



# ADMINISTRATION REPORT **REZONING** NORTH GLENORA

## 10904 - 139 STREET NW

To allow for small scale multi-unit housing, North Glenora



**Recommendation:** That Charter 19746 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to a (DC2) Site Specific Development Control Provision be APPROVED.

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

- locates a moderate increase in density on a larger corner site and across from a neighborhood park;
- creates increased housing diversity and housing choice in the North Glenora neighbourhood; and
- is generally compatible with surrounding development.

## Report Summary

This land use amendment application was submitted by David Campbell on October 13, 2020 on behalf of T5M Connect. This application proposes to change the designation from (RF1) Single Detached Residential Zone to a (DC2) Site specific Development Control Provision to allow for the development of two residential buildings with a maximum of 16 dwellings separated by a private courtyard, and fronting 109 Avenue and 139 Street.

The proposed DC2 Provision would allow two small-scale multi-unit developments at an appropriate location near community amenities and alternative forms of transportation. This proposal conforms with the direction of the North Glenora Community Plan, the objectives of the Residential Infill Guidelines, and the infill goals of the City Plan.

## The Application

CHARTER BYLAW 19746 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to a (DC2) Site specific Development Control Provision. The proposed (DC2) Site Specific Development Control Provision would allow for two residential buildings with the following characteristics:

- a maximum height of 8.25 metres (approximately 2.5 storeys);
- a maximum of 16 residential dwellings;
- residential entrances fronting 109 Avenue and 139 Street; and
- vehicular and bike parking located adjacent to the lane.

## Site and Surrounding Area

The 1,246.5 m<sup>2</sup> site, which is the equivalent of two standard sized lots, is located in the interior of the North Glenora neighbourhood at the intersection of 109 Avenue NW and 139 Street NW. Surrounding the site are established single detached houses on three sides with the Coronation School and North Glenora Park across 139 Street to the east. Across from the site to the southeast are existing apartment buildings which were recently rezoned to the (RA7) Low Rise Apartment Zone.

A shared bike lane is located adjacent to the site on 109 Avenue and transit service is located on 109a Avenue, a block to the north, with additional transit services found on 135 Street to the east.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (RF1) Single Detached Residential Zone with Mature Neighbourhood Overlay</li> </ul>	<ul style="list-style-type: none"> <li>• Two single detached homes</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (RF1) Single Detached Residential Zone with Mature Neighbourhood Overlay</li> </ul>	<ul style="list-style-type: none"> <li>• Single detached housing</li> </ul>
East	<ul style="list-style-type: none"> <li>• (US) Urban Services Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Coronation School</li> </ul>
South	<ul style="list-style-type: none"> <li>• (RF1) Single Detached Residential Zone with Mature Neighbourhood Overlay</li> <li>• (RA7) Low Rise Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Single detached housing</li> <li>• Two storey apartment building</li> </ul>
West	<ul style="list-style-type: none"> <li>• (RF1) Single Detached Residential Zone with Mature Neighbourhood Overlay</li> </ul>	<ul style="list-style-type: none"> <li>• Single detached housing</li> </ul>



VIEW OF THE SITE LOOKING WEST FROM 139 STREET NW



VIEW OF THE SITE LOOKING NORTHEAST FROM 109 AVENUE NW

## Planning Analysis

### Neighbourhood Context

Central to the North Glenora neighbourhood is both the Coronation School and North Glenora Park. Surrounding these parks are various forms of established residential development ranging from low-rise apartments to single detached housing. These sites are a combination of the (RA7) Low Rise Apartment Zone and DC2 Provisions and represent both newer buildings and those constructed in the 1950s. Due to the age of many of these buildings which are located

centrally to the neighborhood, redevelopment is expected over the coming years as these older structures are reaching the end of their lifecycle.

