Community League, thanking them for their time and efforts.</li> <li>• A Community Information session for current Northeast Corner residents to provide an update and ongoing support.</li> <li>• A public open house for the community.</li> <li>• Pop-up at the Community League AGM.</li> </ul> <p><b>The Master Plan engagement efforts were advertised through:</b></p> <ul style="list-style-type: none"> <li>• Newspaper advertisements.</li> <li>• Geographically targeted social media ads.</li> <li>• Mail-drop postcards.</li> <li>• Hand-delivered letter to Northeast Corner residents inviting them to the information sessions.</li> </ul>



## 4.3 INCLUSION

A key aspect of the engagement strategy for the Northeast Corner is inclusivity. A Diversity and Gender Based Analysis+ Framework was used to develop the Public Engagement and Communications Plan.

The GBA+ lens means that populations that may be difficult to reach or those with barriers to participation are included in the process. Intentional tactics to include these populations were built into the planning process and carried through the duration of the project.

### Accessibility

The multi-award-winning firm of Level Playing Field were key players on the project team, providing a full range of accessibility consulting services ensuring that accessibility was front and centre in all aspects of the project, including engagement opportunities and implementing Universal Design principles and accessible best practices.

- All engagement communications and events were designed to be accessible to those with visual, physical and hearing impairments. An American Sign Language interpreter was present at events.
- Engagement events offered options to include those with limited or no access to technology.
- Translation in French and Syrian were available at engagement events, with other languages available upon request.

### Indigenous Engagement

The Griesbach Collective welcomed two respected Indigenous Consulting partners, Dr. Allen Benson, Native Counselling Services of Alberta, and Teneya Gwin, Eleven Eleven Indigenous Consultant, to facilitate long term relationship building with Confederacy of Treaty 6 and Metis Nation IV.

Indigenous engagement activities included:

- Advising the project team on protocol to build mutual relationships with Treaty 6 and Metis leaders and their communities.
- Research and information on the role of Indigenous peoples in the military and possible processes for commemoration.

### Community Input Panel

The project team applied an important phrase when developing the public engagement and communication plan: “Nothing about us without us.” Simply put, this means that the people in the community must be involved in planning the engagement design and must have a choice of delivery options for their engagement sessions.

A Community Input Panel (CIP) was created to act as representatives of the community, businesses, residents and stakeholders who had an interest in the project. The Community input panel included residents of the Residential Housing Units, Francophone, school council and community league members, business owners and a range of ages, ethnicities and religions.



## 4.4 WHAT WE HEARD

The following themes were most frequently mentioned throughout the engagement process to-date and have helped inform the Master Plan and final design concept. For a detailed summary of all engagement results, refer to **Appendix B**.

### Diversity of Housing Types and Density

Overall, participants agree that a balance of housing typology and diversity is important. Participants enjoy the abundance of single-family homes in the community and acknowledge the need to increase density. Most respondents want the project to avoid tall condos and apartment buildings.

### Mix of Uses to Encourage Gathering

There is a strong desire to see boutiques and commercial opportunities integrated into the residential environment. People want attractive places to meet with friends, citing small wine bars, bakeries, and outdoor spaces as ideas.

### Connectivity

Currently, the Northeast Corner is seen as 'cut off' from the rest of the community. Suggestions were made to connect the Northeast Corner to the rest of the community in several ways, including pathways, road design, walking trails, traffic calming measures and sight lines to community monuments.

### Sustainability

Participants strongly supported the concept of sustainability. Future proofing was discussed with examples such as rough-in stations for car charging, incentives to builders to use solar panels and to create net zero homes, and low impact landscaping as ways to increase sustainability. Bioswales, rain gardens and the opportunity to take over their boulevard to be rain gardens, etc. was seen as an opportunity to innovate and embrace sustainability.

### Art and Heritage

Participants acknowledge the commemoration of military sets Griesbach apart from other communities in Edmonton. They also felt this history has been well commemorated and it is time to acknowledge other aspects of the community's history. Acknowledging the role and treatment of Indigenous veterans was viewed as a possible extension of the military theme.

Learning more about Indigenous involvement in World Wars One and Two, as well as understanding current military acknowledgement of those roles was requested. In addition, participants felt that any Indigenous commemoration must involve Indigenous leaders and elders.

## 4.5 NEXT STEPS

Following a decision on the Master Plan, the Griesbach Collective will pursue a Neighbourhood Area Structure Plan (NASP) application for the Northeast Corner. A public open house for both the NASP and Master Plan will be held in 2023 and led by the City of Edmonton.

The Griesbach Collective is committed to ongoing communication and engagement as the project progresses and will continue to monitor and respond to any questions, comments or ideas received by email or telephone.



**88** ENGAGEMENT SURVEYS SUBMITTED

**500** +/- PEOPLE ENGAGED

**3** COMMUNITY INPUT PANEL MEETINGS





SECTION 5.0

# Master Plan



## 5.1 CONCEPT RATIONALE

# VISION + GUIDING PRINCIPLES

The new vision for Griesbach Northeast Corner is a reflection of its people; one that has been established by existing and future residents, while also considering those who will use the site in the future. Griesbach Northeast Corner celebrates public gathering spaces and is anchored by a vibrant neighbourhood square, connected to a network of green streets, pocket parks, and innovative housing forms.

The residential community is complemented by inclusively planned outdoor spaces that can be passive or programmable for year-round, all-season enjoyment. The diversity of both natural, urban, passive, and programmed public spaces are linked through a connected network of sidewalks, streets, and pathways, restitching the urban fabric of the local community.

### A Vision for Griesbach Northeast Corner



#### 1. VIBRANT NEIGHBOURHOOD SQUARE

A naturalized park and active play area provides outdoor, open amenity space for the community, year-round.



#### 2. SHARED STREET

An innovative, pedestrian-first shared street creates a lively, open community amenity space within the pedestrian village district.



#### 3. A COMMEMORATION PLAZA

Preservation of the existing maples under 'Heritage Maple Grove' protection ensures that the existing trees, and their important cultural significance to the community, will be preserved.



#### 4. POCKET PARKS

Pocket parks within the neighbourhood provide year-round and all-weather amenities, accessible within a short walking distance for local residents to use, everyday.

## Guiding Principles



### **An interconnected mobility framework**

A network of pedestrian-first, complete streets with access to all-season open spaces will encourage walkability and inclusive accessibility for all users.



### **A range of community facilities and services**

Amenities including programmable public spaces, community buildings, public art, and everyday commercial services will be integrated within walkable access to the residential community.



### **Unique character districts**

Within the cohesive neighbourhood, each district will have its own identity, showcased through a variety of density, built forms, open spaces, and community amenities. The pedestrian villages focus on walkability and offer missing middle housing.



### **A range of housing and affordability**

The community will offer a range of housing types, including the 'missing middle' and affordable products, identified during public engagement and within Edmonton's City Plan.



### **Heritage commemoration**

Enhanced visibility of Griesbach's past, present and future will be planned into placemaking strategies throughout the community.



### **Preserving trees and natural elements**

Heritage preservation and proposed conservation of existing mature trees are planned into the open space design, in line with Griesbach sustainability initiatives.



### **Commercial live-work hubs**

Opportunities for small, start-up and existing businesses will be designed into the neighbourhood - encouraging local business within walkable access of the community and adjacent neighbourhood.



### **Memorable community spaces & events**

Vibrant public spaces will provide opportunities for year-round, all-weather programming - recognizing the site's legacy, celebrating local talent, and building a sense of community.



### **New-built forms and resilient design**

Showcase and innovative building forms will create a timeless, sustainable and human-scaled environment, resilient to future change and adaptation of blocks and buildings.



## 5.2 MASTER PLAN AT A GLANCE



- 1 Vibrant Neighbourhood Square + Holiday Tree (Preserved Spruce Tree)
- 2 Pedestrian Village 01
- 3 Local Commercial (Cafe with patio)
- 4 Mixed-Use Commercial
- 5 Pedestrian Village 02
- 6 Shared Street (Pedestrian-First with Residential Fronting)
- 7 Connection to Griesbach Central Park
- 8 Park E & Heritage Maple Trail
- 9 Park D
- 10 Pedestrian Village 03
- 11 Park F
- 12 Extended Boulevard & Preserved Willow Tree
- 13 Park H
- 14 Park I

- 15 Park B
- 16 Extended Boulevard & Park J
- 17 Vehicular Entry & Street Upgrades
- 18 Vehicular Entry & Extended Boulevard Street
- 19 Vehicular Entry (Connecting to Dallas Schmidt)
- 20 Zeigler Way Extension
- 21 Park C
- 22 Park G

*Note: Proposed names are conceptual and subject to change.*



FIGURE 7: ILLUSTRATIVE PLAN



Note: Proposed names are conceptual and subject to change.

14,000 0 25 50 100m



## 5.3 LAND USE PLAN

The Griesbach Northeast Corner is an existing residential development with single family homes, multi-plex townhomes, multi-use parking lots near the townhomes, standalone storage garages, and landscaped areas. The existing housing units were part of the military housing of the Canadian Forces Base (CFB) Griesbach and were built in the 1950s. The small wartime homes were characterized by modest lots and architectural styles.

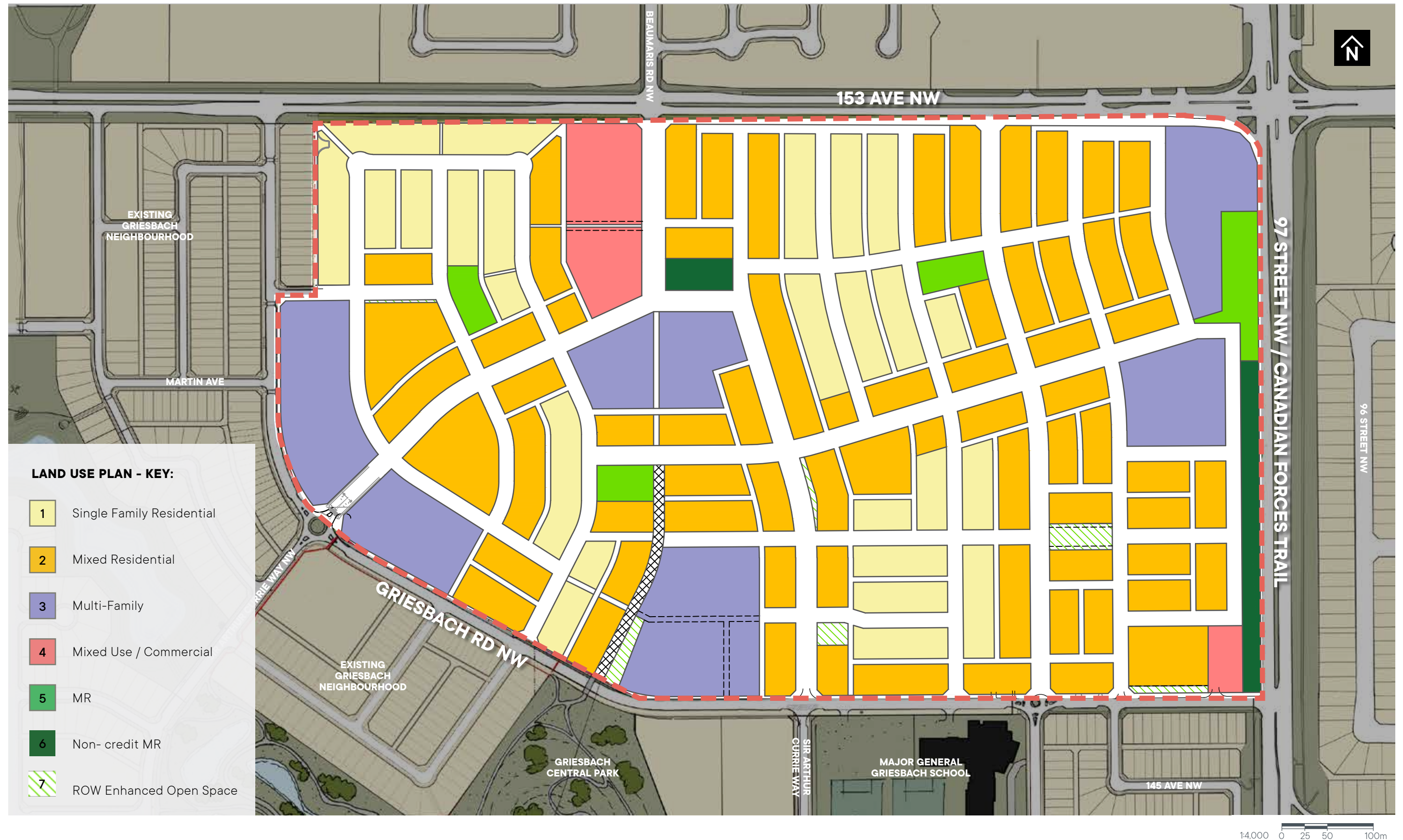
The proposed land use strategy considers Griesbach's past, present and future in proposing flexible residential blocks which can accommodate a range of residential types and densities. Local mixed-use and commercial areas are proposed adjacent to community vehicular entry points, appropriate to the scale of the development and within walkable distance for the community. A variety of Municipal Reserve (MR) public open spaces are dispersed evenly throughout the plan, ensuring accessibility and choice for end users. The open spaces of Griesbach Northeast Corner are designed to be complementary to Griesbach Central Park, and are sized to support a variety of everyday uses for residents and visitors.



*Illustration of the proposed design concept.*



**FIGURE 8: LAND USE PLAN**





## 5.4 URBAN AREAS - FORM & CHARACTER

### 5.4.1 Residential Areas

Griesbach Northeast Corner will offer a range of housing types, including missing middle and affordable housing products identified by Edmonton's City Plan. These residential types were integral to developing the master plan: the residential variety will provide choice and accessibility for all present and future residents.

Building upon existing residential districts noted in the wider Griesbach community, residential form and character is intended to be long-term sustainable, pedestrian-scale and timeless. A variety of building form influences will ensure consistency with the wider Griesbach neighbourhood. For active, walkable streets, there are opportunities to vary the architectural style and form of buildings, to ensure no two streets are the same.

Showcase and innovative building forms in the 'Pedestrian Village' districts propose walkable, mid-rise and and flexible housing types. Centred around walkable streets with community amenities, the pedestrian villages offer choice and variety in housing not seen elsewhere in Edmonton. Residential types within these districts are either fronting or adjacent to public open spaces, parks, or neighbourhood amenities. These areas are planned comprehensively with consideration for scale, adjacencies and interface to the existing areas.



*Precedent Imagery - Markham Green, Ontario*



*Precedent Imagery - Griesbach, Edmonton*



*Precedent Imagery - Currie, Calgary*



*Precedent Imagery - Maplewood Mews, Ithaca*



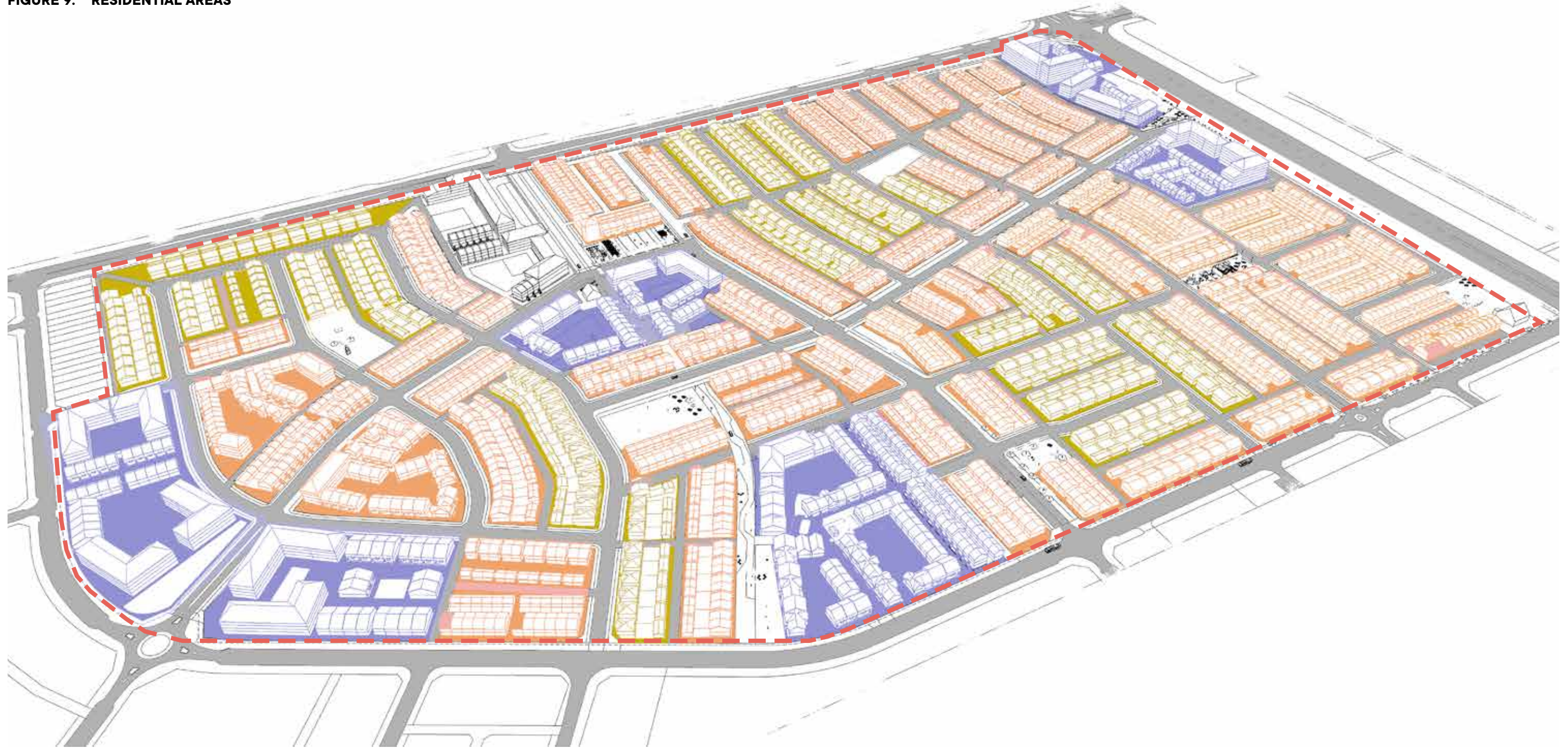
*Precedent Imagery - Griesbach, Edmonton*



*Precedent Imagery - Daybreak, Utah*



**FIGURE 9: RESIDENTIAL AREAS**



RESIDENTIAL AREAS	Single Family Residential	Mixed Residential	Multi-Family
	Land area (ha)	Land area (ha)	Land area (ha)
TOTAL	<b>9.089 HA</b>	<b>20.774 HA</b>	<b>9.235 HA</b>

Note: All land areas approximate and subject to change.



## 5.4.2 Commercial / Mixed Use Areas

Griesbach Northeast Corner will offer a variety of local commercial and mixed use amenities, within walkable reach of all residential units. These include retail, office, cafes and restaurants. A variety of neighbourhood amenities will create active street frontage, to encourage walkability and community gathering throughout the site. Designated commercial patios, or concession areas adjacent to public open space will ensure the parks and playgrounds are suitable for year-round, all-weather use, and provide a boost to the local neighbourhood-scale economy. Commercial/mixed use building forms will create identifiable landmarks within the residential neighbourhood, which are essential for good navigation and placemaking. Active street fronts encourage active, walkable streets and build upon the existing walkable connections through the wider Griesbach community

Flexible commercial/residential space, demonstrated in live-work and mixed use blocks, will conserve active street fronts and create long-term resiliency of the neighbourhood. Where possible, design guidelines will be used to ensure appropriate signage, lighting and outdoor commercial areas are designed appropriately to the neighbourhood, consistent with Griesbach's unique identity.



