

The Griesbach neighbourhood is located in north Edmonton and is bounded by 153rd Avenue to the north, 97th Street to the east, 137th Street to the south, and Castle Downs Road to the west. Griesbach is a developing neighbourhood in an established part of the city. The neighbourhood represents a major redevelopment effort undertaken by the Canada Lands Company on the site of a former Canadian national defense facility originally developed in the 1950s. Over the last 50 years, Canadian Forces Base (CFB) Griesbach has housed many military personnel - whether in barracks or families in the married quarters. Children went to school there, customers bought gas at the Canex, people played hockey and worked out at the gym. With the decision in the mid-1990s to consolidate several army bases at Lancaster Park (at Namao, north of Edmonton), activities at Griesbach started to wind down. By the end of 2000, many facilities had been relocated to Namao. The neighbourhood began redeveloping as a non-military residential community in the early 2000s, and development was still actively underway as of 2010.



The large strategically located site with good existing infrastructure connections provided an excellent opportunity to undertake a large scale redevelopment project once CFB Griesbach was closed. Griesbach is surrounded on all sides by residential neighbourhoods, and the neighbourhood is connected with major major arterial roads. The focus for Griesbach's redevelopment was on creating a well-planned community that integrates existing tree stands and vegetation, provides for a range of housing types, established a high quality public realm, and ensures a unique urban experience through the development of a town square, parks and community amenities. The internal roadway network focuses on a large central community park. The surrounding residential area is primarily single detached housing, with ground oriented multiple-unit housing and apartments at locations with amenity and good access. One school site and the recreation center have been incorporated into the plan. Significant amenity is introduced into large areas of the plan by including a waterway with a parallel walkway system. A commercial village centre has been located at the key transportation node at the southeast corner. A potential mixed-use business campus has been designated in the southwest corner.

Griesbach takes its name from Maj. Gen. William Antrobus Griesbach (1878-1945) who was a veteran of the Boer War and WWI, a practicing lawyer and Edmonton's youngest mayor in 1907. Griesbach also served as a member of parliament from 1917 to 1921, and was named to the Canadian senate in 1921 where he was commissioned as a major general in recognition of his war service.

Plans in Effect

Griesbach Neighbourhood Area Structure Plan March 2002, Office Consolidation October 2008

Period of Construction

	Occupied Units	% of Total	City%
Before 1946	70	11	4
1946 to 1960	375	59	17
1961 to 1970	95	15	16
1971 to 1980	25	4	24
1981 to 1985	-	-	10
1986 to 1990	-	-	6
1991 to 1995	-	-	6
1996 to 2000	-	-	6
2001 to 2006	80	13	12
Occupied Private Dwellings	640	100	100

Source: 2006 Census of Canada, Statistics Canada

Occupied Private Dwellings by Tenure

Tenure	Number	% of Total	City%
Owner Occupied	100	16	63
Renter Occupied	545	84	37
Total	645	100	100

Source: 2006 Census of Canada, Statistics Canada

Residential Units by Unit Type

Type of Unit	Number	% of Total	City%
Single-detached house	260	41	50
Semi-detached, triplex, fourplex	200	31	7
Row house	180	28	10
Apartment over 5 storeys	-	-	9
Apartment under 5 storeys	-	-	23
Movable dwelling	-	-	1
Total	640	100	100

Source: 2006 Census of Canada, Statistics Canada

Note: totals may not sum due to random rounding

Population by Age and Gender

	Male	Female	Total	Nbhd 2006%	City 2006%
0 - 9	180	155	335	19	11
10 - 19	150	145	295	16	13
20 - 29	230	235	465	26	18
30 - 39	175	170	345	19	14
40 - 49	145	120	265	15	16
50 - 59	40	45	85	5	13
60 - 69	10	-	10	1	7
70+	-	-	-	-	8
Total	930	870	1,800	100	100

Source: 2006 Census of Canada, Statistics Canada

Household by Household size

Ppl per Household	Households	Nbhd 2006%	City 2006%	Nbhd 1986%
1 person	80	12	30	11
2 people	230	36	33	27
3 people	145	22	15	25
4-5 people	190	29	19	35
6 or more	-	-	3	2
Total	645	100	100	100

Source: 2006 Census of Canada, Statistics Canada

Population by Mobility Status (based on address five years previous)

	# of People	% Total	City%
Non-Movers	150	9	50
Moved from Elsewhere in Edmonton	755	46	32
Moved from Elsewhere in Alberta	180	11	7
Moved from Elsewhere in Canada	520	32	7
Moved from outside Canada	50	3	5

Source: 2006 Census of Canada, Statistics Canada

Note: totals may not sum due to random rounding

Family Households

Family Type	Households	% of Total	City%
Married couples	215		
Without children at home	65	13	29
With children at home	150	31	40
Common-law couples	130		
Without children at home	95	19	9
With children at home	35	7	4
Total lone-parent families	145		
Female parent	120	24	15
Male parent	30	6	4
Total	490	100	100

Source: 2006 Census of Canada, Statistics Canada

Household Income 2005

Income	Households	% of Total	City%
Household income in 2005	640		
Under \$10,000	25	4	4
\$10,000 to \$19,999	25	4	10
\$20,000 to \$29,999	50	8	9
\$30,000 to \$39,999	80	13	11
\$40,000 to \$49,999	70	11	10
\$50,000 to \$59,999	110	17	9
\$60,000 to \$69,999	85	13	8
\$70,000 to \$79,999	50	8	7
\$80,000 to \$89,999	65	10	6
\$90,000 to \$99,999	10	2	5
\$100,000 and over	75	12	21
Median household income \$	56,470		57,085
Average household income \$	61,790		72,950