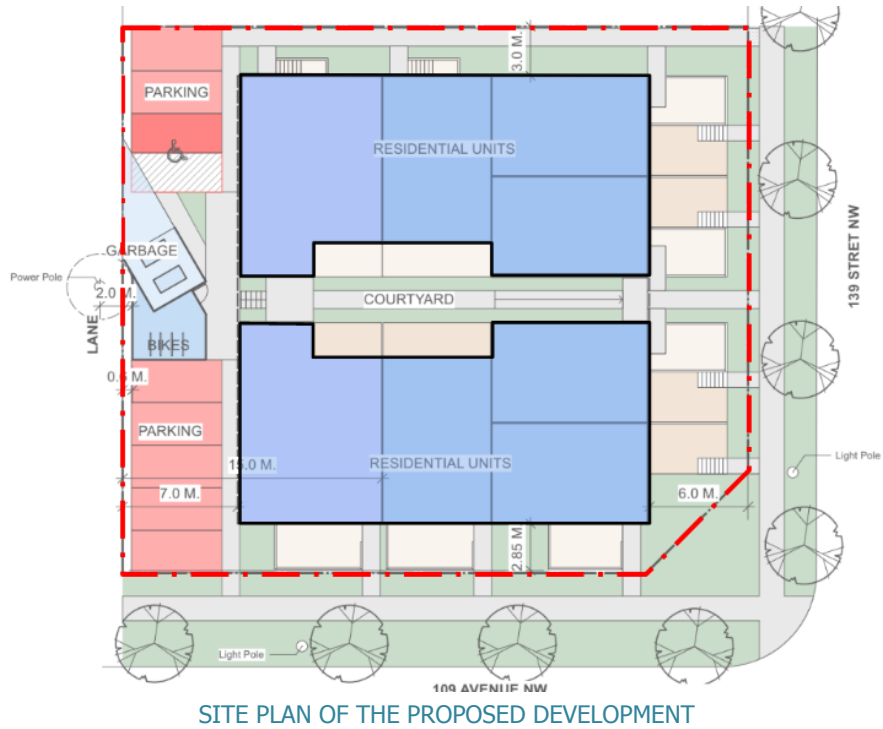
The historic development pattern for the neighbourhood has been to locate density on properties surrounding the parks; however, the western edge has remained as single detached houses since the original subdivision for this neighbourhood. While there have been previous rezoning applications in this neighbourhood with similar contexts, this is the first application proposing to rezone properties from single detached housing to a zone which allows for increases in density and building mass.



FIGURE SHOWING SITES SURROUNDING THE CORONATION SCHOOL AND NORTH GLENORA PARK HIGHLIGHTING

### LAND USE COMPATIBILITY

The proposed DC2 Provision would allow for the development of two small scale ground-oriented residential buildings with a total of 16 dwellings and parking adjacent to the lane. With its entrances oriented towards 139 Street and 109 Avenue, the southern building would have a similar built form to a typical corner lot row-house. The northern building is primarily oriented towards the proposed building to the south, facing the internal courtyard.



SITE PLAN OF THE PROPOSED DEVELOPMENT

The existing zoning of RF1 would allow for the development of 4 single detached houses with opportunities for both secondary suites and garden suites, bringing the maximum allowable density to 12 dwelling units. As this is a corner site adjacent to a park site, it is reasonable to suggest that this an appropriate location for row housing. As such, the table below compares the proposed zone, the existing zone and the RF3 Zone which allows for row housing and is generally considered an appropriate zone for corner lots in mature neighbourhoods.

	<b>RF1</b> <i>Current</i>	<b>RF3</b> <i>Comparable</i>	<b>Proposed DC2</b> <b>Provision</b>
<b>Principal Building</b>	Four Single Detached Houses	Four Single Detached Houses or Two Multi-Unit Housing Buildings	Two Multi-Unit Housing Buildings
<b>Height</b>	8.9 m	8.9 m	8.25 m (max 5.5 m height 15 m from the west lot line)
<b>Front Setback</b> East Lot Line	5.5 - 8.5 m (Determined based on adjacent front setback)	5.5 - 8.5 m (Determined based on adjacent front setback)	6.0 m
<b>Interior Side Setback</b> North Lot Line	1.2 m	1.2 m	3.0 m

<b>Flanking Side Setback</b> South Lot Line	4.5 m	2.0 m	2.85 m
<b>Rear Setback</b> West Lot Line	15.25 m (40% of Site Depth)	15.25 m (40% of Site Depth)	7.0 m
<b>Maximum No. Dwelling Units</b>	12 Dwellings (4 Principal Dwellings <sup>1</sup> 4 Secondary Suites 4 Garden Suites)	16 Dwellings (8 Principal Dwellings 8 Secondary Suites)	16 Dwellings