Optional Mixed-Use Areas

- 1** Flexible live-work spaces
- 2** Pedestrian village with cafe + patio



Precedent Imagery - Santana Row Park



Precedent Imagery - Symons Square, Calgary



Precedent Imagery - Clematis Street Redesign



Precedent Imagery - St Charles, MO



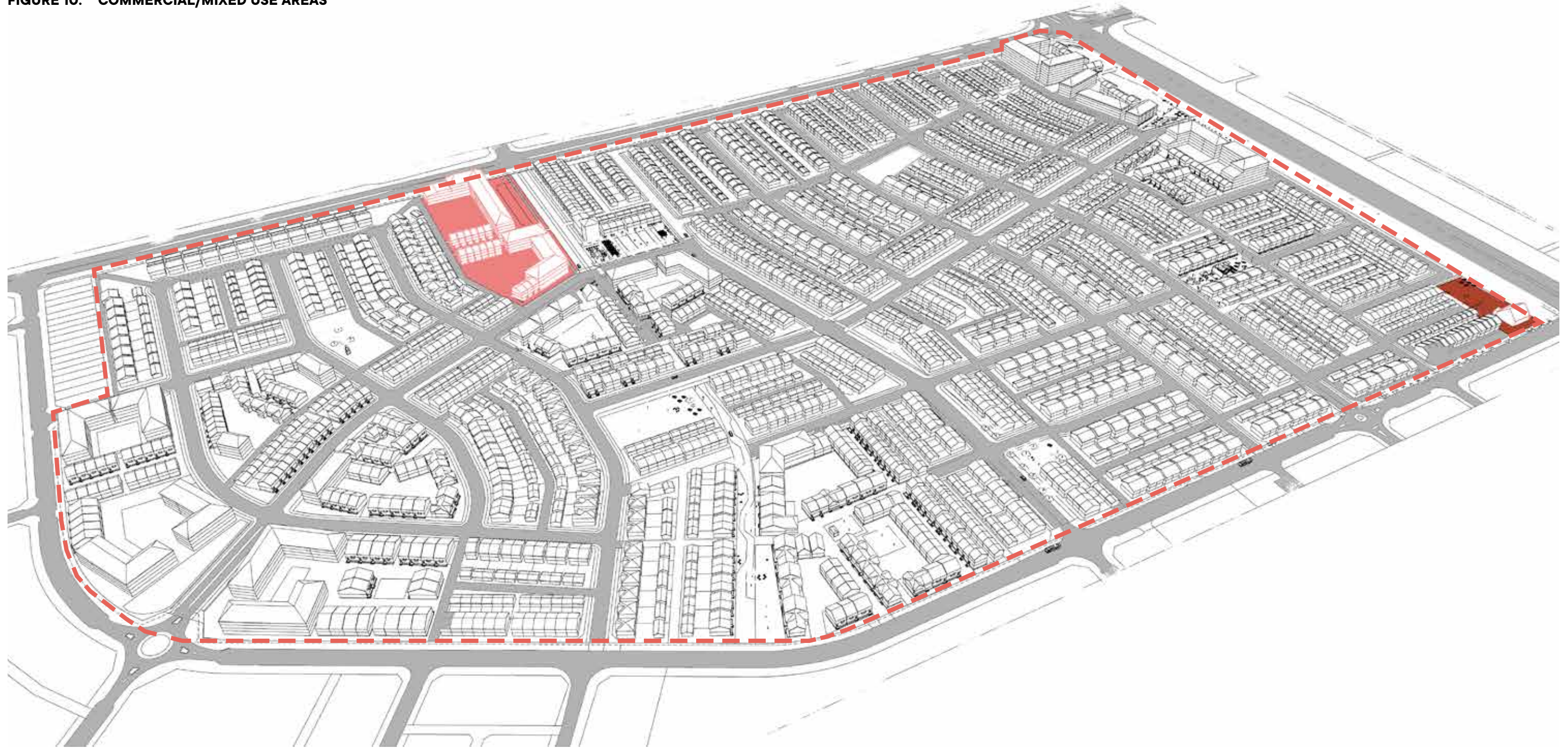
Precedent Imagery - Downtown patio, Edmonton



Precedent Imagery - Downtown, Woodstock



**FIGURE 10: COMMERCIAL/MIXED USE AREAS**



AREA	Mixed Use / Commercial	Commercial
	Land area (ha)	Land area (ha)
TOTAL	1.60 HA	0.27 HA



FIGURE 11: ILLUSTRATION OF PROPOSED DESIGN AT GRIESBACH NORTHEAST CORNER



EXISTING GRIESBACH  
NEIGHBOURHOOD

GRIESBACH RD NW

EXISTING GRIESBACH  
NEIGHBOURHOOD

GRIESBACH RD NW





97 STREET NW / CANADIAN FORCES TRAIL



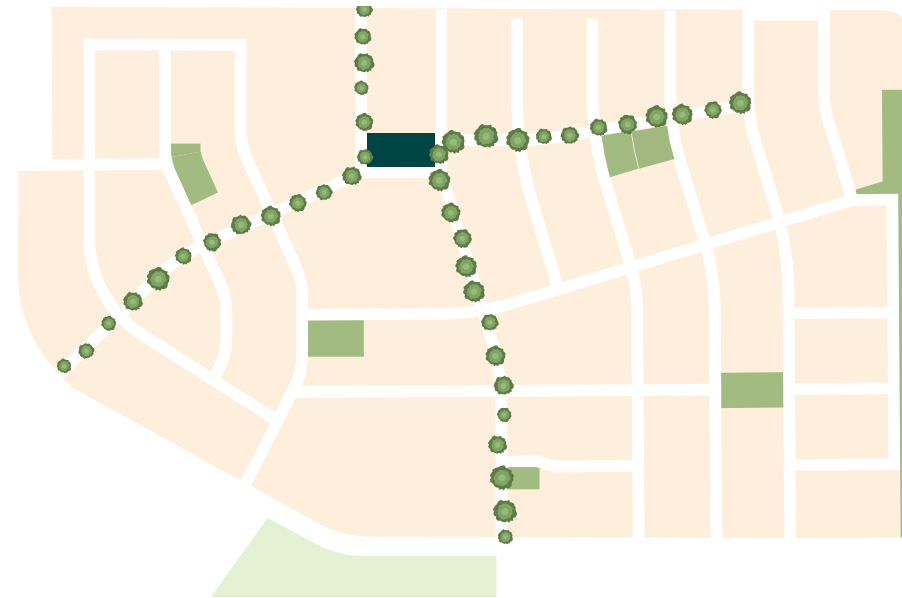
## 5.5 OPEN SPACE

Functional, year-round and accessible open space was a key driver in the design for this master plan. In line with community engagement findings, The City Plan, Green Network Strategy and Complete Streets Design and Construction Standards, a variety of innovative public space initiatives are proposed for the neighbourhood.

A variety of Municipal Reserve (MR) public open spaces are planned throughout Griesbach Northeast Corner, ensuring accessibility and choice for end users. Within the neighbourhood, all open spaces are sized to support a variety of everyday uses for residents and visitors. This proposed network of green open spaces connects to Griesbach Central Park, as an extension of this system.

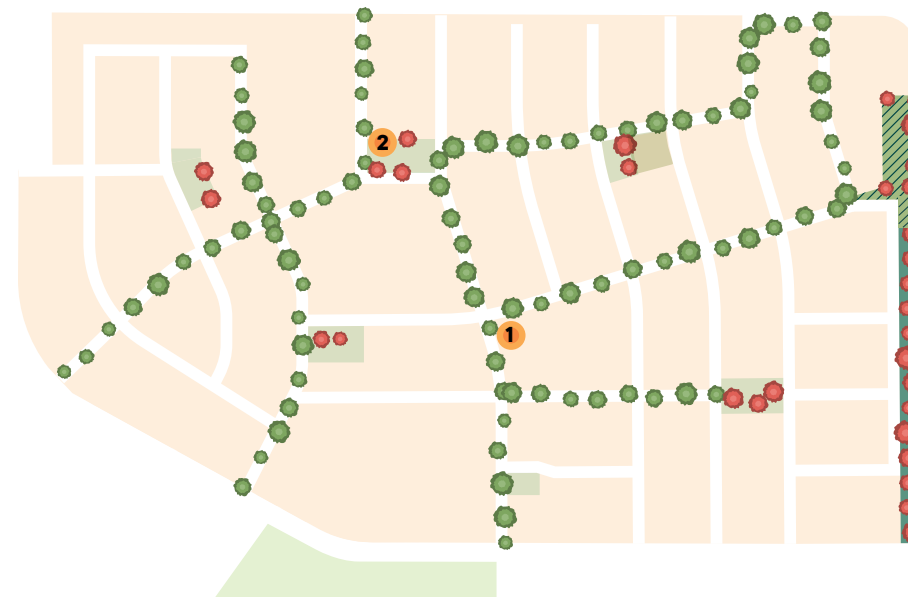
Integrated with mobility design, streets (and ROWs) were designed to facilitate walkability and choice for pedestrians, cyclists and vehicles. In addition to the many green streets proposed for the site, enhanced sidewalks and extended boulevards create community amenity spaces for picnics, planting, and public art.

Where possible, the design integrates on-site existing mature trees as part of the proposed design. Notably, the heritage maple grove at the east of the property is a prominent site landmark, attracting local and regional visitors: this open space is intended for heritage conservation. A connecting trail, lighting and supporting landscaping (including seating), is intended to encourage walkability and accessibility for the whole community, year-round.



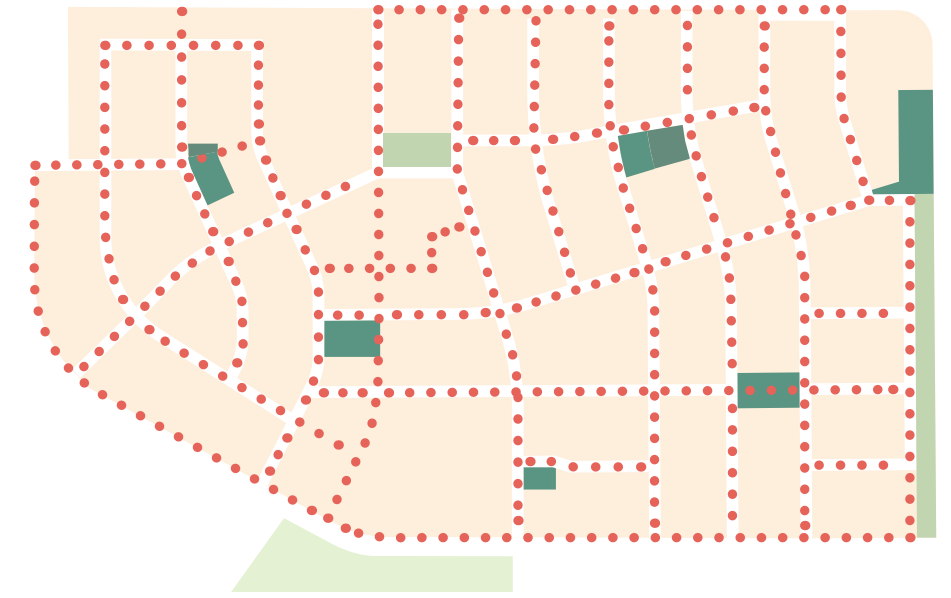
### Vibrant Neighbourhood Square

A vibrant, all-season neighbourhood square identifies the neighbourhood 'heart' - an active village centre within walkable distance to all areas of the community.



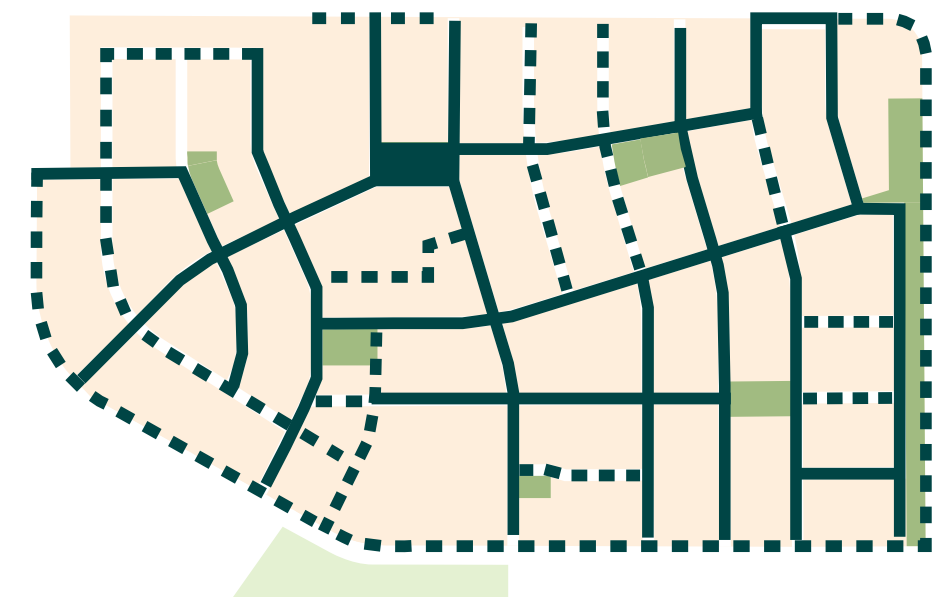
### Street Tree Planting & Theming

Street trees will be selected based on climate suitability, colour and form. Preserved and new trees provide identity to the public realm and will assist navigation for pedestrians and cyclists through the site. Existing mature tree groupings (red) will be preserved where possible eg. willow (#1), spruce (#2).



### Plentiful Pocket Parks

A variety of pocket parks with year-round amenities ensure green open spaces are accessible within a 2-min walking radius from every location within the community.



### Connected Green Streets

A network of green streets begin at the neighbourhood square. Green streets include enhanced boulevards, special tree planting, trails, and pedestrian-scale, village-specific street design elements.



FIGURE 12: OPEN SPACE MAP



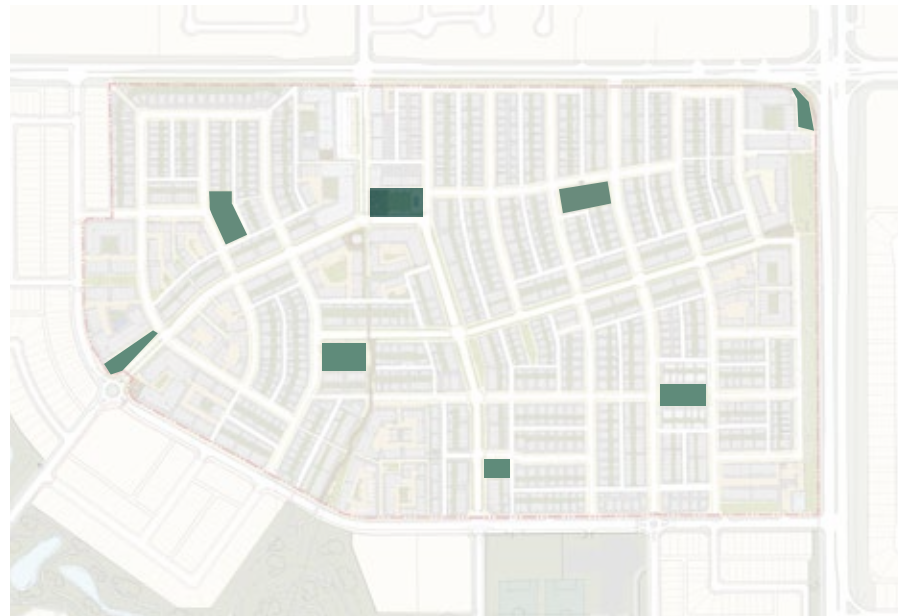
Note: Proposed names are conceptual and subject to change.



### 5.5.1 Vibrant Neighbourhood Square - Summer

The neighbourhood square is the heart of the Northeast Corner community. A naturalized park and active play area provides outdoor, open amenity space for the community, year-round.

This expansive, natural open space area contains a wide range of programs and amenities for both groups and individuals, throughout the seasons. Woven throughout the neighbourhood square is a public plaza, picnic areas, performance space, community building, various play spaces, BBQ/fire-pit spaces and public art elements. This landscaped area is well-connected to all areas of the community within a 5-min walking radius: creating an outdoor area which serves the community as a meeting place, a community gathering space, and landmark identity element, adjacent to on-street vehicle/bicycle parking and pedestrian pathways. Raised pedestrian crossings, street trees, bio-diverse landscaping, seating, lighting and glazed building treatments ensure this public open space is designed to be safe and accessible throughout the year.



Key Plan showing Neighbourhood Square



Design concept illustration demonstrating the vibrant neighbourhood square on a summer morning.





*Precedent Imagery - Bloor and Dufferin Park, Toronto*



*Precedent Imagery - Dorchester Square, Montreal*



*Precedent Imagery - Tomkins Park, Calgary*



*Precedent Imagery - Paradigm gardens, New Orleans*



*Precedent Imagery - Grijsen Park, Winterswijk*



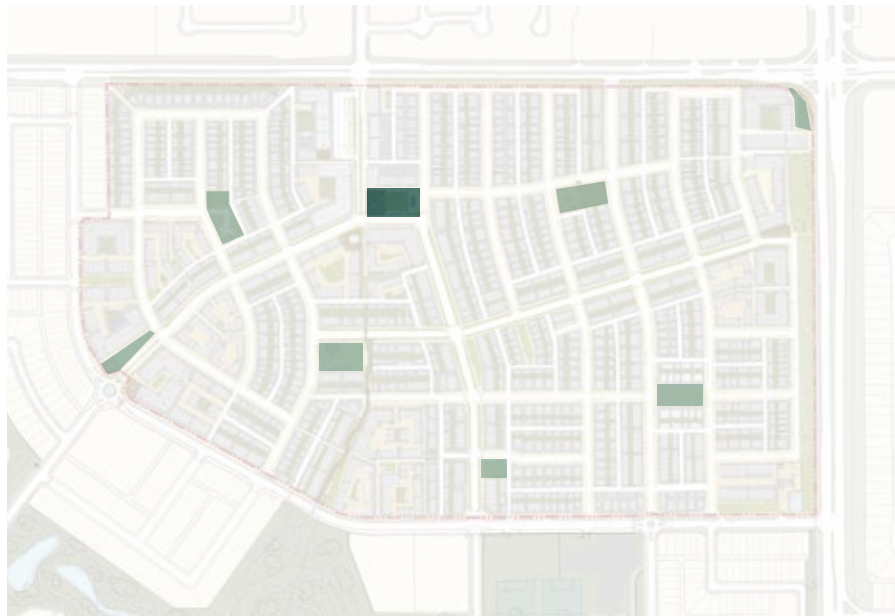
*Precedent Imagery - Pocket Park, East Nashville*



## 5.5.2 Vibrant Neighbourhood Square - Winter

The vibrant neighbourhood square is the heart of the neighbourhood. One of the largest public, programmable open spaces within Griesbach Northeast Corner, the square is located within walkable distance to all areas of the neighbourhood, and at the centre of the green street network.

Located adjacent to residential, mixed use and commercial buildings with active street fronts, the neighbourhood square is sized to accommodate large (200+ users) and small (<5 users) gatherings, year-round. Within the square is a small community building (or commercial concession opportunity) to assist all-weather uses and community events. A large lawn with programmable events can be driven by community interests including outdoor markets, music/arts events, fire pits/picnics, and seasonal decoration. A music pavilion, open stage and placement of public art define the square as a community-drive place - adaptable to the current and future needs of the community.



Key Plan showing Neighbourhood Square



Design concept illustration demonstrating the neighbourhood square on a winter evening.





*Precedent Imagery - Holiday market in Tallinn, Estonia*



*Precedent Imagery - Reykjavik, Iceland*



*Precedent Imagery - Edmonton, Alberta*



*Precedent Imagery - Quartier des Spectacles, Montreal*



*Precedent Imagery - Festival of Lights, Niagara*



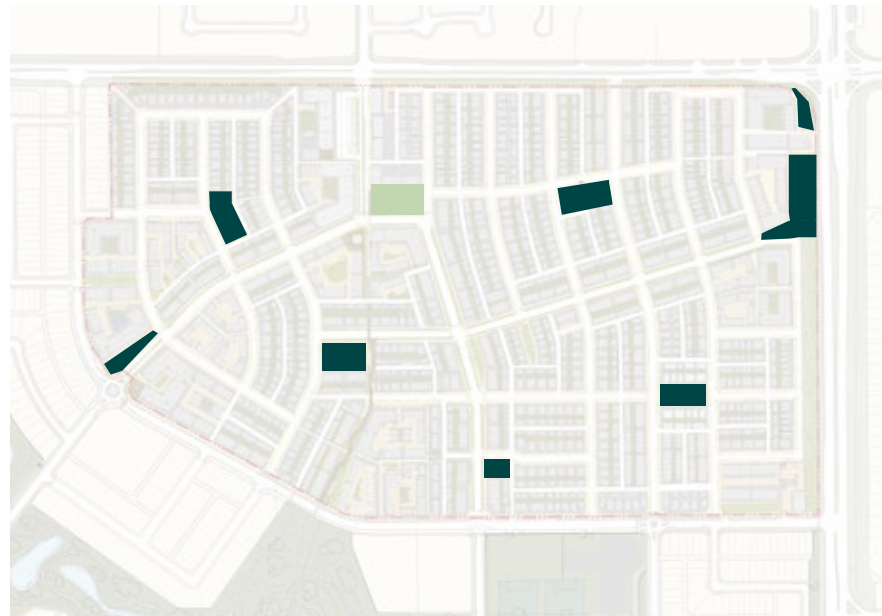
*Precedent Imagery - Community Patio, Toronto*



### 5.5.3 Pocket Parks

A variety of pocket parks are dispersed evenly throughout the plan, ensuring accessibility and choice for end users. The open spaces of Griesbach Northeast Corner are designed to be complementary to Griesbach Central Park, and are sized to support a variety of everyday uses for residents and visitors.

