

COMMUNITY CASE STUDY

GRIESBACH— EDMONTON, AB

Project Details:

Developer: Canada Lands Company Limited

Development size: 251 hectares

Population: 13,000 projected at build-out

Number of dwelling units: 4,000 (16 du/ha)

Start and completion date: 2002 to 2017

Achievements:

- Received LEED Gold Stage 2, Neighbourhood Development certification. First project in Edmonton to receive this international designation.
- Received Canadian Urban Institute's Brownie award.
- Received City of Edmonton Urban Design award.
- Recycled materials from the demolition of buildings and roads.
- Incorporate erosion control regulations.
- Unique features include a hill for topographical interest, preservation of military history, and consideration of viewpoints.
- High quality architecture through an architectural code and diversity in home builders.

Challenges:

- Marketing the Village Centre to Edmonton retailers, due to the economic downturn, abundance of existing retail close by, and retail preference for parking in front.
- As project progresses, density is becoming more widely accepted by community and Council.
- Aligning alternative and more sustainable forms of road and storm water management techniques with the City of Edmonton transportation and drainage standards.

Smart Growth features:

- *Mixed-use*—Village Centre will feature residential above retail.
- *Housing choice*—mix of rental housing, single family lot sizes, townhomes, and low rise apartments. Age in place campus is located on site.
- *Connectivity*—modified grid street pattern, and multiple access points from arterial roads that bound site.
- *Compact building design*—plan to accommodate increase density along Castledowns Road, where an LRT route is anticipated. A Transit-oriented Development would be developed, which would help accommodate an additional 2,000 to 3,000 people.
- *Walkability*—existing commercial developments and future Village Centre will provide a range of shops and services within a 10 minute walk from residents. Incorporate traffic calming measures such as narrower road widths, bulb outs and traffic circles.
- *Transportation choice*—integrate a pedestrian and bicycle path with open spaces, that connects neighbourhoods. Links in with existing transit system, since its an infill development.



Source: www.maxwellrealtiedmonton.ca

High quality architecture



Source: www.newswire.ca

Linear Park with pedestrian and bike paths



Source: farm4.static.flickr.com

Variety of housing options



Source: in5.ggphnt.com

To preserve the history of the former military base, site incorporates commemoration plaques and statues, and street names based on military history.