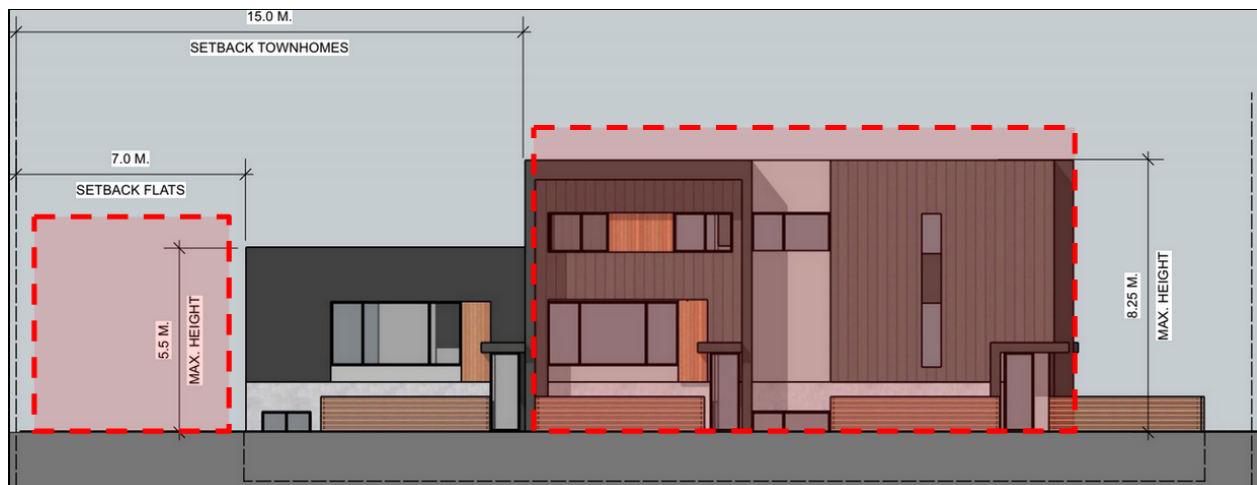
Notes:

<sup>1</sup> Lot Subdivision Required to accommodate four principal structures/dwellings.

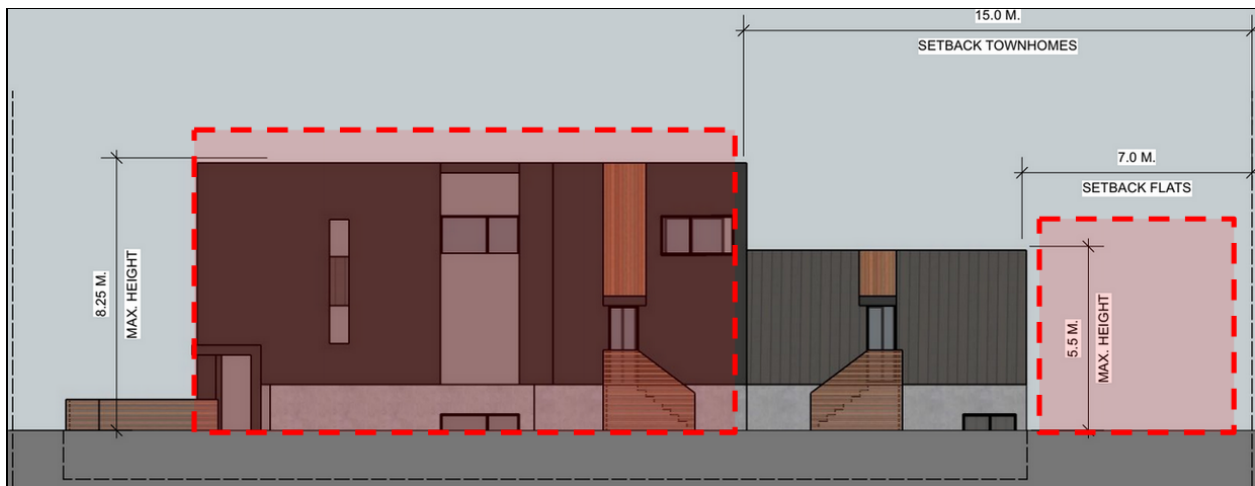
The DC2 Provision proposes principal buildings which are larger than that allowed within a standard low density zone. This is primarily through a reduction in the rear setback for the building which, at 7.0 meters, is over half the rear setback of the 15.25 metres required in the RF1 Zone. This increase in building length is proposed to be offset through other limitations on building mass including:

- a maximum height of 8.25 metres which is less than the current RF1 Zone and Mature Neighbourhood Overlay’s maximum height of 8.9 metres;
- a stepback for the portion of the building within 15.0 metres of the rear setback limiting height to 5.5 metres;
- not permitting accessory buildings (including garages) to be constructed in the rear setback; and
- and a larger side setback from the northern property line of 3 metres.

This is demonstrated in the figure below which compares the north and south elevations of the DC2 Provision to an approximate building envelope of the RF1 zone.



SOUTH ELEVATION OF THE DC2 COMPARED TO THE DEVELOPMENT ENVELOPE FOR A SINGLE DETACHED HOUSE AND DETACHED GARAGE IN THE RF1 ZONE (IN RED)



NORTH ELEVATION OF THE DC2 COMPARED TO THE DEVELOPMENT ENVELOPE FOR A SINGLE DETACHED HOUSE AND DETACHED GARAGE IN THE RF1 ZONE (IN RED)

Apart from its northern edge, the site is bordered primarily by roadway (109 Avenue NW, 139 Street NW and the rear lane) which acts as a buffer between the proposed development and existing development. As such, these edges are not a primary concern in terms of impacts that are produced by the alternative housing form proposed by the DC2 Provision. The primary focus is along the site's northern edge which shares a property line with an existing bungalow.

As the adjacent property to the north was constructed with a substantial rear setback, the proposed building will create some shadow impacts on this property's rear yard during the Fall and Spring Equinoxes (a shadow study comparing the proposed DC2 provision to new development within the RF1 Zone is included in this report in Appendix 1). However, the impacts are not substantially different from the shadow impacts that would be produced by the current RF1 Zone and much of the northern property's rear yard maintains the majority of its sunlight. Additionally, shadow impacts are reduced by the proposed DC2 provision during the Summer Solstice when compared to the current RF1 Zone which are the result of the reduction in height and rear stepback in combination with an increased setback.

There will also be potential impacts to privacy on this adjacent property as there are elevated entrances to two dwellings which are located in the north setback and are oriented towards the adjacent property to the north (see north elevation above). While it is expected that even a new single detached house on this site would have windows on this facade, or even an entrance to a secondary suite, this DC2 is utilizing the north setback as primary access to dwellings which will have a direct impact on its neighbour.

As the north setback is the primary egress to these dwellings, there is not enough space for landscaping which could mitigate the impacts of these entrances. As an alternative, the DC2 Provision only allows for limited windows to be oriented to the north to remove other potential overlook and privacy impacts to this neighbouring property.

Overall, the DC2 Provision represents an appropriately scaled development in a suitable location near community amenities and alternative forms of transportation. While there will be impact to



the northern property, reasonable efforts to mitigate these impacts have been taken through reductions in height, a setback, and restrictions to window locations.

## **PLANS IN EFFECT**

### **North Glenora Community Plan**

At the time of writing of this report, the North Glenora Community Plan was scheduled to be repealed as part of a City initiative aimed at retiring plans which had been fully realized or no longer aligned with City policy at the June 6, 2021 Public Hearing. While this plan may not be in effect when this application is presented to City Council on June 23, 2021, the proposal was still reviewed against the guiding principles of the North Glenora Community Plan to determine the proposal's compatibility.

The North Glenora Community Plan, adopted in 1998, is a non-statutory plan that applies to the neighbourhood and contains 3 guiding principles related to redevelopment of land, with associated recommendations:

Guiding Principle: *Accommodate redevelopment in a manner consistent with the existing development and zoning of the community.*

Recommendation: That the current residential zoning be retained to control land use density unless it can be demonstrated to the community that a rezoning would be in keeping with the Guiding Principles of this Plan as well as the goals and objectives of residents and property owners who might be affected.

Guiding Principle: *Maintain the current mix of housing types in order to meet a range of socio-economic needs while continuing to emphasize the single family dwelling.*

Recommendation: That future residential rezoning proposals be reviewed by the community through a process that ensures compatibility with the Guiding Principles of this Plan, the goals and objectives of residents and property owners, and a consensus of opinion within the community.