Pocket parks provide year-round and all-weather amenities, to ensure green open spaces are accessible within a 2-min walking radius from every location within the community. Facilities and amenities such as fire pits, table tennis, community gardens, public art, contemplation spaces, picnic benches, and preservation of existing mature trees will be found at these accessible, and well-connected public open spaces.



Key Plan showing Pocket Parks



Design concept illustration demonstrating pocket park [east] on a summer evening.





*Precedent Imagery - Crown Castle Campus, PA*



*Precedent Imagery - South Park, San Francisco*



*Precedent Imagery - Picnic Lawn, Edmonton*



*Precedent Imagery - Grange Park, Toronto*



*Precedent Imagery - Bryant Park, New York*



*Precedent Imagery - Playground, Chelsea Waterside Park, New York City*



### 5.5.4 Heritage Maple Grove + A Commemoration Plaza

An important open space within the Griesbach Northeast Corner neighbourhood are the maples adjacent to 97 Street NW/Canadian Forces Trail. The existing maple grove at the east of the property is intended for heritage conservation. A connecting trail, lighting and supporting landscaping (including seating), is intended to encourage walkability and accessibility for the whole community, year-round.

A Commemoration Plaza is located directly north of the heritage maple grove - an outdoor plaza and community space for heritage commemoration, and year-round programming. Illustrated as a potential public art location, the plaza is uniquely Griesbach in its intent to preserve existing heritage and facilitate community activity now and into the future. Specific commemorative events can take place at the plaza and other locations throughout the neighbourhood. Commemorative trails will connect to the heritage maple grove, and street trees will reference the colourful maple foliage in various open spaces throughout the plan, as a reminder of the vibrant local heritage at Griesbach.



Key Plan showing Heritage Maple Grove



Design concept illustration demonstrating the heritage maple grove and plaza on a fall afternoon.





*Precedent Imagery - Nature trail, Mill Creek*



*Precedent Imagery - Axial Park, Israel*



*Precedent Imagery - Heritage Maples, Griesbach*



*Precedent Imagery - Public art, Chicago*



*Precedent Imagery - Downsview Park, North York*



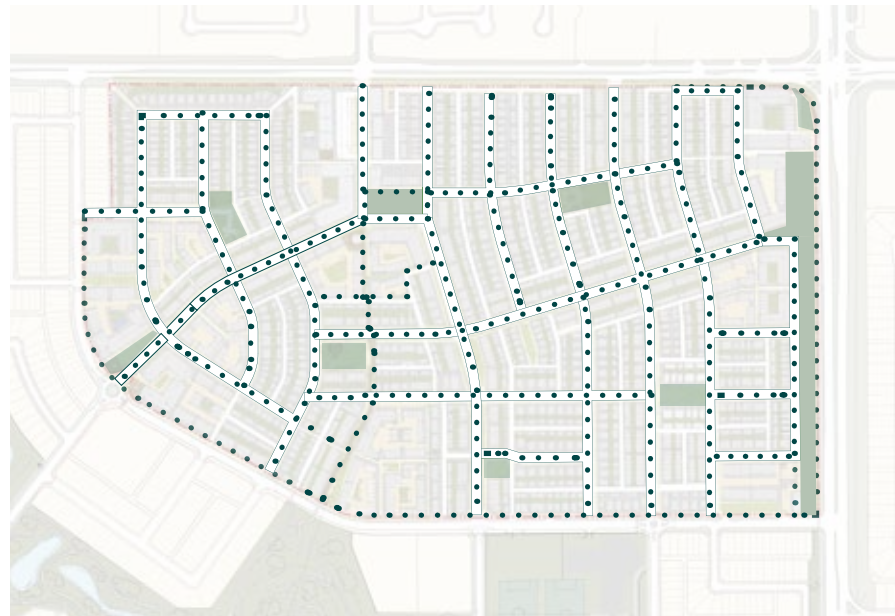
*Precedent Imagery - Wilbraham Park, Springfield*



### 5.5.5 Greenways

A network of green streets featuring selected tree planting, enhanced sidewalks and extended boulevards, begin at the neighbourhood square and connect to all corners of the Griesbach Northeast community.

Designed with pedestrian-scale in mind, the mobility network and trail system references the principles of City of Edmonton's Complete Streets, encouraging walkability and active, safe streets within the community. Greenways will contain village-specific street design elements, including light standards, specific planting/theming, and opportunities for public art and commemoration.



Key Plan showing Greenways



Design concept illustration demonstrating the neighbourhood square and green street network on a summer morning.





*Precedent Imagery - Griesbach, Edmonton*



*Precedent Imagery - Currie, Calgary*



*Precedent Imagery - Tuscany, Calgary*



*Precedent Imagery - Griesbach, Edmonton*



*Precedent Imagery - Griesbach, Edmonton*



*Precedent Imagery - Extended boulevard, Daybreak, Utah*



### 5.5.6 Shared Street

An innovative, pedestrian-first shared street creates a lively, open community amenity space within the pedestrian village district. Connecting Griesbach Central Park to the pedestrian village district is a custom, shared street inspired by pedestrian-first and car-free street design.

The open space between fronting residential block contains designated vehicle, pedestrian and community gathering spaces. The shared street terminates with the view to Griesbach Central Park. The pedestrian first street is an important part of the connectivity network creating access to Griesbach Central Park and the school. Within the shared street soft landscaping/planting, seating spaces, tree planting, BBQ/fire-pit spaces and rest spaces for cyclists and vehicle parking.

This street is well-connected to the low and medium density housing districts, within a 5-min walk radius to all areas of the community. Specific landscaping, seating, lighting and building form elements ensure this public open space is designed to be safe and accessible throughout the year.



Key Plan showing Shared Street



Design concept illustration demonstrating the shared street and view to Griesbach Central Park.





*Precedent Imagery - Clematis Street Redesign*



*Precedent Imagery - 104 Street, Edmonton*



*Precedent Imagery - Quebec City*



*Precedent Imagery - Amsterdam, Holland*



*Precedent Imagery - The Quarters, Edmonton*



*Precedent Imagery - High River, Alberta*



### 5.5.5 Public Art & Commemoration

Commemoration opportunities can be found throughout Griesbach Northeast Corner. Following an in-depth engagement process identifying 'What makes a commemorative space?', we set out to create places for various types of commemoration in public open spaces.

Whether high octane spaces for group and events, or places for quiet contemplation and reflection, the master plan proposes public spaces accessible year-round. From large open plazas with programmable events, to small pocket parks for informal gatherings, the public open spaces are designed to accommodate calendar celebrations, commemorative events, or private reflection spaces for individuals. Public art is not considered to be static: where large public art or landmarks are proposed, so too are active year-round public uses.

Preservation of the existing maples under 'Heritage Maple Grove' protection ensures that the existing trees, and their important cultural significance to the community, will be preserved. Specific landscaping, materials and planting provide nuanced commemoration along trail systems running throughout the site - a discrete reminder that heritage and community commemoration can be integrated with the everyday.

	Large communal gathering (100+)	Mid-size communal gathering (<100)	Everyday communal events (<20)	Large public art or landmark	Small public art sculptures	Commemorative Trail	Community building or pavilion structure	Street furniture dedication or plaque	Soft landscaping (specific trees, planting)	Place naming
A	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦
B	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦
C			🇨🇦		🇨🇦	🇨🇦		🇨🇦	🇨🇦	🇨🇦
D			🇨🇦		🇨🇦	🇨🇦		🇨🇦	🇨🇦	🇨🇦
E		🇨🇦	🇨🇦		🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦
F		🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦
G			🇨🇦		🇨🇦	🇨🇦		🇨🇦	🇨🇦	🇨🇦
H	🇨🇦	🇨🇦	🇨🇦		🇨🇦	🇨🇦		🇨🇦	🇨🇦	🇨🇦
I		🇨🇦	🇨🇦		🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦
J		🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦		🇨🇦	🇨🇦	🇨🇦
K					🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦
L					🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦
M					🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦
N			🇨🇦		🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦
O					🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦
P				🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦	🇨🇦

Public art and heritage commemoration opportunities



Precedent Imagery - Grange Park, Toronto



Precedent Imagery - Canoe Landing Public Art



Precedent Imagery - Ponderosa Commons, UBC



Precedent Imagery - Contemplation trail, Wittrup



**FIGURE 13: PUBLIC ART & COMMEMORATION**



Note: Proposed names are conceptual and subject to change.



## 5.6 MOBILITY NETWORK

Equitable access opportunities, safety and user choices were founding principles of the mobility network design. Following the guidance of City of Edmonton's Complete Streets, the master plan proposes active, pedestrian-scale streets which encourage active lifestyles, walkability, cycling, multi-user access.

Integrated with open space and built form, active streets (and public ROWs) were designed to facilitate walkability and choice for pedestrians, cyclists and vehicles. In addition to the many green streets proposed for the site, enhanced sidewalks and extended boulevards create community amenity spaces for picnics, planting, and public art.

Street Type	Desirable Elements	Possible Design Element (Subject to appropriate context)	Aspects to avoid
<b>Gateway</b>	Narrow, green, crossings, no driveways	Curb extensions, medians	Wide travel lanes, no visual significance, larger corner radii
<b>Active Streets (aka Collectors)</b>	Narrow, on-street parking, no driveway access, curb extensions, boulevard separation, raised crossings or continuous sidewalks	Medians	Wide travel lanes, low parking utilization (when present)
<b>Local</b>	Yield street, on-street parking, no driveway access, boulevard separation, raised crossings or continuous sidewalks	Curb extensions	Wide travel lanes, monolithic sidewalks, driveway access
<b>Shared Street</b>	One-way, busy and active usage, buildings frame the street, flush streets, framed views to Griesbach Central Park, On street parking, Shared access, permeable pavement	Pathways only	Gated / Fenced

Street categorization and proposed street design elements at Griesbach Northeast Corner.



Gateway entrance with median and curb extensions



Continuous crossing with curb extensions



Curb extensions

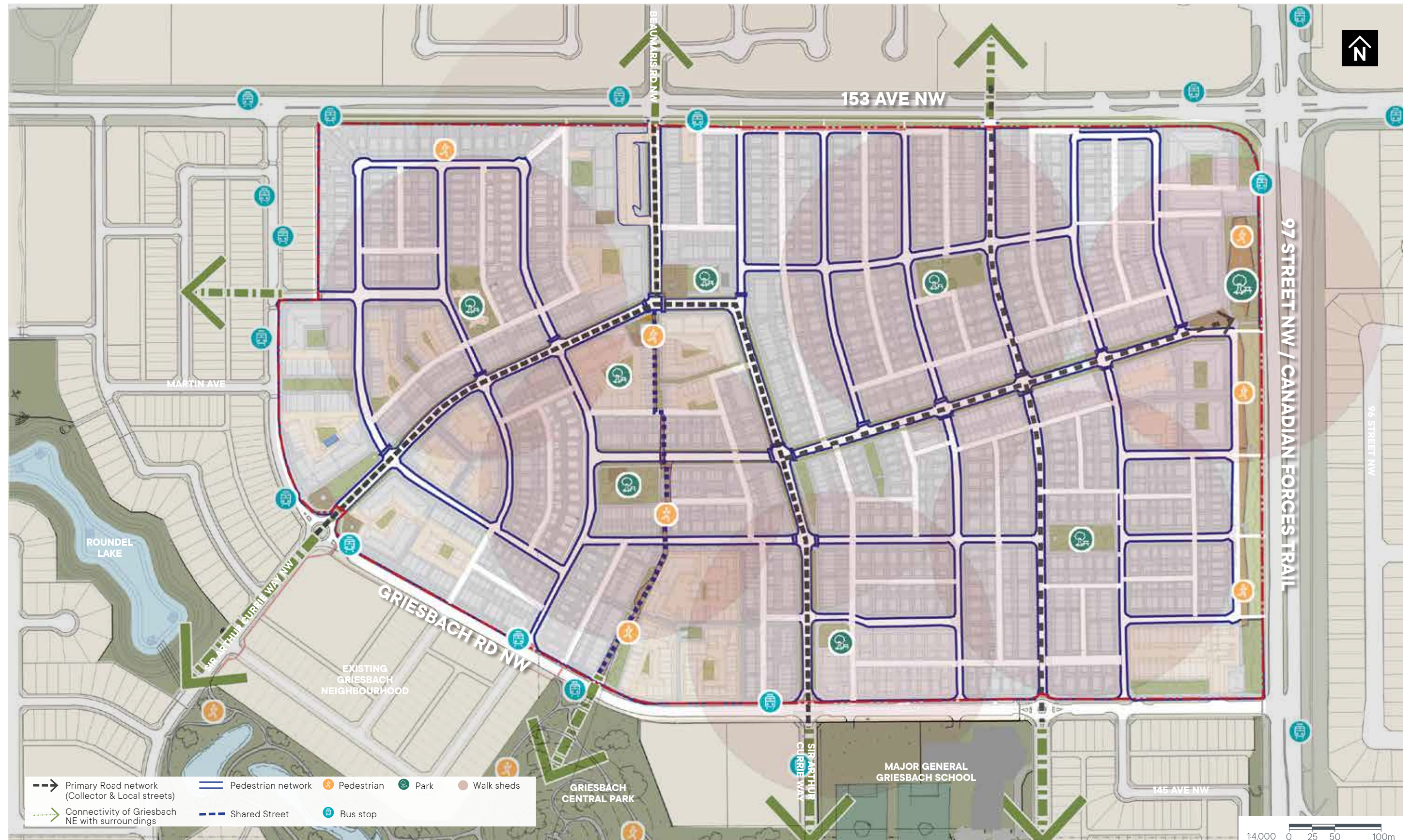


Curb extensions with raised crossings

Proposal for pedestrian-focused, walkable street designs at Griesbach Northeast Corner.



FIGURE 14: MOBILITY & CONNECTIVITY

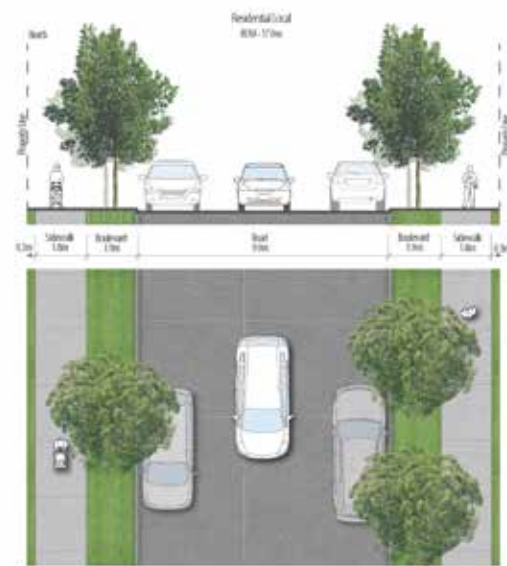




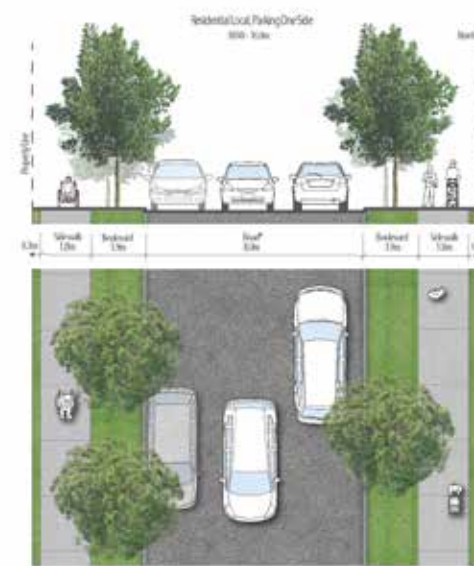
### 5.6.1 Street Sections

The intent is to develop safe, attractive, comfortable and welcoming streets, accessible to all users in all seasons whilst considering operations and minimizing maintenance challenges.

Using the Complete Streets Design and Construction Standards, our design team worked to establish pedestrian-scale and multi-user appropriate street types for Griesbach Northeast Corner.



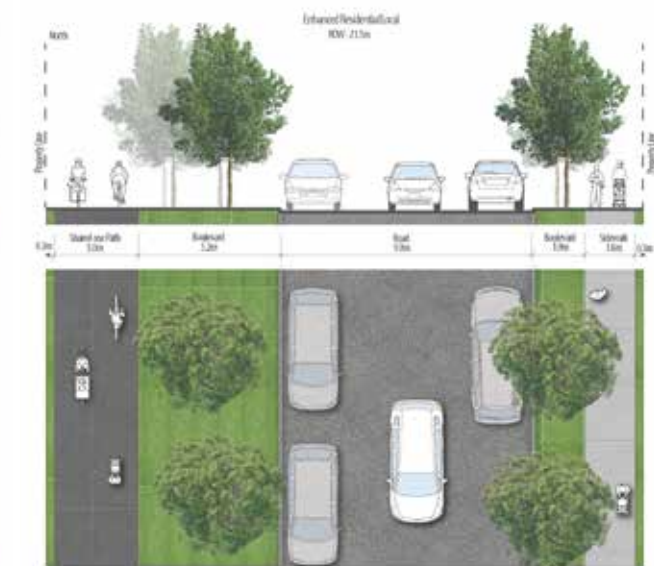
**A** Residential Local



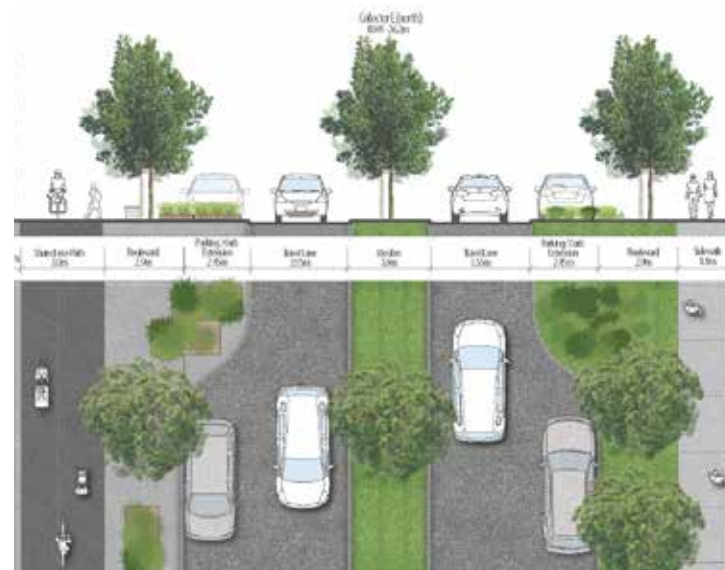
**B** Residential Local (Parking One Side)



**C** Collector



**D** Enhanced Residential Local



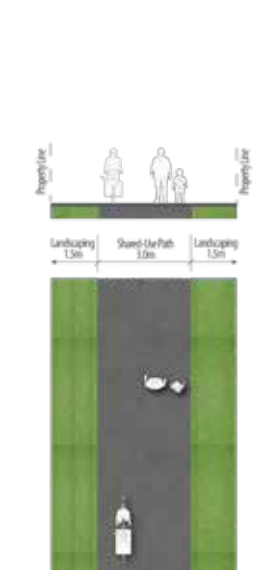
**E** Collector (north)



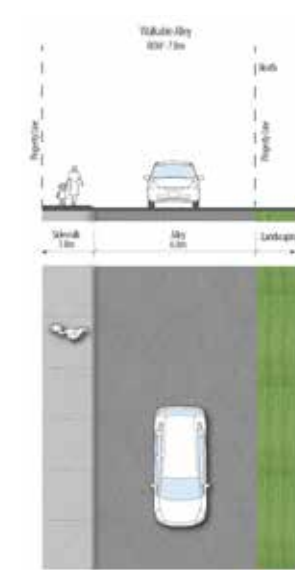
**E** Collector (south)



**F** Shared Street



**G** Pathway (non-vehicular)



**H** Walkable Lane

Proposal for pedestrian-scale and multi-user appropriate street types at Griesbach Northeast Corner.



