



July 11, 2017

City of Edmonton  
Sustainable Development  
6<sup>th</sup> Floor Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton AB T5J 0J4

**RE: REZONING APPLICATION LDA17-0293  
Palika Bazaar  
6865 Ad Astra Boulevard NW**

Dear Sir/Madam,

The Griesbach Community League represents the interests of residents in the community of Griesbach. We are writing to Sustainable Development to voice our concern over the proposed rezoning "Palika Bazaar" 6865 Ad Astra Boulevard NW from CNC to CB1.

**Site Development**

The developer met with the community league board on April 8, 2017 to provide an overview. In the developers presentation the developer represented that the project would be going ahead with or without the rezoning change.

The Palika Bazaar development is being constructed to meet the current CNC zoning requirements.

The rezoning to CB1 is not a requirement for the development of the site. If the city does not approve the rezoning application it will not hinder the development of the site based on the information communicated by the developer to the community league.

If the development is going forward regardless of the zoning change the city should deny the zoning change as the zoning change is not a requirement of the development going forward.

**Respecting unique neighborhood characteristics**

The Griesbach Community is covered under the Griesbach Neighborhood Area Structure Plan (GNASP), (Attached).

Commercial zoning was considered in the development of the GNASP. Evidence of this is seen in creation of GVC Zoning. GVC was developed to take into account the unique characteristics of the neighborhood with the conscious effort to not use CB2 for the south east commercial area (Village Centre).

GNASP looked at the entire area to be development and the uses of those areas, this included low and medium residential, parks, school sites, as well as commercial development.

From page 21 of the GNASP,

**Local Commercial** As shown on Figure 4.0: Development Concept, three small-scale local commercial sites are located at the community entrances. These will provide for a range of convenient commercial services for passers-by and residents. The plan accommodates the existing commercial development in the northwest corner."

Each part of the GNASP is integral to the overall unique neighborhood characteristics of Griesbach.

Approving the zoning change from CNC to CB1 for Palika Bazaar compromises the considerations that went into the Griesbach Neighborhood Area Structure Plan.

The community league is especially concerned with the increased number of Discretionary Uses included in CB1. It is our understanding that there is no requirement for Sustainable Development to consult the community league or the residents of Griesbach when considering an application for discretionary use.

The list of discretionary uses increases significantly from CNC to CB1. If Sustainable Development is not required to consider the unique neighborhood characteristics when making a decision to allow discretionary uses then the city is jeopardizing unique neighborhood characteristics without any recourse available to residents.

Palika Bazaar only objective is to increase the number of uses available to increase the number of possible tenants. While the community league supports commercial development in the area, it does not see the rush to rezone the commercial area before there has been an attempt by the developer to find tenants under the current CNC zoning.

Development on the west side of Griesbach has just started. There is a planned elementary school in near proximity to Palika Bazaar that is currently on the Edmonton Catholic School Board's 2018-2021 capital plan. (Attached). Any changes in zoning should be done after substantial completion of the area around Palika Bazaar to ensure that the zoning fits with the needs of the community and the proximity to the school.

At this time the community league has not been provided sufficient evidence that the change to CB1 will be a net benefit to the community. The community league feels strongly that it would be short sighted for the City of Edmonton to consider a zoning change from CNC to CB1 before the area surrounding the Palika Bazaar is substantially complete and the elementary school is build. It is premature for Palika Bazaar to suggest that rezoning is required before the needs of the surrounding area can be properly identified.

Thank you for the opportunity to provide feedback on the proposed rezoning. We request to be informed on all future developments relating to this rezoning application and to be provided the opportunity to further participate in the proceedings.

Sincerely,

**Brad Tilley**

President  
Griesbach Community League  
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CC: Jenna Barker, Civics Director

Attachments:  
Griesbach Neighbourhood Area Structure Plan  
Edmonton Catholic Schools three year capital Plan (2018-2021)