Guiding Principle: *Consider innovative redevelopment proposals that are consistent with the housing needs of the community and with the character of North Glenora.*

Recommendation: That the Community League recommend Land Use Bylaw changes to the City, as they may arise, that would allow for innovative residential redevelopment consistent with, and complementary to, existing forms and styles of residential development in North Glenora.

Based on the Administration's review, the proposed rezoning is generally compatible with the above guiding principles.

As the site is across the street from the Coronation School, its location is consistent with other much higher density developments within the neighbourhood on the other sides of the open spaces. As a small-scale residential building, it is consistent with the existing development

pattern of the community which locates density around the edge of these central parks and preserves the surrounding single detached housing in the neighbourhood.

While the application proposes the removal of existing single detached housing in favour of two row-housing style buildings, the proposal is consistent in size and scale with single family residential development which can be developed under the current zoning. Additionally, residential land use surrounding the open spaces is already defined by mostly higher density housing types such as apartment housing and row housing. Furthermore, this proposal will not substantially alter the ratio of single family homes in North Glenora where approximately 84% of dwellings are single family dwellings.

### **Residential Infill Guidelines (RIGs)**

The RIGs provide guidance as to where different housing typologies are most appropriately located within a given neighborhood. For row housing (6+ dwellings) like this proposal, the RIGs suggest that this type of development should be located along the edges of a neighborhood and adjacent to an arterial roadway.

This site is located on the interior of the neighborhood and at the corner of two local roadways. Though not in conformance with the locational suggestion of the RIGs, it should be noted that the RIGs generally assume the defining use of the interior of any applicable neighborhood is that of low density or predominantly single detached housing which is not the case in the North Glenora neighbourhood.

The interior of the North Glenora neighborhood supports higher density housing types primarily in the form of low rise apartments, which surround the North Glenora Park. As this site is also facing the North Glenora Park, the moderate increase in density proposed by the DC2 in the form of 2 row houses is appropriate for this location and maintains the neighborhood's pattern of pushing density towards this interior open space.

### **City Plan Alignment**

City Plan does not provide specific direction for the development intensity of this site, as it is not within an identified development node or corridor. Given the location within the Central District as identified by the District Network of the plan, this rezoning, which would allow for a moderate increase in density, supports the higher level targets of having 50% of net new dwellings being added through infill city-wide, and 600,000 additional residents being welcomed into the redeveloping area.

## **Technical Review**

### **Transportation**

A traffic review was submitted in support of this application. Existing traffic volumes on 139 Street and 109 Avenue are well below the acceptable thresholds. Due to the small scale nature

of the proposed development, traffic generated by the development is not expected to be significant.

On June 23, 2020, City Council approved Open Option Parking, which provides developers' flexibility to choose the amount of parking that they feel is appropriate for their projects. The parking supply for this development will be 8 spaces, and is in compliance with Open Option Parking. Curbside parking is generally permitted on both sides of 139 Street and 109 Avenue. The curbside parking is currently underutilized and no significant concerns have been identified at this time.

Vehicular access for future development would be from the adjacent lane, in conformance with the Mature Neighborhood Overlay. Site access would be reviewed in detail at the Development Permit stage.

Pedestrian safety measures including curb extensions to reduce crossing distance and marked crosswalks have been installed to improve pedestrian connectivity. Additional safety measures including the construction of zebra crosswalks along with enhanced signage and reflective sleeves, and the replacement of yield signs with stop signs (as required) are scheduled to be implemented in 2021 as part of school safety measures, which is expected to further enhance pedestrian safety.