**FIGURE 15: STREET TYPOLOGIES**





## 5.7 HOUSING STRATEGY

### 5.7.1 Housing Spectrum

Griesbach Northeast Corner will offer a range of housing types, including 'missing middle' and affordable housing products identified by Edmonton's City Plan. These residential types were integral to developing the master plan: the residential variety will provide choice and accessibility for all present and future residents.

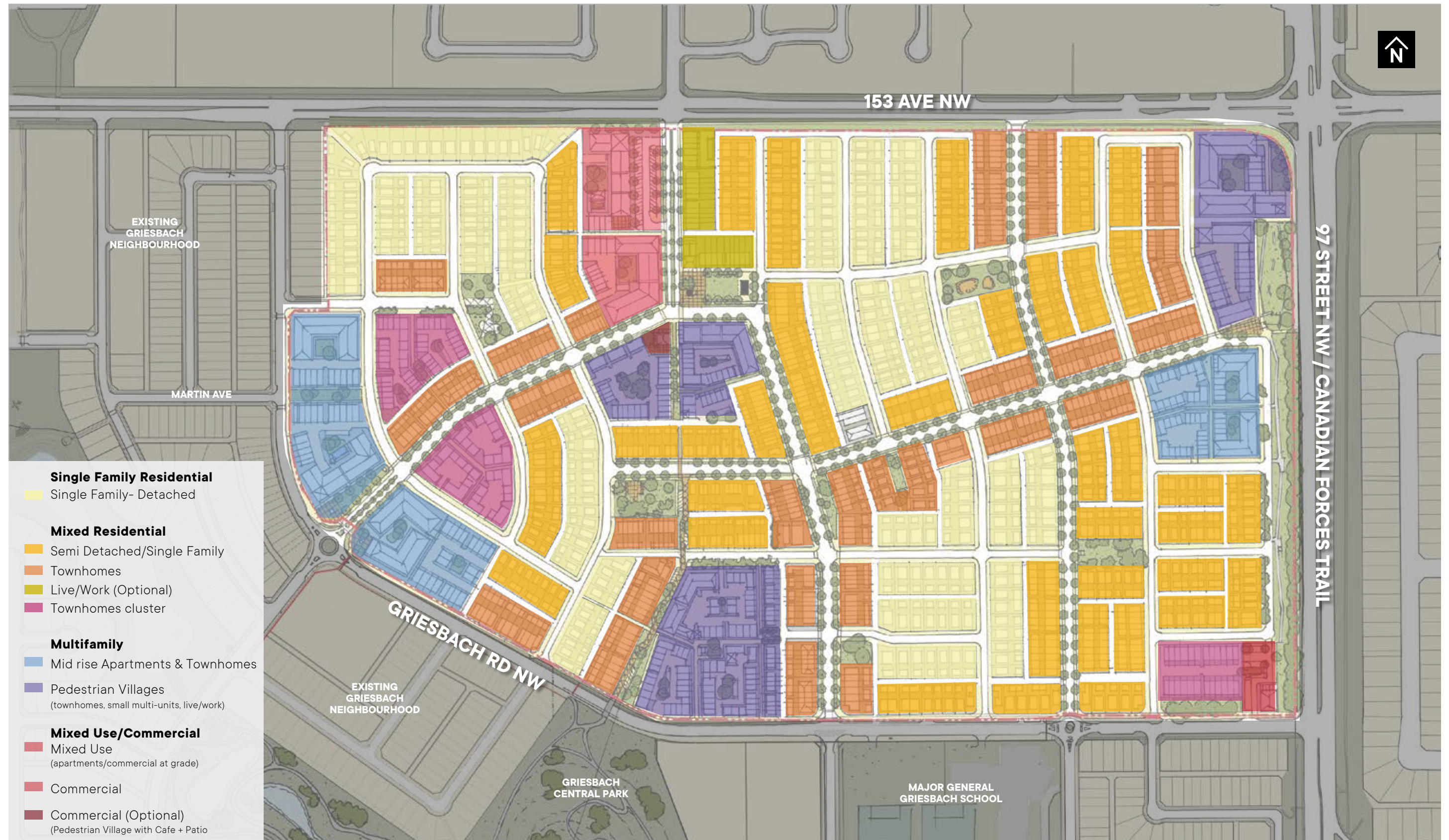
Building upon existing residential districts noted in the wider Griesbach community, residential form and character is intended to be long-term sustainable, pedestrian-scale and timeless. A variety of building form influences will ensure consistency with the wider Griesbach neighbourhood. For active, walkable streets, there are opportunities to vary the style and form of buildings, to ensure no two streets are the same.



The above illustration shows the housing spectrum within the neighbourhood.



**FIGURE 16: ILLUSTRATIVE BUILDING TYPE PLAN**



*This map demonstrates potential building types on the plan.*

14,000 0 25 50 100m



## 5.7.2 Pedestrian Village

The 'Pedestrian Village' is an innovative, showcase district which proposes walkable, mid-rise and flexible housing types.

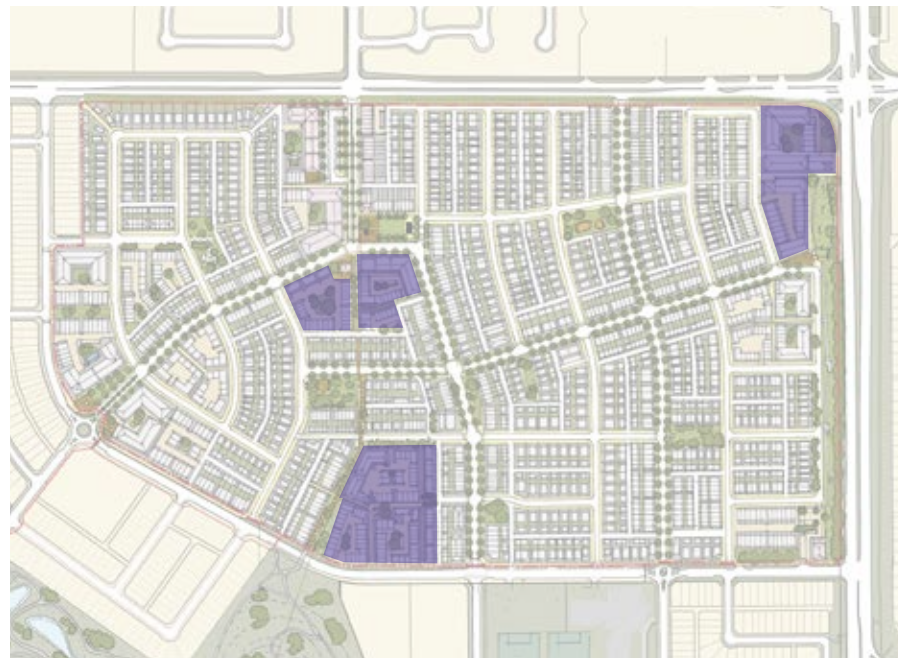
Centred around walkable streets with community amenities, the pedestrian villages offer choice and variety in housing not seen elsewhere in Edmonton. Residential types within these districts are either fronting or adjacent to public open spaces, parks, or neighbourhood amenities.



Precedent Imagery - Garrison Woods, Calgary



Precedent Imagery - Garrison Woods, Calgary



Key Plan showing Pedestrian Villages



Precedent Imagery - Daybreak, Utah



Precedent Imagery - Marmalade Lane, Cambridge





*Conceptual design for pedestrian-only pathway with residential units fronting and adjacent to public open spaces.*



### 5.7.3 Town Homes

Townhomes include 3-storey and stacked housing types, demonstrated as a low-rise (less than 3-storey) building form. Building proportions and access should be pedestrian-friendly, accessible and developed in relation to pedestrian scale at street-level.

There are two types of townhomes- fee simple townhouses on individual lots and there are “townhome clusters” that are cluster of townhouses on a single parcel under condominium ownership.



Precedent Imagery - Orange Lake, Florida



Precedent Imagery - Windsor, PA



Key plan showing townhomes and townhomes clusters.



Precedent Imagery - Meridian Ave, Seattle



Precedent Imagery - The Central, Florida





*Conceptual design for shared street with townhomes fronting onto the street.*



### 5.7.4 Mid-Rise Apartment & Townhomes

Mid-rise and townhome residential building forms propose mid-rise and flexible housing types - showcasing residential density within a pedestrian-scale building form.

Adjacent to walkable streets with community amenities, mid-rise multi-family and townhomes offer choice and variety in housing not seen elsewhere in Edmonton. Residential types within the mid-rise districts (<40 units per acre) are either fronting or adjacent to public open spaces, parks, or neighbourhood amenities.



Precedent Imagery - Irvine, CA



Precedent Imagery - Iris Place, OR



Key Plan showing Mid-rise Apartments and Townhomes



Precedent Imagery - Keele Townhomes, Ontario



Precedent Imagery - Saratoga Springs, New York





*Conceptual design for mid-rise apartments and townhomes at pedestrian village 03.*



### 5.7.5 Single Family-Detached

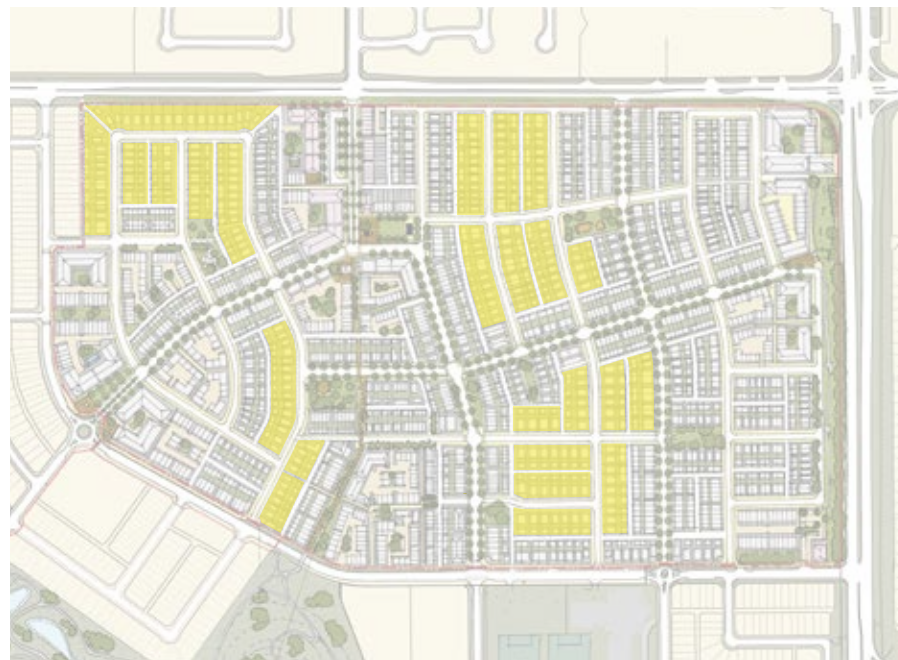
Building upon the wider, existing Griesbach community, single-family detached homes can be lane-oriented, or in some cases front drive-oriented, dependent upon site constraints. Some single family residential will have opportunities for carriage suites and secondary suites. Single family detached housing is the lowest density housing type proposed at Griesbach Northeast Corner.



Precedent Imagery - Stapleton, Denver



Precedent Imagery - Garden Suite, Edmonton Alberta



Key Plan showing Single Family- Detached housing



Precedent Imagery - Griesbach, Edmonton Alberta



Precedent Imagery - Calgary, Alberta



### 5.7.6 Semi-Detached

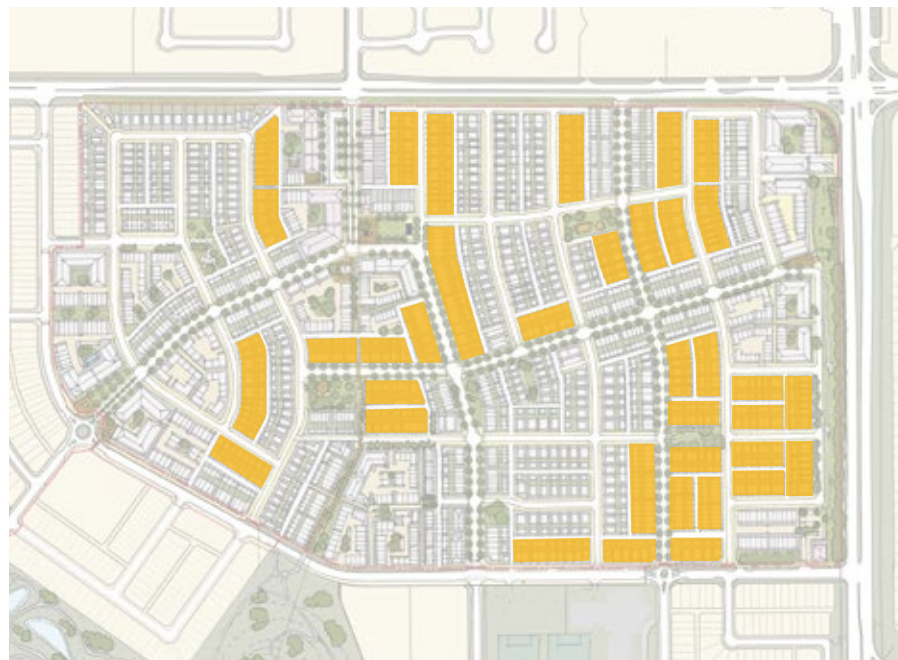
Corresponding with the existing, wider, Griesbach community, semi-detached homes will be lane-oriented and vary in architectural style through the street, ensuring that no two streets appear the same. Lane-oriented semi-detached residential can encourage walkability by removing front driveway conflicts with pedestrian sidewalks, and encouraging active frontage.



Precedent Imagery - Rosedale, Toronto



Precedent Imagery - Griesbach, Edmonton, Alberta



Key Plan showing Semi-Detached or possible Detached housing



Precedent Imagery - Griesbach, Edmonton



Precedent Imagery - Currie, Calgary





*Conceptual design for the vibrant neighbourhood square, looking south to pedestrian village 01.*





Conceptual illustration showing heritage maple grove, looking north.



## 5.8 SUSTAINABILITY

### 5.8.1 GreenCity Compass

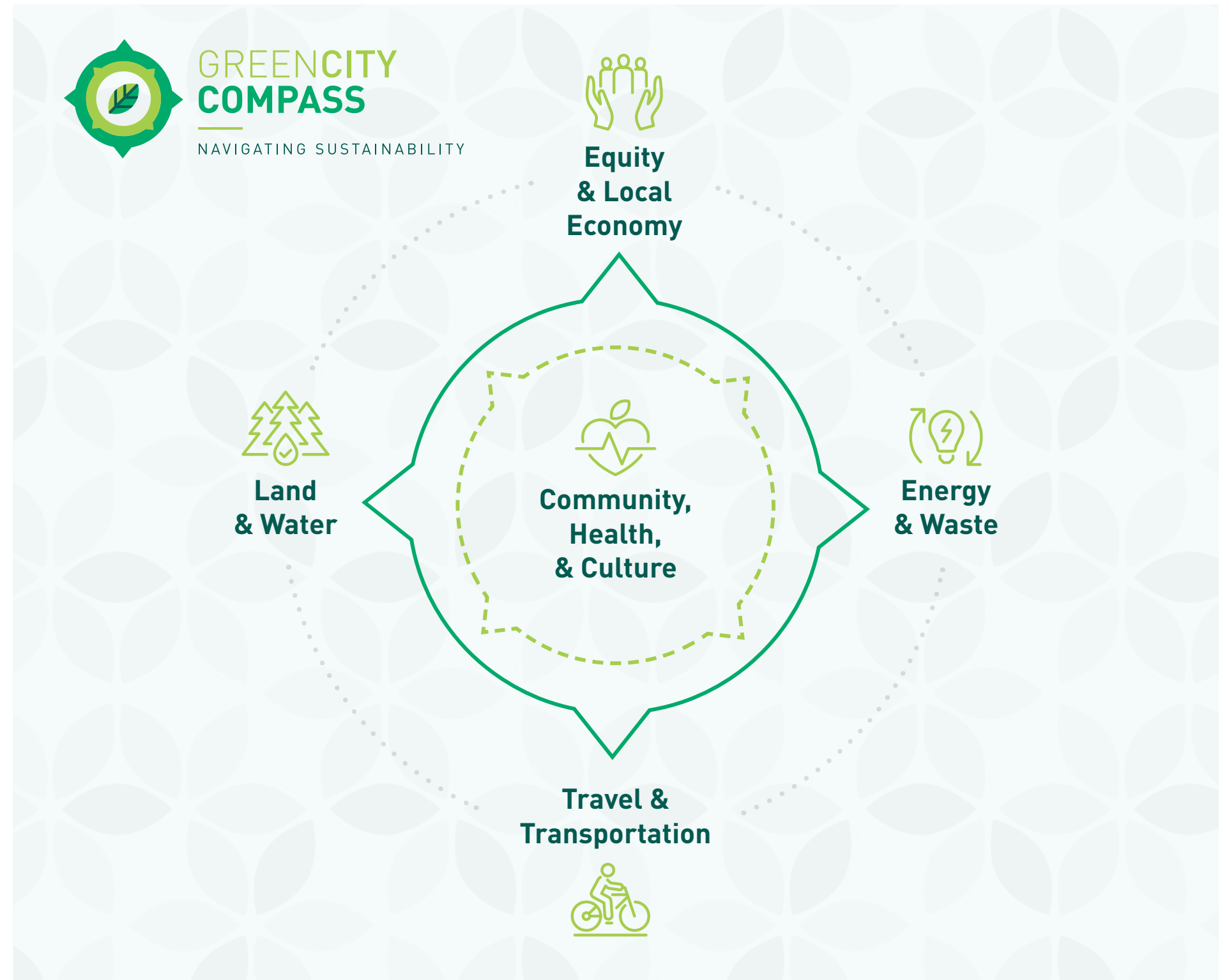
The GreenCity Compass is a tool that helps us navigate through the complex issues of sustainability and climate resiliency. Goals and metrics have been developed around 5 principles of sustainable community design for the Griesbach Northeast Corner.

Five over-arching principles act as the guide for our compass for the Griesbach Northeast Corner, including:

- **Community, Health, and Culture**
- **Equity and Local Economy**
- **Land and Water**
- **Travel and Transportation**
- **Waste and Energy**

Under each of the principles, goals can be chosen that align with the Master Plan. Depending on the stage of planning, metrics can also be added to assess the success of the goals.

The GreenCity Compass allows the project goals and metrics to be evaluated for alignment with municipal goals and metrics in a simple table format. Because the tool is flexible, it can easily be adapted and changed. For a detailed alignment of sustainability goals with the Master Plan, refer to **Appendix A**.





## 5.8.2 Growing Griesbach Northeast Corner

In response to the design brief, Griesbach Northeast Corner uses sustainability and resiliency goals as a lense through which designs for land use, open space, mobility and building form are determined. The long-term goals for the community are sustainable growth through well-planned and future-proof planning. The master plan will serve the current and future community through:

### Land Use, Urban Form and Character

Walkable neighbourhoods with easily accessible and navigable block layouts, designed for pedestrian scale. Timeless building design, which respond to the street + adjacent public spaces.

### Open Space

Equitable, all-season access to the outdoors Amenities for all members of the community, within the public open space. Connections to adjacent open space, including Griesbach Central Park.

### Public Art + Commemoration

Placemaking Opportunities for Commemoration. Innovative public spaces for celebration, remembrance and reflection.

### Mobility Network

Integrated walkable connections to transit. Emphasis on spaces for active mobility

### Housing Strategy

Innovative building forms with opportunities for future customization and adaptation. Block layouts with flexibility for future housing products.

Missing-middle and in-demand housing types, with built-in flexibility for future users.

## Griesbach Northeast Corner will:



**Emphasize Active Mobility**



**Build Connections to Griesbach Central Park**



**Create a Resilient Neighbourhood, Loved by its Community**



**Offer Equitable, All-Season Access to the Outdoors**



**Create Placemaking Opportunities for Commemoration**



**Integrate Walkable Connections to Transit**



**Cultivate Biodiverse Ecosystems**



**Create Customized Blocks and Building Forms, resilient to Future Growth**



### 5.8.3 Sustainability Goals & Objectives

A number of sustainability goals were identified as important to the Griesbach Northeast Corner. These goals were applied to the Master Plan, and based upon creating a complete community that responded to current demands while addressing changing climate and community needs into the future.