Source: 2006 Census of Canada, Statistics Canada

Note: totals may not sum due to random rounding

Population by Ethnic Origin

	People	% of Total	City%
European origins	655	24	32
British Isles origins	800	30	26
Other North American origins (includes Canadian)	455	17	12
East and Southeast Asian origins	155	6	8
French origins	260	10	8
Aboriginal origins	225	8	5
South Asian origins	30	1	4
African origins	55	2	2
Arab origins	20	1	1
Latin, Central and South American origins	25	1	1
Caribbean origins	15	1	1
West Asian origins	0	0	0
Oceania origins	0	0	0
Total	2,695	100	100

The sum of the ethnic groups in this table is greater than the total population count because a person may report more than one ethnic origin in the census.

Source: 2006 Census of Canada, Statistics Canada

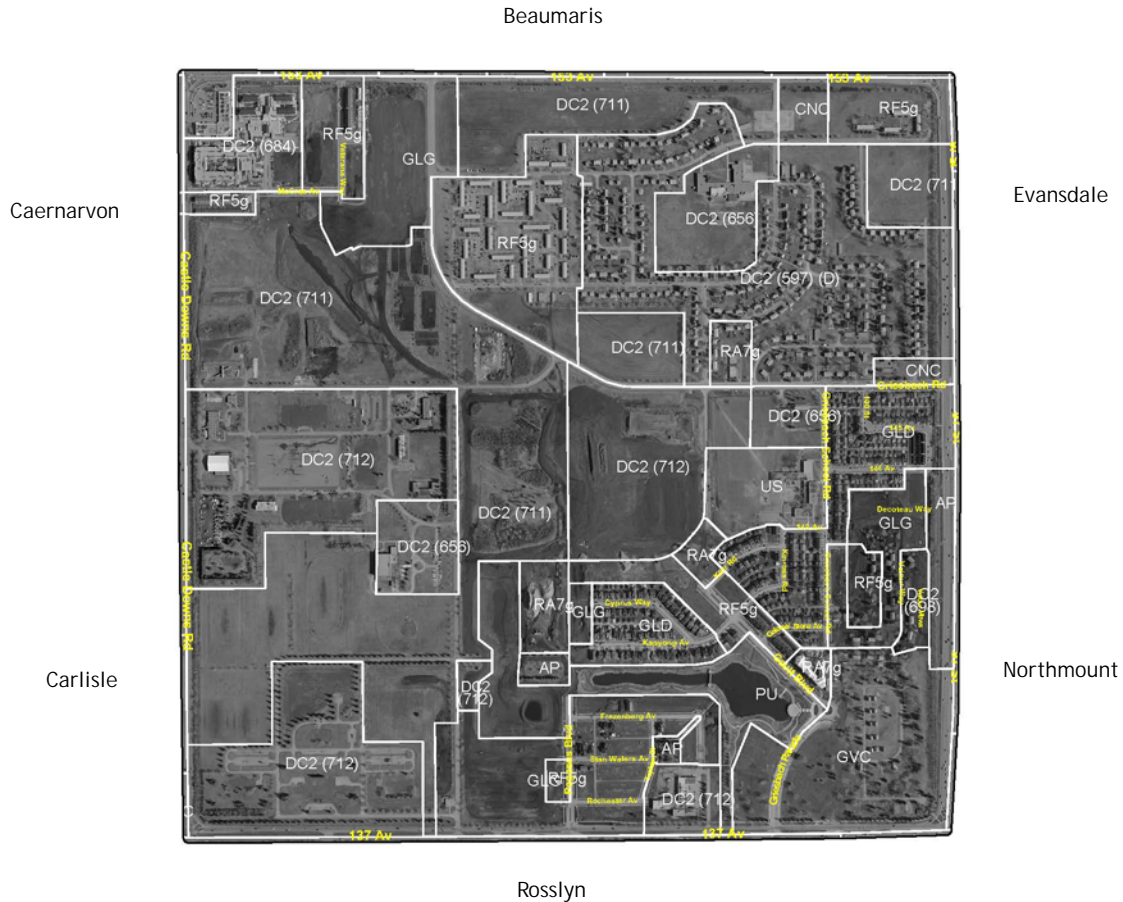
Journey to Work (employed labour force)

Transportation Method	People	% of Total	City%
Car, truck, van as driver	780	79	71
car, truck, van as passenger	60	6	8
Public transit	120	12	13
Walked	30	3	6
Bicycle	-	0	1
Motorcycle	-	0	0
Taxicab	-	0	0
Other method	-	0	1
Total	990	100	100

Source: 2006 Census of Canada, Statistics Canada

Note: totals may not sum due to random rounding

2008 Neighbourhood Photo and Current Zoning



Zoning Categories

- GLD - Griesbach low density residential zone
- GLG - Griesbach low density residential with garage suites
- RF5g - row housing zone
- RA7g - low rise apartment zone
- GVC - Griesbach village centre zone
- CNC - neighbourhood convenience commercial zone
- DC2 - site specific development control provision
- AP - public parks zone
- US - urban service zone
- PU - public utilities zone

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