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

## Community Engagement

<p><b>PRE-APPLICATION ACTIVITIES</b></p> <p>Community Input Sign June to July 2020</p> <p>Letter Notification July 2, 2020</p> <p>Meetings with the North Glenora Community League July to September 2020</p>	<p>As reported by the applicant:</p> <ul style="list-style-type: none"> <li>● Common comments included:             <ul style="list-style-type: none"> <li>○ Concerns regarding access and the size of the lane</li> <li>○ Concerns with proposed increases in density</li> <li>○ General support of the proposal</li> <li>○ Safety concerns regarding proximity to the school</li> <li>○ Concern with impacts of additional renters in the neighbourhood</li> <li>○ Concerns regarding number of proposals and potential changes in the area</li> <li>○ Proposal will remove desirable single family homes</li> <li>○ Sun shadow access</li> <li>○ Parking and traffic</li> </ul> </li> </ul>
<p><b>ADVANCE NOTICE</b> October 15, 2021</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 47</li> <li>● Number of responses in support: 13</li> </ul>

	<ul style="list-style-type: none"> <li>● Number of responses with concerns: 47</li> <li>● Common comments included:             <ul style="list-style-type: none"> <li>○ Concern regarding increased density</li> <li>○ Concern with increased building mass</li> <li>○ Parking and traffic</li> <li>○ Concerns regarding impacts to City infrastructure</li> </ul> </li> </ul>
<p><b>PUBLIC ENGAGEMENT SESSION (ENGAGED EDMONTON WEBSITE)</b> February 22, to March 8, 2021</p>	<p><a href="https://engaged.edmonton.ca/T5MConnectDC2">engaged.edmonton.ca/T5MConnectDC2</a></p> <ul style="list-style-type: none"> <li>● Aware: 802</li> <li>● Informed: 370</li> <li>● Engaged: 237</li>   <li>● Opposed: 167</li> <li>● Support: 92</li> <li>● No position: 30</li>   <li>● Common comments included:             <ul style="list-style-type: none"> <li>○ General non-support of the proposal</li> <li>○ General support of the proposal</li> <li>○ Concerns with requested reductions in setbacks</li> <li>○ Sun shadow impacts</li> <li>○ Concern regarding lack of parking proposed</li> <li>○ Concerns regarding increases in traffic by the school/park</li> <li>○ Concern regarding increased density</li> <li>○ Site is supported by existing parks and school</li> <li>○ Proposal is not necessary with other proposed developments in area</li> <li>○ Neighbourhood has enough multi-unit buildings</li> <li>○ Noise</li> <li>○ Proposal is not family friendly</li> <li>○ Concerns regarding impacts to City infrastructure</li> </ul> </li>   <li>● See Appendix 3 for a full “What We Heard” Report</li> </ul>
<p><b>WEBPAGE</b></p>	<p><a href="https://edmonton.ca/northglenoraplanningapplication">edmonton.ca/northglenoraplanningapplication</a> <a href="#">S</a></p>

## Conclusion

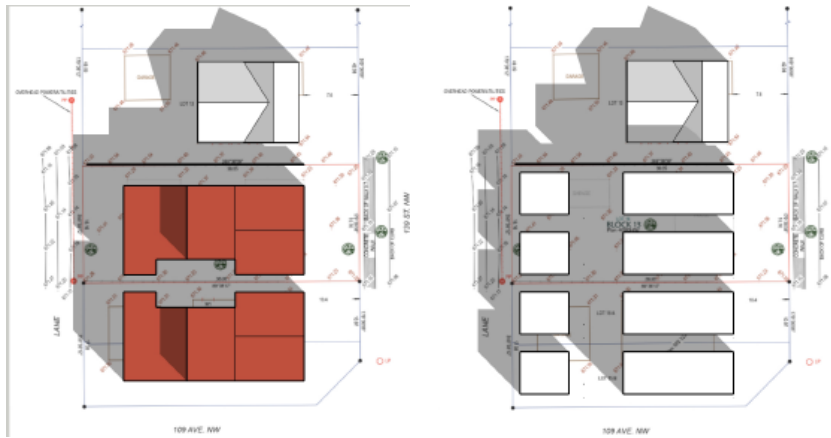
Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Sun/Shadow Analysis
- 2 "What We Heard" Public Engagement Report
- 3 Application Summary