#### Community, Health, and Culture

The Northeast Corner of Griesbach will be designed to nurture local identity and heritage, empowering the community and promoting a culture of sustainable living.

#### Equity and Local Economy

The Northeast Corner of Griesbach will create a safe, equitable place to live and work, and will support local prosperity

#### Land and Water

The Northeast Corner of Griesbach will protect and restore the land for the benefit of people and wildlife.

#### Travel and Transportation

The Northeast Corner of Griesbach will be designed to reduce car dependence and the need for daily travel.

#### Waste and Energy

The Northeast Corner of Griesbach will be designed and constructed to maximize energy efficiency, upcycling, reuse, and recycling.

### 1 Community, Health & Culture

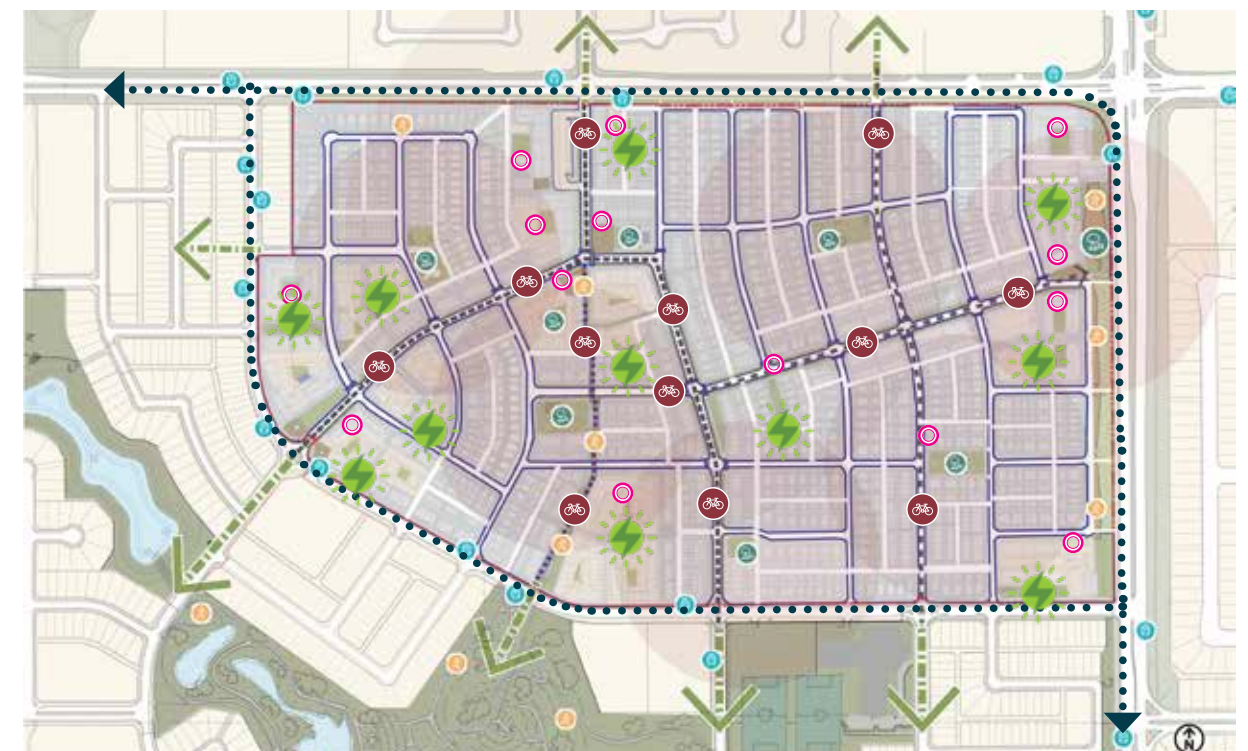
### 2 Equity & Local Economy



Physical Landmarks Public Art & Commemoration Street Terminus Zero Threshold Storefronts Missing middle houses Shared street

### 4 Travel & Transportation

### 5 Waste & Energy



Transit Network Pedestrian Network Connection to surrounding Public Space 5 min Walksheds Bus Stop EV Charging Pedestrian Potential Green Energy generation-Multifamily & Commercial Shared-Use pathway system (Collectors, Enhanced Residential Local and Shared street)

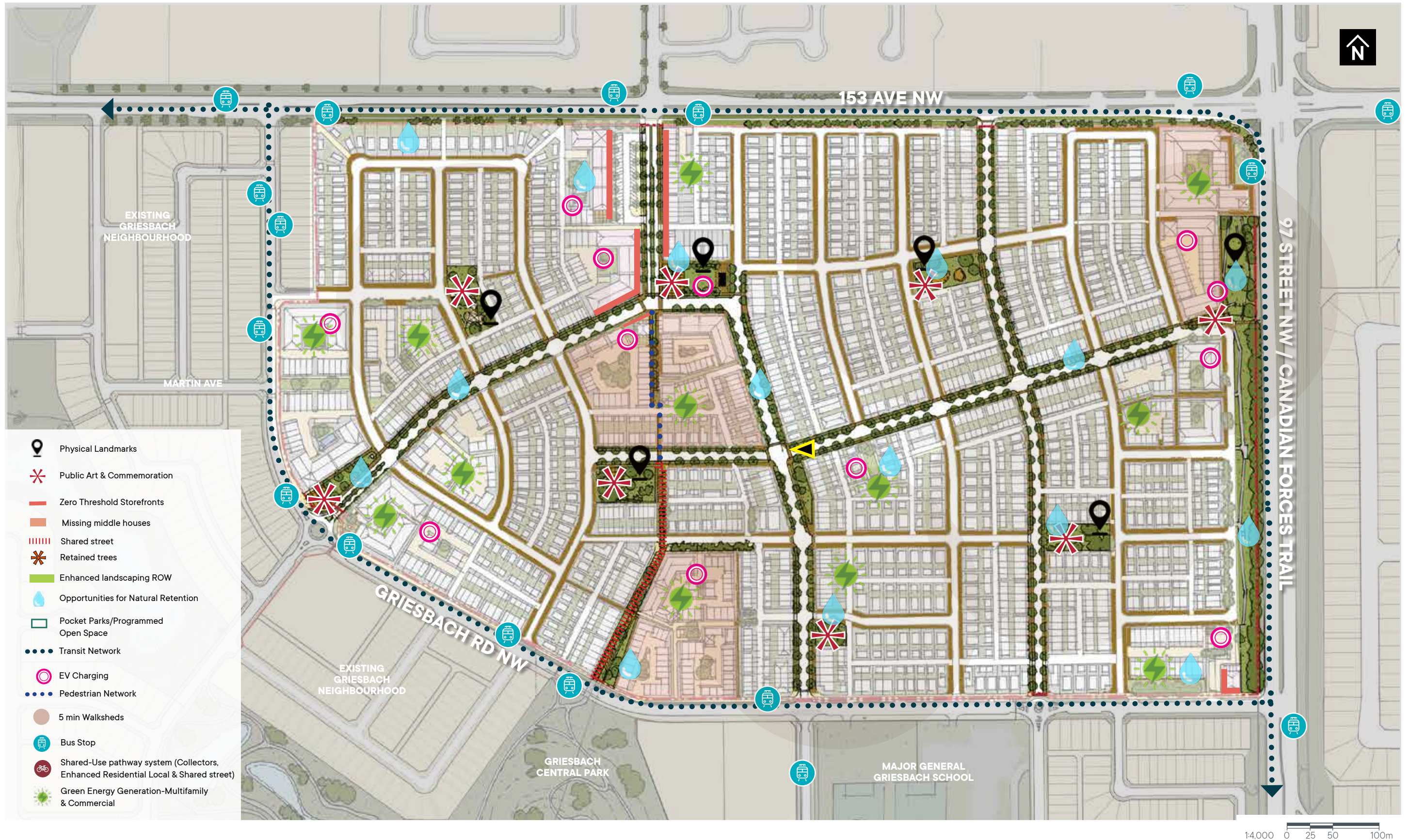
### 3 Land & Water



Potential for Retained trees Enhanced landscaping ROW Opportunities for Natural Retention Separate Sidewalks on Residential Streets Pocket Parks/Programmed Open Space Note: Potential for Monowalks on front drives



FIGURE 17: SUSTAINABILITY GOALS - ILLUSTRATIVE PLAN







*Conceptual design showing the vibrant neighbourhood square.*





Conceptual design showing pedestrian village 01 and pedestrian-only pathway.







SECTION 6.0

# Implementation





## 6.1 OVERVIEW & STRATEGY

The Master Plan will be the redevelopment framework for the Griesbach Northeast Corner and will be submitted to the City of Edmonton as part of the Griesbach Neighbourhood Area Structure Plan (NASP) Amendment to update the NASP for these lands. The NASP Amendment, proposed to implement the land use concept of the Master Plan, will be reviewed by the City of Edmonton and will require approval by City Council.

Following the NASP Amendment to the City of Edmonton the exact location and alignment of land uses, facilities, roadways, and services will be determined at the zoning and subdivision stage. The Master Plan for the Griesbach Northeast Corner will provide the framework for the NASP and the subsequent subdivision and development of land.

The NASP amendment is reflective of a Master Planning exercise for the Northeast Corner undertaken by Canada Lands Company starting in early 2021. The Master Plan was built around ongoing and intentional community involvement and continuous collaboration with the City of Edmonton to advance an amended plan which modernizes and re-invigorates the original design vision of Griesbach to contemplate a more urban, mixed-use, adaptable, inclusive, and sustainable form of development.

## 6.2 ABSORPTION

To estimate absorption timelines for the Griesbach Northeast Corner, an estimated quantity of units has been calculated by distributing the number of units in each residential land use by zoning categories identified in the development statistics and preliminary zoning districts.

Estimated absorption timelines for the Griesbach Northeast Corner were calculated by analyzing the timelines for comparable Northwest Edmonton areas to complete development and achieve absorption, then applying the velocity to the estimated quantity of units in the Griesbach Northeast Corner. From the absorption analysis, the findings have indicated that all low-density residential uses have an estimated development timeline of 4 to 7 years; apartment uses are an estimated 8 years; and townhouse uses are at an expected 18 years. However, as townhome and apartment land uses are typically sold in parcels rather than by unit, the timelines for selling the land will be faster than the development of the units.

An analysis of the resale and infill sales activity indicates substantial demand and limited infill competition surrounding the Griesbach Northeast Corner and has informed the land use concept as it relates to absorption. The large quantity of resale activity shows strong demand for products in the area, and the limited infill sales are a positive indication that there will be low competition for brand-new products.

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## 6.3 DEVELOPMENT STATISTICS AND POPULATION

The Griesbach Northeast Corner proposes a net residential density of 55.1 dwelling units per hectare (du/nrha) on land solely designated as residential and does not include commercial, public roads, open space, and other non-residential areas. The proposed net residential density for Griesbach meets the required minimum density for built-up urban areas that optimize existing infrastructure and minimizes the expansion of the development footprint within the metropolitan area in the City of Edmonton. When the Northeast Corner is fully developed over the next 10 to 15 years, it is anticipated to accommodate approximately 2,255 units and an estimated population of over 6,200 based on the Neighbourhood Design Report and sanitary flows for the Northeast Corner.

	ha	ac	%
<b>GROSS AREA</b>	<b>63.04</b>	<b>155.76</b>	<b>100.0%</b>
<b>NON-RESIDENTIAL LAND USE AREA</b>			
Commercial	0.279	0.690	0.4%
Road ROW	18.911	46.730	30.0%
ROW Enhanced Open Space	0.522	1.290	0.8%
Municipal Reserve (Open Space)	1.355	3.348	2.1%
Non-credit Municipal Reserve	0.992	2.450	1.6%
Public Utility Lot	0.020	0.050	0.03%
<b>Total non-residential area</b>	<b>22.08</b>	<b>54.56</b>	<b>35.0%</b>
<b>RESIDENTIAL LAND USE AREA</b>			
Low Density Residential	9.089	22.460	14.4%
Mixed Residential	11.769	29.080	18.7%
Townhouse	6.884	17.010	10.9%
Mid-Rise Apartment & Townhomes	4.059	10.030	6.4%
Pedestrian Village	5.176	12.790	8.2%
Commercial / MF Mixed Use	1.603	3.960	2.5%
Townhomes / Flex Live-Work	0.255	0.630	0.4%
Townhome Cluster	2.121	5.240	3.4%
<b>Total residential area</b>	<b>40.96</b>	<b>101.20</b>	<b>65.0%</b>



	Units
<b>TOTAL DWELLING UNITS*</b>	
Low Density Residential	217
Mixed Residential	486
Townhouse	308
Mid-Rise Apartment & Townhomes	401
Pedestrian Villages	448
Commercial / MF Mixed Use	248
Townhomes / Flex Live-Work	32
Townhomes Cluster	115
<b>Total dwelling units</b>	<b>2,255</b>

1. Calculate Total Dwelling Units: **2,255 units**
2. Calculate Density 2,255 units / 40.96 nrha = **55.1 du/nrha**



## 6.4 PROJECT PHASING

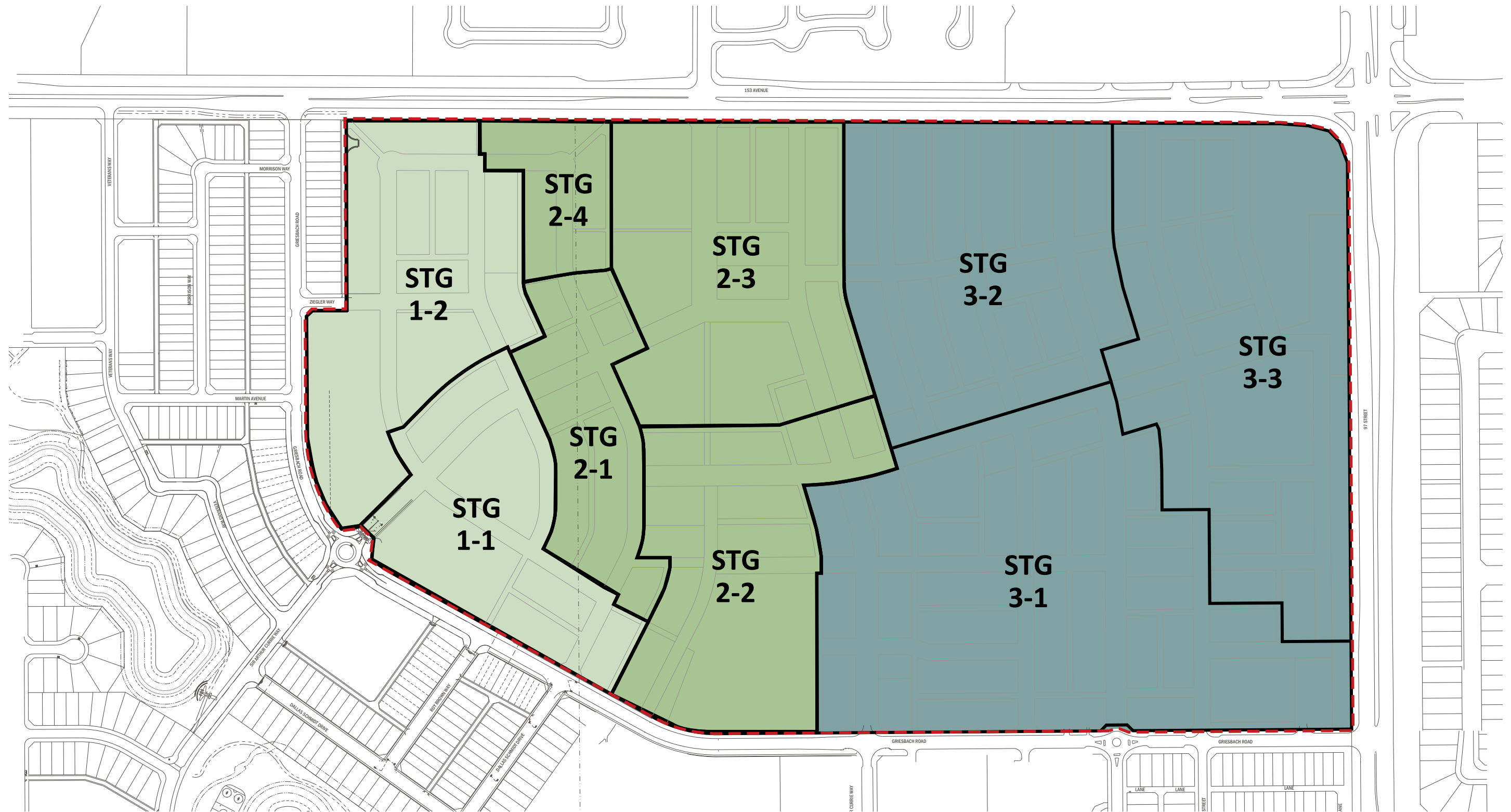
Phasing of the Griesbach Northeast Corner will include the new layout, logical connection points of each utility, design constraints, cost of infrastructure location and temporary connection. Due to the servicing strategy, a logical phasing for redevelopment would start at the southwest area by Griesbach Road where most utilities have connection points. As redevelopment progresses over the next 10 to 15 years, it could proceed North and East depending on market demand.

The general phasing planned for the Northeast Corner will start from the South-to-North, and from the West-to-East based on the utilities and grading. Development of the Northeast Corner is anticipated to start from the west along Griesbach Road and continue towards the east and north based on market demand. The reconstruction of Griesbach Road along the south portion of the Northeast Corner is anticipated to start in a few years to allow development to continue east towards 97 Street. Due to the lack of service connections, the Northeast portions of the Master Plan will be the last phase of the redevelopment.





**FIGURE 18: REDEVELOPMENT STAGING MAP**



- Subject Lands
- Staging Boundary
- Staging 1 Area
- Staging 2 Area
- Staging 3 Area



## 6.5 SERVICING

For servicing, a Neighbourhood Design Report was complete to provide an overview of the preliminary sanitary and storm servicing requirements for the Northeast Corner of the Griesbach Neighbourhood based on the planning from the proposed 2023 NASP Amendment.

For the Northeast Corner, the sanitary system will discharge to the City system at four connection points on Griesbach Road. The west portion will be serviced by the North Edmonton Sanitary Trunk (NEST) sewer. The east portion of the Northeast Corner will be serviced by the existing City sewer to the south along 137 Avenue.

The existing stormwater management facilities (SWMFs) in Basins 2 to 4, located outside the plan area, will be used to accommodate the minor and major flows of the Northeast Corner. The west portion of the Northeast Corner will drain to the existing 1500mm storm pipe at the Northeast inlet of SWMF #2. The east portion of the NEC will drain to the existing 1200mm storm pipe at Sir Arthur Currie Way and the existing 900mm storm pipe at Griesbach School Road.



## 6.6 ZONING DISTRICTS

The existing zoning within and surrounding the Griesbach Northeast Corner is predominately low-density residential with supportive medium density residential, neighbourhood commercial and public amenity space. Within the Northeast Corner, the following preliminary zoning districts are proposed under the Special Area Provisions in Griesbach to achieve the objectives of the Master Plan and the Griesbach Neighborhood Area Structure Plan:

- **Griesbach Low Density Residential with Garden Suites (GLG):** This zoning is to provide for street oriented low-density housing with opportunities for Garden Suites, Secondary Suites, and Multi-unit Housing under certain conditions, in accordance with the design objectives in the Griesbach Neighbourhood Area Structure Plan. For the Northeast Corner, this zoning will apply to approximately 20.86 hectares (51.54 acres) of proposed low-density residential and mixed residential land uses in the master plan.
- **Griesbach Row Housing (RF5g):** This zoning is based on the RF5 Row Housing Zone with adjustments to site rules such as Building Height and Site Coverage. This land use also applies to newly developed Row Housing elsewhere in Griesbach, but on the Northeast Corner it is applied to existing legacy Row Housing planned for redevelopment. For the Northeast Corner, this zoning will apply to approximately 9.26 hectares (22.88 acres) of proposed Townhomes, Stacked Townhomes, Flex Live-work, and Townhome Cluster land uses in the master plan.
- **Griesbach Low Rise Apartment (RA7g):** This zoning is based on the RA7 Low Rise Apartment Zone with adjustments to site rules such as Building Height and Setbacks. This land use also applies to newly developed apartment housing elsewhere in Griesbach, but within the Northeast Corner it is applied to existing legacy buildings planned for redevelopment. For the Northeast Corner, this zoning will apply to approximately 9.23 hectares (22.82 acres) of proposed Mid-rise Apartments and Townhomes, and Pedestrian Village land uses in the master plan.

- **Neighbourhood Convenience Zone (CNC):** This zoning is to provide for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods. For the Northeast Corner, this zoning will apply to approximately 0.28 hectares (0.69 acres) of proposed commercial land uses in the master plan.
- **Griesbach Village Centre Zone (GVC):** This zoning is to allow for a mixed use of businesses, residences, and institutional uses in a village centre format promoting pedestrian orientation in accordance with the design objectives in the Griesbach Neighbourhood Area Structure Plan. For the Northeast Corner, this zoning will apply to approximately 1.60 hectares (3.96 acres) of proposed commercial and multi-family mixed uses in the master plan.
- **Public Parks Zone (AP):** This zoning is to provide an area of public land for active and passive recreational uses. Within the Northeast Corner, this zoning will apply to approximately 2.35 hectares (5.80 acres) of proposed open space, municipal reserve, and non-credit municipal reserve land uses in the master plan.
- **Public Utility Zone (PU):** This zoning is to provide for a system or works for fire flow and water demand and to facilitate water looping. Within the Northeast Corner, this zoning will apply to approximately 0.02 hectares (0.05 acres) of a proposed Public Utility Lot (PUL) in the master plan.



**FIGURE 19: PRELIMINARY ZONING DISTRICTS**



- - - Subject Lands
- █ GLG - Griesbach Low Density Residential with Garden Suites
- █ RF5g - Griesbach Row Housing Zone
- █ RA7g - Griesbach Low Rise Apartment Zone
- █ CNC - Neighbourhood Convenience Zone
- █ GVC - Griesbach Village Centre Zone
- █ AP - Public Parks Zone
- █ PUL - Public Utility Zone
- Zoning District Boundary




APPENDIX A

# GreenCity Compass Sustainability Table






PRINCIPLE	NE CORNER SUSTAINABILITY GOAL	RELEVANT MUNICIPAL POLICY	PLAN INTEGRATION	EXAMPLES
 <p><b>COMMUNITY, HEALTH &amp; CULTURE</b></p>	Foster a sense of place and belonging.	Edmonton’s city design fosters a sense of place by celebrating our unique attributes, diversity and opportunities within the region (The City Plan, City Building Outcome 1.3).	The Master Plan creates a unique character for the NE Corner of Griesbach, utilizing street layouts, housing typologies, and open space to differentiate it from adjacent communities.	<ul style="list-style-type: none"> <li>• Physical landmarks</li> <li>• Named parks and open spaces</li> <li>• Street terminus</li> <li>• Architectural places</li> <li>• Public art opportunities</li> <li>• Corner store</li> <li>• Shared-Street (options for permeable hard surface, direct water to planting features)</li> <li>• Unique street profiles (active modes accommodation, pathways, wider sidewalks)</li> <li>• Tree lined boulevards (storage of snow, shade in summer, shelter from wind)</li> </ul>
	Enhance local culture, heritage, and sense of place.	Edmontonians can connect, be active in their community, and celebrate Edmonton’s heritage, diversity, and unique identity (The City Plan, City Building Outcome 1.2).	The plan integrates existing heritage resources, such as the maple grove along 97 Street, and celebrates significance through placemaking.	<ul style="list-style-type: none"> <li>• Physical landmarks</li> <li>• Commemoration streets</li> <li>• Maple grove</li> <li>• Not just historic military, but also active military</li> </ul>
		Edmonton protects and enhances its image and identity through heritage (The City Plan, City Building Outcome 5.2).	Enhanced open space and mixed-use areas within the plan give the community locations to gather and celebrate.	<ul style="list-style-type: none"> <li>• Integration of commemoration and heritage with open space (public and private open space)</li> <li>• Mixed use space</li> </ul>
		Edmonton is where creative spaces emerge and arts, design and culture flourish (The City Plan, City Building Outcome 6.2).		<ul style="list-style-type: none"> <li>• Public art opportunities in open space</li> </ul>






PRINCIPLE	NE CORNER SUSTAINABILITY GOAL	RELEVANT MUNICIPAL POLICY	PLAN INTEGRATION	EXAMPLES
 <p><b>COMMUNITY, HEALTH &amp; CULTURE</b></p>	<p>Encourage active, social, meaningful lives to promote good health and wellbeing.</p>	<p>Edmonton fosters wellness and mental health by providing opportunities for all people to engage in community life and supporting those who are isolated, marginalized, or at risk (The City Plan, City Building Outcome 1.1).</p>	<p>The Master Plan creates a unique character for the NE Corner of Griesbach, utilizing street layouts, housing typologies, and open space to differentiate it from adjacent communities.</p>	<ul style="list-style-type: none"> <li>• Open space, mixed use space</li> <li>• Connectivity</li> <li>• 5-minute walk accessibility (15-minute village concept)</li> <li>• Pedestrian village</li> <li>• Walk/bike shed</li> <li>• Tree lined boulevards (shade, shelter, snow storage)</li> <li>• Active modes encouraged by not over-building streets</li> </ul>
		<p>Edmontonians feel safe and secure in their communities and benefit from public spaces and infrastructure that promote health and well-being (The City Plan, City Building Outcome 2.1).</p>		
	<p>Acknowledge and highlight the history of place, including indigenous territory and land heritage.</p>	<p>Edmontonians acknowledge and celebrate Indigenous heritage while honoring the diverse cultures, perspectives, and experiences residents bring from around the world (The City Plan, City Building Outcome 3.1).</p>	<p>Indigenous engagement was initiated throughout the design development process.</p> <p>The project team will continue to seek opportunities to highlight the history of Indigenous peoples within the Canadian military as well as within the site.</p>	<ul style="list-style-type: none"> <li>• Opportunity for commemoration in open space</li> <li>• Integrate commemoration with public art</li> <li>• Interpretive signage and learning opportunities</li> </ul>






PRINCIPLE	NE CORNER SUSTAINABILITY GOAL	RELEVANT MUNICIPAL POLICY	PLAN INTEGRATION	EXAMPLES
 <p><b>EQUITY &amp; LOCAL ECONOMY</b></p>	Promote diversity and equality of opportunities across all abilities, genders, race, age, and sexual orientation.	Edmonton’s city design fosters a sense of place by celebrating our unique attributes, diversity and opportunities within the region (The City Plan, City Building Outcome 1.3).	The intent of the master plan is to ensure public spaces are accessible to all.	<ul style="list-style-type: none"> <li>• Zero threshold store fronts</li> <li>• Proper curb cuts, tactile warning systems (directional tactile systems)</li> <li>• Open space – showcase opportunity for play space that’s available to all (sounds, scents, natural environment sensory park)</li> <li>• Taking seasonality into account (winter snow clearing required on active modes networks)</li> <li>• Charging stations for mobility aids</li> <li>• Accessible four-season furniture</li> <li>• City of Edmonton Access Design Standards</li> </ul>
		Edmonton advances equity through access to universally accessible spaces, services, facilities, and transportation networks (The City Plan, City Building Outcome 4.1).	An inclusive engagement program was conducted to gather feedback from across all abilities, genders, races, ages, and sexual orientation. This feedback has been incorporated throughout the plan.	<ul style="list-style-type: none"> <li>• ASL, closed captioning available as required for engagement</li> <li>• Accessible website</li> <li>• Inclusive engagement outlined within work program at the beginning of the project</li> </ul>
	Provide a wide range of housing types that address accessibility and affordability.	Edmontonians have the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs (The City Plan, City Building Outcome 2.2).	A diverse mix of housing has been provided in the plan. The plan seeks to replace 520 attainable/rental housing units.	<ul style="list-style-type: none"> <li>• Replacing existing PMQ</li> <li>• Diverse range of missing middle product, including secondary suites, garage suites, lane homes</li> <li>• Courtyard townhomes</li> <li>• 4-8 plexes</li> <li>• Multi-family housing</li> </ul>
	Create a vibrant and resilient economy where a significant portion of money is spent locally.	Edmonton’s growth and development mutually benefit the city and region (The City Plan, City Building Outcome 2.3).	Comprehensive and inclusive engagement was conducted for the project.	<ul style="list-style-type: none"> <li>• Inclusive engagement program outlined at the beginning of the project</li> <li>• GBA+ lens on community input panel</li> </ul>
	Edmonton fosters a vibrant economy by supporting business and attracting skills, talent, and investment (The City Plan, City Building Outcome 3.2).	Density of housing helps to support local commercial and retail opportunities.	<ul style="list-style-type: none"> <li>• Potential for incubator space opportunities for entrepreneurs</li> </ul>	






PRINCIPLE	NE CORNER SUSTAINABILITY GOAL	RELEVANT MUNICIPAL POLICY	PLAN INTEGRATION	EXAMPLES
 <p><b>EQUITY &amp; LOCAL ECONOMY</b></p>	<p>Create a vibrant and resilient economy where a significant portion of money is spent locally.</p>	<p>Edmontonians, entrepreneurs and investors have opportunities and supports to grow a diverse and resilient economy (The City Plan, City Building Outcome 3.3).</p>		<ul style="list-style-type: none"> <li>• Potential for incubator space opportunities for entrepreneurs</li> </ul>
	<p>Develop and implement an inclusive engagement and consultation program.</p>	<p>Edmonton fosters citizen leadership, capacity building and co-creation (The City Plan, City Building Outcome 6.1).</p>	<p>Comprehensive and inclusive engagement was conducted for the project.</p>	<ul style="list-style-type: none"> <li>• GBA+ lens</li> <li>• Inclusive engagement program a foundation of the project</li> </ul>






PRINCIPLE	NE CORNER SUSTAINABILITY GOAL	RELEVANT MUNICIPAL POLICY	PLAN INTEGRATION	EXAMPLES
 <p><b>LAND &amp; WATER</b></p>	Ensure a positive contribution to the local biodiversity and the environment.	Edmontonians demonstrate shared leadership as stewards of the environment (The City Plan, City Building Outcome 1.4).	Existing trees retained, where possible (i.e. maple grove along 97 Street).	<ul style="list-style-type: none"> <li>Retained trees within the development, including maple grove</li> <li>Retention of significant mature vegetation contributes to local biodiversity</li> </ul>
		Edmonton protects, expands and improves access to its natural systems and open spaces in support of biodiversity and the health and enjoyment of all Edmontonians (The City Plan, City Building Outcome 5.1)	Open space throughout the community, including tree-lined streets and boulevards, provide habitat for urban wildlife such as songbirds.	<ul style="list-style-type: none"> <li>Residential streets – separate sidewalk, boulevard, planting strip, tree lawn</li> <li>Enhanced landscaping rights-of-way (rain gardens, bioswales, double rows of trees, open space)</li> <li>Pocket parks and programmed open space</li> <li>Adaptive plant species – succession of plants that adapt to a changing climate</li> </ul>
	Maximize synergies between urban agriculture, urban forestry, biodiversity, and carbon storage.	Edmonton maintains and invests in regionally significant ecological connectivity, natural assets, agricultural lands, and infrastructure services (The City Plan, City Building Outcome 5.3).	Private and public open space provide opportunities for low impact development, water management, and biodiversity through maximization of permeable areas and incorporation of diverse plant materials.	<ul style="list-style-type: none"> <li>Increased depth of topsoil</li> <li>Opportunities for natural retention</li> <li>Diverse plant materials (within City spec) that allows for adaptation to changing climate</li> <li>Not over building streets – decreased impervious surface</li> <li>Residential rain barrels</li> <li>Enhanced ROW with landscaping (biofiltration with no rain garden component)</li> <li>Bump outs for additional green space</li> <li>Absorbent landscaping</li> </ul>
		Edmonton’s natural and physical systems provide security and resilience against extreme weather events and other environmental hazards (The City Plan, City Building Outcome 5.4).	Opportunity to incorporate drought-resistant landscaping and other climate resilient landscaping techniques within the open space network.	<ul style="list-style-type: none"> <li>Increased depth of topsoil</li> <li>Opportunities for natural retention</li> <li>Diverse plant materials (within City spec) that allows for adaptation to changing climate – biofiltration with plant material selection</li> <li>Less turf, decreased ops and maintenance</li> </ul>
	Preserve and enhance the physical, natural and community character of the project site and its surroundings.	Edmontonians demonstrate shared leadership as stewards of the environment (The City Plan, City Building Outcome 1.4).	Existing natural assets form a defining character within the community (i.e. maple grove).	<ul style="list-style-type: none"> <li>Existing trees, maple grove</li> </ul>






PRINCIPLE	NE CORNER SUSTAINABILITY GOAL	RELEVANT MUNICIPAL POLICY	PLAN INTEGRATION	EXAMPLES
 <p><b>LAND &amp; WATER</b></p>	Engage people in recognizing the value of nature including its value to human health.	Edmonton protects, expands and improves access to its natural systems and open spaces in support of biodiversity and the health and enjoyment of all Edmontonians (The City Plan, City Building Outcome 5.1).	The plan provides opportunities to incorporate unique place-making, highlighting the value of natural assets (i.e. maple grove).	<ul style="list-style-type: none"> <li>• Highlight accessibility to open space</li> <li>• Sensory park areas</li> <li>• Accessibility for all abilities key attribute in place-making</li> <li>• Four-season accessibility</li> <li>• Mental health benefits of all abilities having access to open space and amenities</li> <li>• Freedom that comes with the ability to hang out outside</li> <li>• Diverse boulevard planting (boulevard gardens)</li> </ul>
	Use water efficiently and return it clean to the environment.	Edmontonians demonstrate shared leadership as stewards of the environment (The City Plan, City Building Outcome 1.4).	Opportunities for water efficient landscaping, both on private and public open space.	<ul style="list-style-type: none"> <li>• Incorporate drought tolerant plant species</li> <li>• Increased depth of topsoil</li> <li>• Water management through careful selection of plant species</li> <li>• Balancing diversity of landscapes (less turf, different turf, etc.)</li> <li>• Treated stormwater for irrigation</li> <li>• Not over building streets – decreased impervious surface</li> <li>• Storm events and hydrophobic soils (mulch can help moderate soil moisture loss)</li> <li>• Use plant materials to slow water in storm events</li> </ul>
	Reduce the need for vehicular travel by encouraging walking, cycling and low carbon transportation options	Edmontonians live closer to what they need and are supported by walkable communities, active transportation networks and greater connectivity across all travel modes (The City Plan, City Building Outcome 4.2).	Local amenities reduce the need for residents to travel outside of the community. Safe travel corridors have been provided for pedestrians and cyclists.	<ul style="list-style-type: none"> <li>• Four season maintenance for all abilities to access</li> <li>• Pedestrian-centric streets</li> <li>• Trees for wind protection, shade, snow management, etc.</li> <li>• Rapid and mass transit in close proximity</li> <li>• Metro line extension</li> <li>• Local transit within the neighbourhood</li> <li>• Potential for on-demand service within the site</li> </ul>






PRINCIPLE	NE CORNER SUSTAINABILITY GOAL	RELEVANT MUNICIPAL POLICY	PLAN INTEGRATION	EXAMPLES
 <p><b>TRAVEL &amp; TRANSPORTATION</b></p>	Make it easy, attractive, and safe for people to walk and cycle.	Edmontonians live closer to what they need and are supported by walkable communities, active transportation networks and greater connectivity across all travel modes (The City Plan, City Building Outcome 4.2).	The plan provides a highly connected movement grid, including dedicated pedestrian villages and widened walkways, making it desirable to residents and visitors to walk or cycle.	<ul style="list-style-type: none"> <li>• Four season maintenance for all abilities to access</li> <li>• Pedestrian streets</li> <li>• Trees for wind protection, shade, etc.</li> <li>• Plan illustrates walk/cycle radius (15 minute village)</li> <li>• Neighbourhood destinations within the community</li> <li>• Linking into the balance of the amenities within Griesbach (parks, schools, commercial, etc.)</li> <li>• Increasing permeability of edges of community</li> <li>• Providing opportunities to reach out to adjacent communities</li> <li>• Substantial bike network</li> <li>• Shared pathways, connections to schools, transit network, local amenities</li> </ul>
	Plan the project as part of a connected network that supports all transportation modes for the efficient movement of people, goods, and services.	Edmontonians live closer to what they need and are supported by walkable communities, active transportation networks and greater connectivity across all travel modes (The City Plan City Building Outcome 4.2).	The plan is connected to Edmonton's transit system and provides safe movement opportunities for cyclists and pedestrians.	<ul style="list-style-type: none"> <li>• Car share strategy? Bike share?? Potential to tie to Community League or Multi-family buildings</li> <li>• EV charging</li> <li>• Mobility aid charging stations in open space</li> <li>• E-bike charging</li> <li>• Bike storage (covered storage)</li> <li>• Charging tied to small-scale solar in public open space</li> <li>• Proximity to rapid transit</li> <li>• Metro line</li> <li>• Cargo bike for the community (with the community league, tie to membership)</li> </ul>
		Edmonton's mobility system connects residents and businesses, creating opportunities and building partnerships throughout the region (The City Plan, City Building Outcome 4.3)		
Expand accessibility to sustainable transportation choices including active, shared, and/or mass transportation.	Edmontonians benefit from improved public transit and high-quality active transportation networks which reduce greenhouse gas emissions (The City Plan, City Building Outcome 4.4).	Public transportation opportunities have been considered throughout the design.	<ul style="list-style-type: none"> <li>• Delivery opportunities designed into the plan</li> <li>• 5-minute walk from any bus stop (400m)</li> </ul>	






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 <p><b>TRAVEL &amp; TRANSPORTATION</b></p>	<p>Expand accessibility to sustainable transportation choices including active, shared, and/or mass transportation.</p>	<p>Edmonton advances equity through access to universally accessible spaces, services, facilities, and transportation networks (The City Plan, City Building Outcome 4.1).</p>	<p>Active mode travel has been considered throughout the design.</p>	<ul style="list-style-type: none"> <li>• Accessible active modes</li> <li>• Zero threshold store fronts</li> <li>• Proper curb cuts, tactile warning systems (directional tactile systems)</li> <li>• Taking seasonality into account (winter snow removal on multi-modal networks)</li> <li>• Charging stations for mobility aids</li> <li>• Accessible four-season furniture</li> <li>• City of Edmonton Access Design Standards</li> <li>• Internal shuttles/golf carts?</li> <li>• Warming huts?</li> </ul>





PRINCIPLE	NE CORNER SUSTAINABILITY GOAL	RELEVANT MUNICIPAL POLICY	PLAN INTEGRATION	EXAMPLES
 <p><b>WASTE &amp; ENERGY</b></p>	Support energy efficient buildings that meet or exceed local and/or national benchmarks, or a recognized building standard.	Edmonton is a leader in efficient, sustainable and resilience community design, development, and living (The City Plan, City Building Outcome 2.4).	The plan provides a highly connected movement grid, including dedicated pedestrian villages and widened walkways, making it desirable to residents and visitors to walk or cycle.	<ul style="list-style-type: none"> <li>• Plan is adaptable for changing building codes (net zero by 2050)</li> <li>• Solar/solar response to facades – south façade responds differently than north façade.</li> <li>• Potential for architectural guidelines to push innovation in built form, specifically in multi-family and rental units</li> <li>• 200amp service ready</li> <li>• EV charging</li> <li>• Climate adaptation plan (Edmonton) and Energy Transition Strategy</li> <li>• Adaptability to hydrogen fuel source</li> <li>• Mandatory energy labeling for new builds – quantifies the value of energy efficiency to purchasers</li> <li>• Energy generation within multi-family/commercial developments</li> <li>• Opportunities for net-zero multi-family</li> <li>• Opportunity to explore innovation in energy generation within the project</li> </ul>
	Utilize materials from sustainable sources and promote products that help people reduce consumption.	Edmonton is a leader in efficient, sustainable and resilience community design, development, and living (The City Plan, City Building Outcome 2.4).	Local materials will be sourced, wherever possible, throughout the construction process.	<ul style="list-style-type: none"> <li>• Excavation materials reused within the site.</li> <li>• Reuse of materials where possible</li> <li>• Utilizing local suppliers where possible</li> </ul>
	Promote reduction of wasteful construction, re-using and recycling to support long-term goals of zero waste and zero pollution.	Edmonton is a leader in efficient, sustainable and resilience community design, development, and living (The City Plan, City Building Outcome 2.4).	CLC will continue to promote construction practices that reduce waste and encourage re-use and recycling.	