# SUN SHADOW ANALYSIS

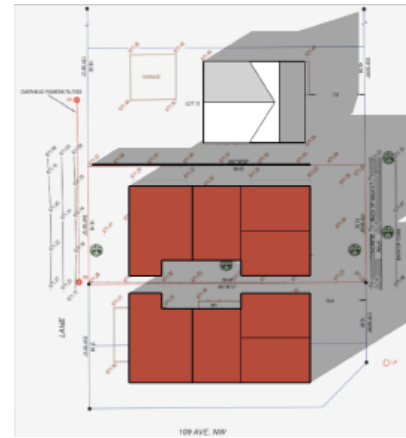
## EQUINOXES - March & September



DC2

9:00 AM

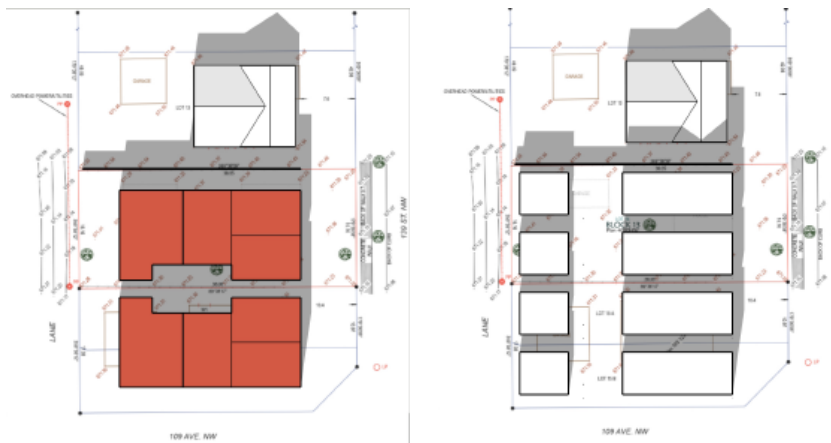
RF1



DC2

3:00 PM

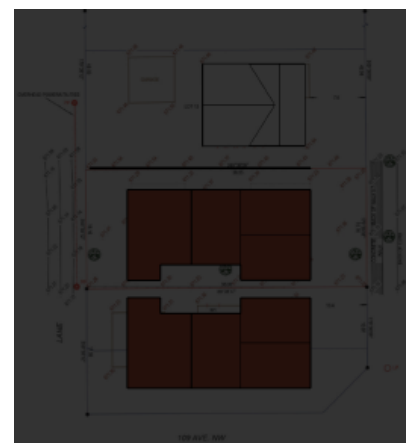
RF1



DC2

12:00 PM

RF1

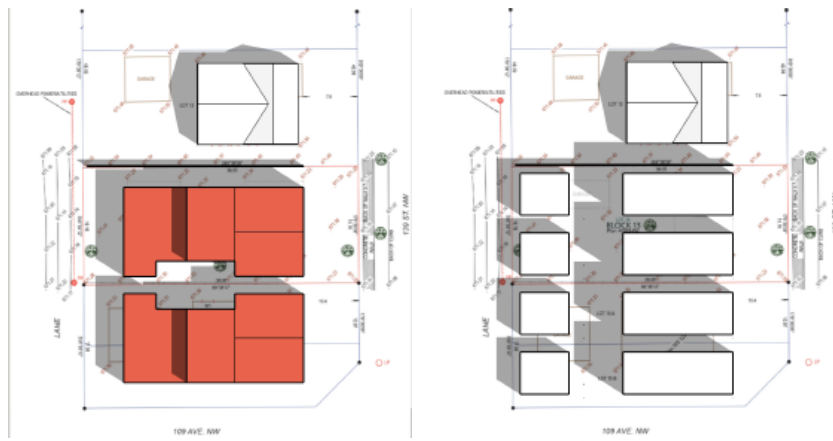


DC2

6:00 PM

RF1

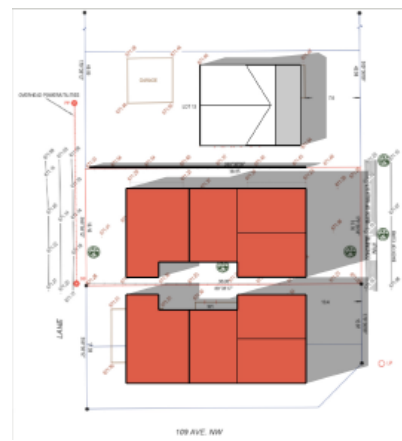
### SUMMER SOLSTICE - June



DC2

9:00 AM