1 Community, Health & Culture 

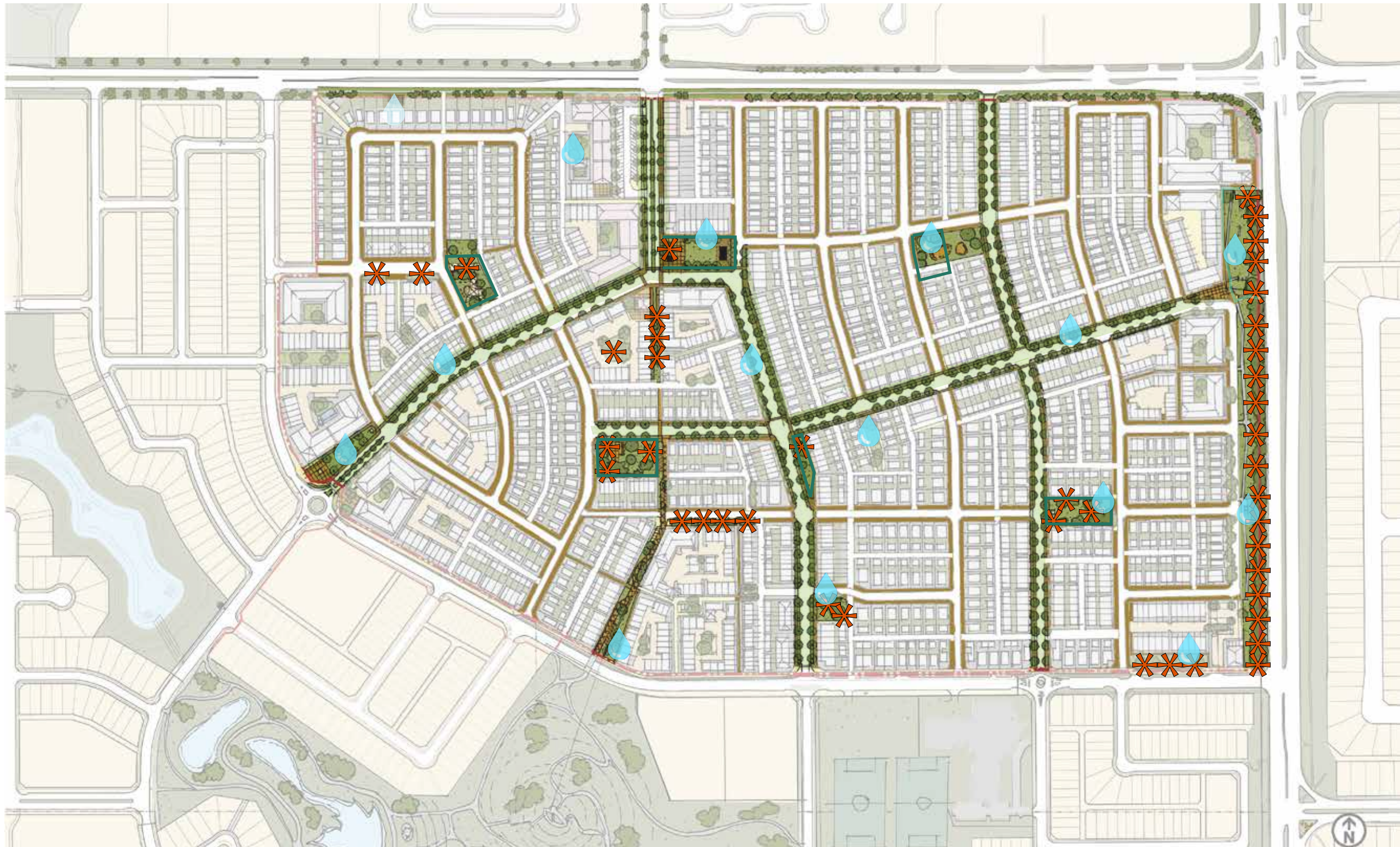
2 Equity & Local Economy 



-  Physical Landmarks
-  Public Art & Commemoration
-  Street Terminus
-  Zero Threshold Storefronts
-  Missing middle houses
-  Shared Street



3 Land & Water 

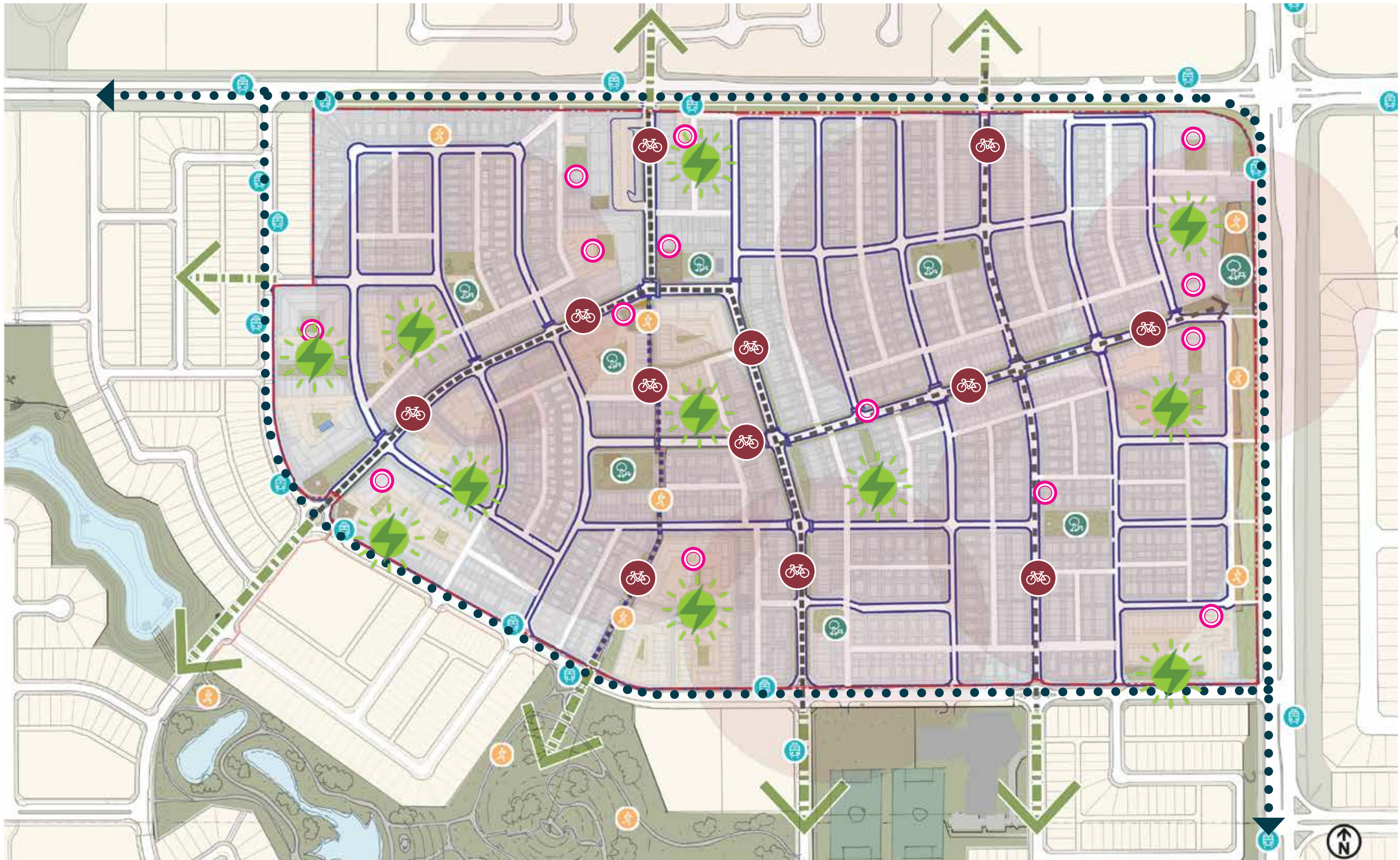









-  Potential for Retained trees
-  Enhanced landscaping ROW
-  Opportunities for Natural Retention
-  Separate Sidewalks on Residential Streets
-  Pocket Parks/Programmed Open Space  
Note: Potential for Monowalks on front drives



4 Travel & Transportation 

















5 Waste & Energy 



- Transit Network
- Pedestrian Network
-  Connection to surrounding Public Space
-  5 min Walksheds
-  Bus Stop
-  EV Charging
-  Pedestrian
-  Potential Green Energy generation-Multifamily & Commercial
-  Shared-Use pathway system (Collectors, Enhanced Residential Local and Shared street)





-  Physical Landmarks
-  Public Art & Commemoration
-  Zero Threshold Storefronts
-  Missing middle houses
-  Shared street
-  Retained trees
-  Enhanced landscaping ROW
-  Opportunities for Natural Retention
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-  5 min Walksheds
-  Bus Stop
-  Shared-Use pathway system (Collectors, Enhanced Residential Local & Shared street)
-  Green Energy Generation-Multifamily & Commercial

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APPENDIX B

# Engagement Summary



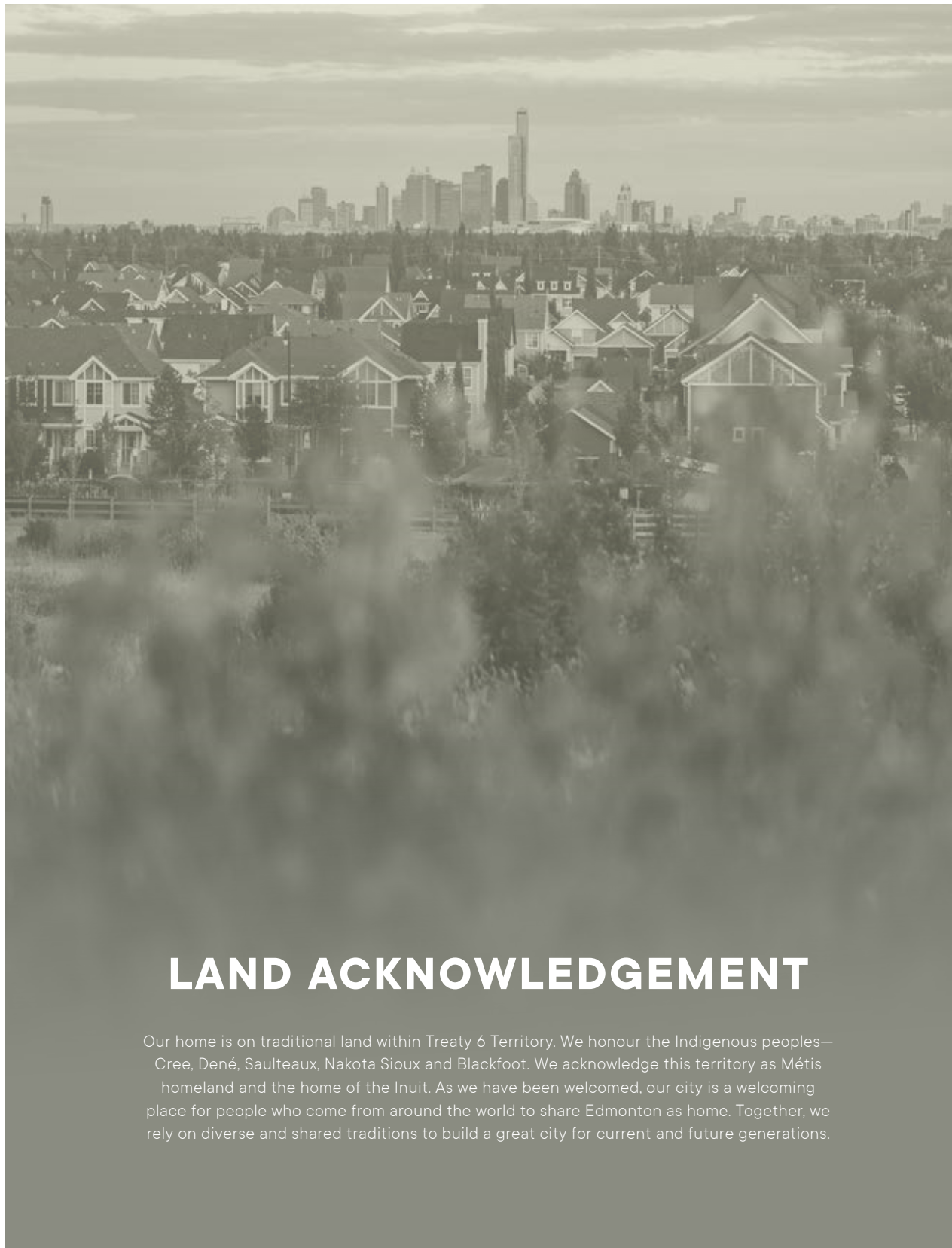
MARCH 2023 |



# GROWING GRIESBACH NORTHEAST CORNER ENGAGEMENT SUMMARY








# LAND ACKNOWLEDGEMENT

Our home is on traditional land within Treaty 6 Territory. We honour the Indigenous peoples— Cree, Dené, Sauteaux, Nakota Sioux and Blackfoot. We acknowledge this territory as Métis homeland and the home of the Inuit. As we have been welcomed, our city is a welcoming place for people who come from around the world to share Edmonton as home. Together, we rely on diverse and shared traditions to build a great city for current and future generations.

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# 1.0

## INTRODUCTION

**Canada Lands Company has prepared a preferred Master Plan for the Northeast Corner of the community of Griesbach.**

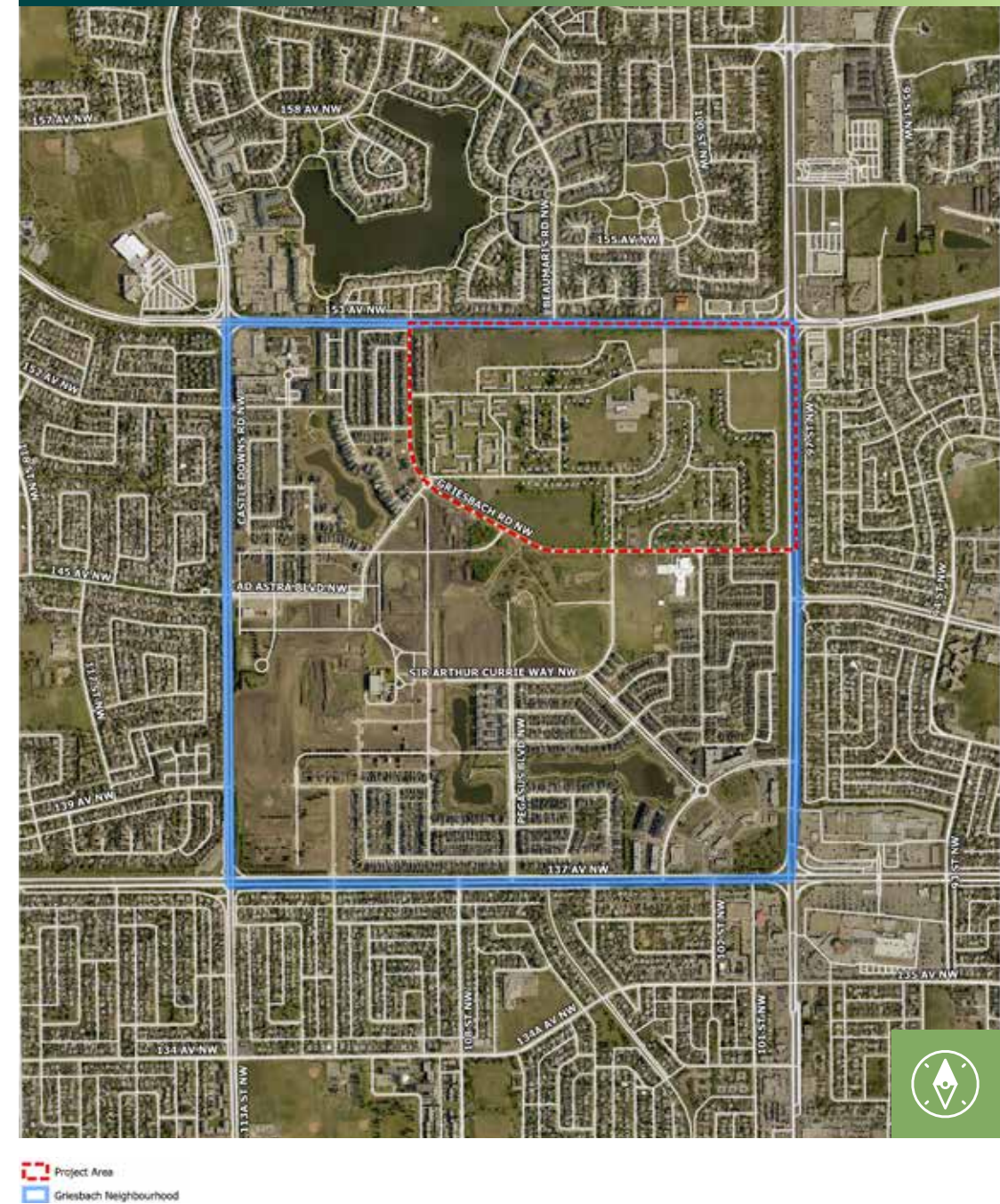
A Master Plan outlines what is envisioned to occur in a neighbourhood. It includes a range of land uses, employment opportunities, public facilities, and services.

An inclusive engagement program provided the opportunity for the community to participate in discussions and share their perspectives during the development of the Northeast Corner Master Plan. This report summarizes the engagement and public outreach efforts undertaken throughout the project, and how community feedback ultimately influenced the preferred Master Plan concept.

### 1.1 ABOUT THE PROJECT

The Griesbach Northeast Corner is a 63-hectare (155-acre) parcel of land located within the northeast corner of the Village at Griesbach in north Edmonton. The Griesbach neighbourhood has a rich Canadian military history dating back to the 1950s. Canada Lands Company began the process of planning a future community starting with the approval of the Griesbach Neighbourhood Area Structure Plan (NASP) in 2002 and finally acquiring the property formally in 2003. Today the development of Griesbach is about 60% complete. The Northeast Corner is the last remaining undeveloped portion of the community. The Griesbach Neighbourhood Area Structure Plan amendment will be submitted to the City of Edmonton in the Spring of 2023.

FIGURE 1: GRIESBACH NORTHEAST CORNER





## 1.2 GRIESBACH NORTHEAST CORNER PROJECT TIMELINE

Below is a timeline of the steps we're taking to build a diverse, residential development that will thrive for generations to come.



### 2002

Griesbach Neighbourhood Area Structure Plan was approved and was subsequently formally acquired by Canada Lands Company in 2003.



### 2002-2022

Canada Lands Company has developed over half of the Village at Griesbach. One of Edmonton's award-winning communities.



### SPRING 2022

Growing Griesbach is launched to support the development of the Northeast Corner.



### SPRING 2022 – WINTER 2023

Public engagement activities to support the development of the preferred Northeast Corner Master Plan concept.



### SPRING 2023

Griesbach Neighbourhood Area Structure Plan amendment submitted to the City of Edmonton.



### SPRING – SUMMER 2023

City-led engagement on the Griesbach Neighbourhood Area Structure Plan amendment.



### FALL 2023

Anticipated City of Edmonton Approvals on the Griesbach Neighbourhood Area Structure Plan amendment application.

## 1.3 ABOUT CANADA LANDS COMPANY

Canada Lands Company is a federal Crown corporation specializing in real estate development and attractions management. For more than 25 years, the company has developed some of the most sought-after communities in Canada while serving as the innovative steward of some of Canada's most iconic attractions: the CN Tower and Downsview Park in Toronto, and the Montréal Science Centre and the Old Port of Montréal. The company curates memorable experiences and enriches the everyday lives of Canadians by embracing the potential of the places and spaces that it owns and operates. Canada Lands operates in two distinct, but related business sectors to produce the optimal return on its activities, to the benefit of all Canadians and the federal government.

For more information, please visit <https://www.clc-sic.ca>

## 1.4 THE GRIESBACH COLLABORATIVE

The Griesbach Collaborative is an interdisciplinary team of professionals created specifically for the Northeast Corner Master Plan. The Collaborative brings together a range of award-winning professionals and local experts to deliver on the aspirational goals for this master planned community.



Canada Lands Company  
Société immobilière du Canada



PLANNING  
DESIGN  
ENGAGEMENT

SOLES & COMPANY

SCATLIFF + MILLER + MURRAY

Intelligence House



TOOLE  
DESIGN

kasian

level  
PLAYING FIELD  
an accessibility agency



# 2.0

## WHAT WE DID

Extensive engagement took place from Spring 2022 through to Winter 2023.

### 2.1 SUMMARY

Stakeholder, community, public and Indigenous engagement provided the opportunity for a variety of audiences to participate in meaningful discussions and share unique perspectives about the project, ultimately strengthening project decisions and supporting the development of the Northeast Corner Master Plan.

Prior to planning the events, members of the project team met with community leaders to determine engagement tactics that would motivate participation and interest in the project.



11

Meetings Scheduled



04

Public Events



OVER 500

Stakeholders Reached



88

Survey Responses



01

Great Master Plan

### Inclusivity

Inclusivity was central to the engagement strategy for the Northeast Corner Master Plan. A Diversity and Gender Based Analysis+ Framework was used to develop the Public Engagement and Communications Plan. The GBA+ lens means that populations that may be difficult to reach or those with barriers to participation are included in the process. Intentional tactics to include these populations were built into the planning process and carried through the duration of the project.

### Accessibility

The multi-award-winning firm of Level Playing Field were key players on the project team, providing a full range of accessibility consulting services ensuring that accessibility was front and centre in all aspects of the project, including engagement opportunities and implementing Universal Design principles and accessible best practices.

- All engagement communications and events were designed to be accessible to those with visual, physical and hearing impairments. An American Sign Language interpreter was present at events.
- Engagement events offered options to include those with limited or no access to technology.
- Translations in French and Syrian were available at engagement events, with other languages available upon request.

### Indigenous Engagement

The Griesbach Collaborative welcomed two respected Indigenous Consulting partners, Dr. Allen Benson and Teneya Gwin of Eleven Eleven Consulting, to facilitate long-term relationship building with Confederacy of Treaty 6 and Metis Nation IV. Indigenous engagement activities included:

- Advising the project team on protocol to build long-term mutual relationships with Treaty 6 and Metis leaders and their communities.
- Research and information on the role of Indigenous peoples in the military and possible processes for commemoration.

### Community Input Panel

The project team applied an important phrase when developing the public engagement and communication plan: "Nothing about us without us." Simply put, this means that the people in the community must be involved in planning the engagement design and must have a choice of delivery options for their engagement sessions.

A Community Input Panel (CIP) was created to act as representatives of the community, businesses, residents and stakeholders who had an interest in the project. The CIP included residents of the Residential Housing Units, Francophone, school council and community league members, business owners and a range of ages, ethnicities, and religions.



### Northeast Corner Resident Engagement

The Northeast Corner houses residents in over 500 rental units. A Resident Transition Plan was developed as a resource for Northeast Corner residents. The plan outlines support and resources available to assist current residents with their future transition, anticipated in two to five years from the time residents were informed of the project. A meeting was held with Major General Griesbach School to ensure they were aware of the project and the potential impact on some of their student families. CLC is committed to providing regular updates to the current residents to ensure they are aware of project timelines and support is in place through the Resident Transition Plan.

**January 2022:** CLC hosted information sessions with residents of the Northeast Corner. The sessions, hosted at two different times, introduced the project and notified residents of the need to find new housing in two to five years.

**February 2022:** A questionnaire was developed to help understand the housing needs and preferences of Northeast Corner Residents. The questionnaire helped the team understand resident's needs.

**March 2022:** A Resident Transition Coordinator (Westcorp) was brought in to assist residents with the transition. The Coordinator liaises directly with the residents and supports them by:

- Answering questions by phone and email.
- Learning about family's housing needs and preferences.
- Providing information and referrals to rental property managers.
- Notifying residents of alternative housing opportunities that may arise.
- Assessing and addressing other needs as required.

**May 2022:** CLC established a Resident Transition Plan to outline resources required to support Northeast Corner Residents identified by the questionnaire and through engagement.

**February 2023:** A resident information session was hosted prior to the final Master Plan public engagement events to ensure Northeast Corner Residents were able to learn about the most recent project updates. The virtual meeting allowed the project team to address their unique interests and questions.



## 2.2 PUBLIC ENGAGEMENT

The Griesbach Collaborative created and implemented an inclusive, transparent, and comprehensive public engagement and communications strategy for the project. The strategy is founded on our commitment to ensure that participants have consistent access to accurate and timely project information, fair opportunities to participate, and that questions and comments are addressed in a timely manner. The engagement program included the following tactics:

<p><b>June 2022</b></p> <hr/> <p><b>4,500 views</b></p>	<p><b>Website Launch</b></p> <p>The Northeast Corner Master Planning team began its engagement process in June of 2022 with a launch designed to lay the foundation for the project. It was intended to:</p> <ul style="list-style-type: none"> <li>• Introduce the project to the community and public</li> <li>• Generate excitement and anticipation</li> <li>• Establish brand recognition</li> <li>• Draw people to the website to learn about the project</li> </ul>
<p><b>PHASE 1 : VISION AND PRINCIPLES</b></p>	
<p><b>June 11, 2022</b></p> <hr/> <p><b>350+ participants</b></p>	<p><b>Spring Celebration in Griesbach Central Park</b></p> <p>The family friendly, outdoor event included a large tent with storyboards, activities designed to garner feedback, intercept surveys by engagement team members, as well as word games and prompts for children and adults.</p> <p>The Spring Celebration was advertised through:</p> <ul style="list-style-type: none"> <li>• Postcard mail drop to all households and businesses in the Village at Griesbach and within 500 metres of the project area</li> <li>• Family-oriented postcard hand delivered to 500 families in the community</li> <li>• Posters in windows of local businesses, postcards in stores and restaurants</li> <li>• Newspaper ads</li> <li>• Notices in the community league newsletter and a special announcement sent to community league members by the community league</li> </ul>
<p><b>June 16, 2022</b></p> <hr/> <p><b>19 participants</b></p>	<p><b>Public Open House</b></p> <p>A traditional public open house was advertised alongside the Spring Celebration to provide a different method for engagement with the community. The goal for these first events was to hear from the community and learn about their vision and ideas for the Northeast Corner before we started the design on the Master Plan.</p>



<b>July 2022</b> <hr/> <b>6 participants</b>	<b>First Community Input Panel Meeting</b> <p>The first Community Input Panel meeting was held following the public events. The Panel was formed by direct invite to stakeholders. The first meeting included discussion on their Vision and Values for the Northeast Corner Master Plan, what they liked about their community that they would like to see continued, and new ideas for the Northeast Corner that currently did not exist. They also advised on engagement techniques and how to best include residents of Griesbach in the project.</p>
<b>June – August 2022</b> <hr/> <b>59 responses</b>	<b>Online Visioning Survey</b> <p>The survey was promoted through the public events and launched on June 12. The survey provided another means of collecting early community feedback to help inform the first draft concepts.</p>
<b>PHASE 2 : MASTER PLANNING AND DESIGN: TWO CONCEPT PLANS</b>	
<b>Sept. 2022</b>	<b>Second Community Input Panel Meeting</b> <p>The purpose of the meeting was to present and receive comments on the draft Concept Plans. The Community Input Panel also offered input into the presentation that would be made to the community and ideas on how to attract people to the online event.</p>
<b>Sept. 22, 2022</b> <hr/> <b>62 registered</b>	<b>Virtual Engagement Session</b> <p>A virtual design webinar was hosted for the community to view two draft design concepts. The early concepts were based on public input. The session allowed participants to ask questions and share their ideas.</p> <p>The virtual engagement session was advertised through:</p> <ul style="list-style-type: none"> <li>• Postcard mail drop to households and businesses in the Village at Griesbach and within 500 metres of the project area</li> <li>• Postcards in stores and restaurants</li> <li>• Social media ads: geographically targeted Facebook ads</li> <li>• Notices in the community league newsletter and a special announcement sent to community league members by the community league</li> </ul>
<b>Sept. 2022</b> <hr/> <b>9 responses</b>	<b>Online Survey on Draft Concepts</b> <p>A survey was launched on the project website and shared with participants at the virtual session. The survey was designed to gather questions and comments on the two draft concepts. The survey was promoted in conjunction with the session, and promotion continued up to the survey closing date. This included postcards, social media, and Community League advertising.</p>

<b>PHASE 3 : REVIEW AND CELEBRATION OF MASTER PLAN</b>	
<b>Feb. 9, 2023</b> <hr/> <b>65 participants</b>	<b>Community League and Community Input Panel Reception &amp; Public Open House</b> <p>A public open house and private reception were hosted to conclude the Master Plan engagement. The events shared the preferred plan with the community and celebrated the completion of the Master Plan.</p>
<b>February 2023</b> <hr/> <b>20 responses</b>	<b>Online Survey</b> <p>The final survey asked the community to reflect on whether the preferred Master Plan incorporated the feedback received through engagement. The survey was shared at the open house and posted on the website.</p>
<b>March 2023</b> <hr/> <b>40 participants</b>	<b>Presentation at Griesbach Community League AGM</b> <p>CLC and B&amp;A were invited to attend the Griesbach Community League AGM to share information on the preferred Master Plan. The open house boards were used to share information about the Northeast Corner Master Plan with the AGM participants.</p>





# 3.0

## WHAT WE HEARD

The Village at Griesbach currently enjoys strong community spirit, a feeling of being connected to each other and a desire to continue to create a welcoming, harmonious community. Participants want to make sure that whatever is being planned recognizes, honours and facilitates strong community connections.

Amenities were seen as the best way to foster community cohesion. Recreational opportunities, gathering spaces and connectivity were seen as significant aspects to include in the Master Plan. Skating rinks along with biking and walking opportunities were frequently mentioned. Parks and green space for pathways and gathering spaces were also discussed. Firepits, picnic shelters, warming huts and a community Christmas tree were suggested to add beauty to the area and would be amenities that do not currently exist in the community. Amenities also included small-scale commercial development such as a grocery store, wine bar, and restaurants.

“ I think if this actually all comes to fruition, it will look really good. ”

“ Canada Lands Company is a fantastic developer. This will be amazing. ”

*\* We have included verbatim quotes from participants in Community Input Panel meetings, public in-person events, virtual meetings and comments that appear in the surveys.*

Throughout engagement, participants were invited to use three words to describe a modern neighbourhood that they would like to see incorporated into the Village at Griesbach. The most common words were:





### 3.1 THEME: HOUSING TYPES AND DENSITY

Participants enjoy the abundance of single-family homes in the community but acknowledge the need to increase both density and diversity. When asked 'what would you like to avoid?', the number one response was tall condos and apartment buildings. Four to six stories were seen as optimum for apartment and condominium units. Participants were concerned that towers would disturb the character and feel of the community. Residents felt that Griesbach did not have the infrastructure or services that the density from towers would require. Overall, participants agreed that balance in housing typology and diversity is important.

“

**Diversity in people, social economics, housing is a plus. It makes our community more interesting.**

”

Diversity also included housing types—small homes, intergenerational homes and a range of housing types were highlighted. Housing opportunities should be available for single people, couples, families and seniors so that all aspects of the community could be represented and included. The ability to create a community that embraced all seasons of life was important to Griesbach residents. They wanted to be able to transition from family homes to smaller units that were attainable for adult children and seniors.

“

**Intergenerational neighbourhood has great potential – families would like to all continue to live in the community throughout their life cycle; downsizing by parents, first homes for young adults, ability to have 3 generations in one home, senior accommodations and opportunities to age in place ...this would make our community complete.**

**You need to incentivize developers to develop mature living opportunities.**

”

People encouraged the team to ensure architectural controls were maintained. A few did not agree with the increased density.

“

**This just doesn't feel or look unique enough. It doesn't keep the Griesbach feel. It's too dense. It needs less residential density and more open space. Please keep the architectural guidelines and history alive.**

”

#### How we incorporated this theme into the Master Plan:

The Master Plan was guided by the following design principle: Griesbach Northeast Corner will offer a range of housing types, including affordable housing products identified by Edmonton's City Plan. The variety of residential types envisioned by the Plan includes:

- Mid-rise apartments and multi-family building forms
- Pedestrian Villages
- Mixed residential, including Townhomes, which include 3-story and stacked housing types
- Semi-detached homes
- Single-family detached homes





### 3.2 THEME: DESIGN IDEAS TO ENCOURAGE GATHERING

Gathering space, both formal and informal were important to residents. There was a strong desire to see interesting shops and commercial opportunities integrated into the residential environment. People wanted somewhere attractive to meet with friends using patios, small cafes, or outdoor spaces designed for gathering.

“

**We need a mix of community gathering places for markets, selling lemonade, ice cream, wine bar. Find ways to truly make it into a village.**

**Let's create places to meet, usable open space, programmable, a big community use space, fire pits, communal space—a place we can meet.**

”

Street design as well as housing typology should create deliberate opportunities to create community such as front porches, neighbourhood spaces and natural gathering areas. People enjoy seeing neighbours 'hanging out on the street'; design treatments need to encourage hanging out and gathering.

“

**Right now, neighbours sit around in the alleys with neighbours—how can the project design create spontaneous and organic gathering spaces?**

**Every year several streets hold block parties. Make the streets in the Northeast Corner the kind that can support block parties or other localized events.**

”

### How we incorporated this theme into the Master Plan:

The Master Plan includes a variety of spaces that will encourage community gathering, such as:

- Pedestrian-oriented streets.
- Inviting Green Streets and Greenways with great sidewalks and enhanced boulevards.
- A variety of open spaces and parks, including neighbourhood squares, plazas, shared streets, Pocket Parks and green space dispersed evenly throughout the neighbourhood.
- A Vibrant Neighbourhood Square and connected park spaces that can be used year-round.
- Facilities and amenities such as fire pits, benches, public art, and community gardens.
- A variety of proposed amenities within the Shared Street that are walkable and connect the community.





### 3.3 THEME: CONNECTIVITY

Currently, the Northeast Corner is seen as disconnected from the rest of Griesbach. For the development to be successful, a deliberate and intentional effort needs to be made to connect the Northeast Corner to the rest of the community. The connectivity can occur in several ways — pathways, road design, walking trails, park design and site lines to community monuments, were suggested to increase connectivity.

“

**Would be great to have a pathway through the maples. You could consider boardwalks that are sensitive to the ecosystem.**

”

“

**Currently the Northeast Corner is cut off from the rest of the community. Deliberately create ways to connect the new development with the rest of the community.**

”

People like the idea of shared streets as well as identifiable place-making, destinations and gathering spaces along the routes that are connecting the future community.

“

**We need to figure out how the NE Corner connects to the existing Griesbach community and surrounding area. Where are key destinations located and how can they be made more accessible?**

”

#### How we incorporated this theme into the Master Plan:

Designed with pedestrian-scale in mind, the mobility network and trail system reference the principles of City of Edmonton's Complete Streets, encouraging walkability and active, safe streets within the community. The Master Plan includes:

- A network of green streets that connects the entire neighbourhood.
- Plentiful parks to ensure open spaces are accessible within a 2-minute walking radius from every location within the community.
- A Shared Street connecting Griesbach Central Park to the Pedestrian Village District.
- A connecting trail, lighting and supporting landscaping (including seating), is intended to encourage walkability and accessibility for the whole community, year-round.
- A mobility design to facilitate walkability and choice for pedestrians, cyclists and vehicles.





### 3.4 THEME: SUSTAINABILITY

Sustainability and environmental considerations were frequently mentioned. Sustainability was repeatedly highlighted as an important consideration in all phases of engagement.

People strongly supported the concept of sustainability and encouraged the entire community to develop more sustainable practices. Future proofing was discussed with examples such as rough in stations for car charging, incentives to builders who used solar panels or build net zero homes, and low impact landscaping as ways to increase sustainability while creating an attractive community. Bioswales, rain gardens and to use boulevard for green initiatives were seen as examples of opportunities to innovate and embrace sustainability.

“

**This is a major opportunity for micro-district energy or to do creative work around landscaping and sustainable approaches to greening.**

**Sustainability programs would be something new that would make Griesbach stand out from other communities.**

**Get creative about sustainability. For instance, make stormwater an amenity. Biodiversity important, plant things other than grass.**

**CLC leadership can influence sustainability through a carbon budget, policy framework, affordability.**

**This is an opportunity to build sustainability into the overall plan. We are at ground zero and it should be easy to design with sustainability in mind.**

”

### How we incorporated this theme into the Master Plan:

Sustainability goals were identified as important to the Griesbach Northeast Corner. These goals were applied to the Master Plan, and based upon creating a complete community while addressing changing climate and community needs into the future.

- **Community, Health, and Culture:** The Northeast Corner of Griesbach will be designed to nurture local identity and heritage, empowering the community and promoting a culture of sustainable living.
- **Equity and Local Economy:** The Northeast Corner of Griesbach will create a safe, equitable place to live and work, and will support local prosperity.
- **Land and Water:** The Northeast Corner of Griesbach will protect and restore the land for the benefit of people and wildlife.
- **Travel and Transportation:** The Northeast Corner of Griesbach will be designed to reduce car dependence and the need for daily travel.
- **Waste and Energy:** The Northeast Corner of Griesbach will be designed and constructed to maximize energy efficiency, upcycling, reuse, and recycling.





### 3.5 THEME: COMMEMORATION, HERITAGE AND CULTURE

Participants acknowledged the commemoration of the military legacy set Griesbach apart from other communities in Edmonton. While significant, they also felt the history had been well commemorated and that it is time to commemorate and acknowledge other parts of the community which may not have had significant profile when the previous phases of Griesbach were being established.

“

**We think we need to go back further. We need to acknowledge that we are on Treaty Six Territory and educate, like we did in the other monuments, the residents about Treaty Six.**

”

Acknowledging the role and treatment of Indigenous veterans was suggested by the community and resonated with people; it was viewed as an extension of the military theme. Incorporating the Department of National Defense's apology and recognition of Indigenous involvement in the military was a theme that participants embraced.

The community suggested many ways the design can include and honour the rich history of this community, including public art, interpretive signage, celebrations of culture, and architecture, among others.

“

**We have several commemorations to all branches of the military. We have enough traditional military—let's be leaders in acknowledging the role of Indigenous and Metis soldiers in the World Wars.**

**Add interesting, contemporary, high-quality public art, but be practical and fiscally responsible. Use materials that are not fraught with theft (i.e., copper plaques).**

”

#### How we incorporated this theme into the Master Plan:

The Master Plan creates places to accommodate various types of commemoration in public open spaces. Commemoration opportunities can be found throughout Griesbach Northeast Corner and include:

- Specific landscaping, materials and planting provide commemoration opportunities along trail systems.
- Preservation of the 'Heritage Maple Grove' along Canadian Forces Trail.
- A Commemoration Plaza and public open spaces are designed to accommodate calendar celebrations, commemorative events, or private reflection spaces for individuals.
- Opportunities to commemorate through plaques, place naming, public art and landmarks.





# 4.0

## THE COMMUNITY RESPONSE

The preferred Northeast Corner Master Plan was revealed at the February 2023 public engagement events. Participants were asked to consider if the Master Plan incorporated the community's feedback and reflected their input. Overall, the response was positive with participants expressing excitement for the proposed spaces, amenities and vision outlined by the Master Plan.

Some expressed concerns about architectural controls. A few participants were concerned that the increased density might impact the community character they enjoy today.

“

I love the small outdoor meeting places with tables/benches, trees. I love the neighbourhood squares, pocket parks, wonderful gathering places and walkways.

I really like that the pocket parks are within a 2-minute walk. Your kids can go to the park and you can always keep an eye on them.

I want to see lots of greenery, and I don't want to lose the mature trees.

”

FIGURE 2: ILLUSTRATIVE MASTER PLAN



“

My favourite part of the Master Plan are all of the paths and trails that connect through the community.

This pedestrian village idea is important. It connects to the rest of the community and makes the existing community want to be a part of the new development.

”



# 5.0

## NEXT STEPS

Canada Lands Company appreciates the feedback we have received throughout the engagement process. Next steps include:

- The Northeast Corner Master Plan will inform the amendment to the Griesbach Neighbourhood Area Structure Plan (NASP). The concept will continue to be updated and refined through future approval processes.
- The Griesbach NASP amendment will be prepared and submitted to the City of Edmonton in Spring 2023.
- The NASP will proceed through the City of Edmonton Land Development Application Process. Canada Lands Company will continue to provide updates on the project, visit [growinggriesbach.ca](http://growinggriesbach.ca)

Please continue to visit the project website for project updates or to contact the project team. We will continue to document and respond to all questions and comments. Thank you for your participation in the process.

### STAY IN TOUCH

Please call us or drop an email:

**833.780.5566**

**[info@growinggriesbach.ca](mailto:info@growinggriesbach.ca)**



**GROWINGGRIESBACH.CA**





# GROWING GRIESBACH NORTHEAST CORNER MASTER PLAN

CANADA LANDS COMPANY | B&A | APRIL 2023