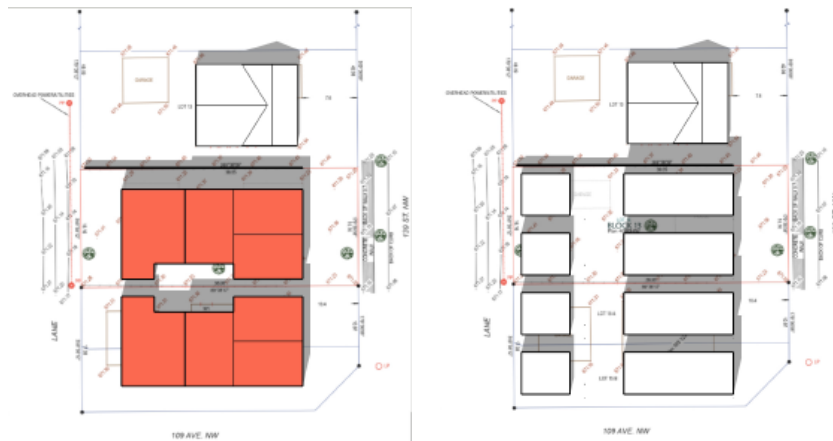
RF1



DC2

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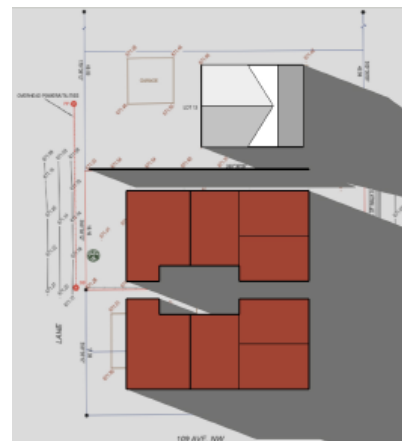
RF1



DC2

12:00 PM

RF1

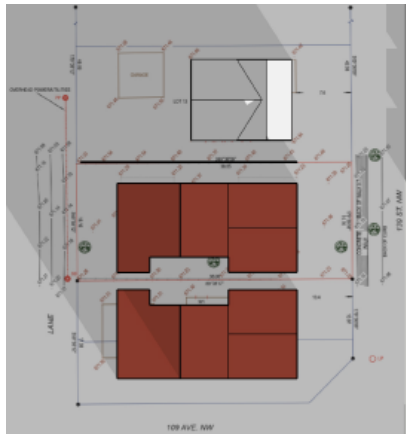


DC2

6:00 PM

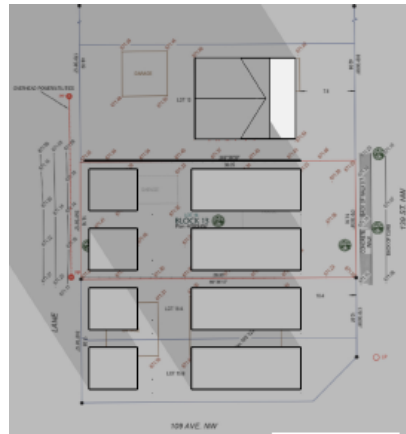
RF1

### WINTER SOLSTICE - December

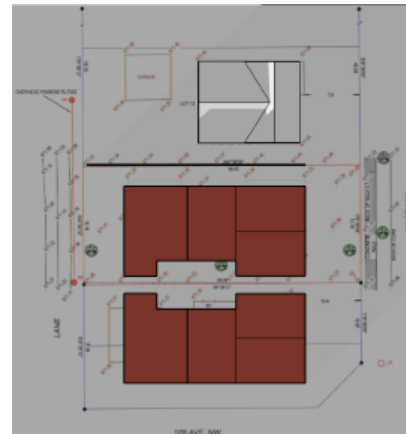


DC2

9:00 AM

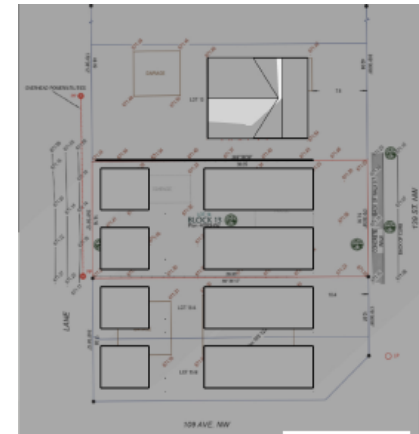


RF1

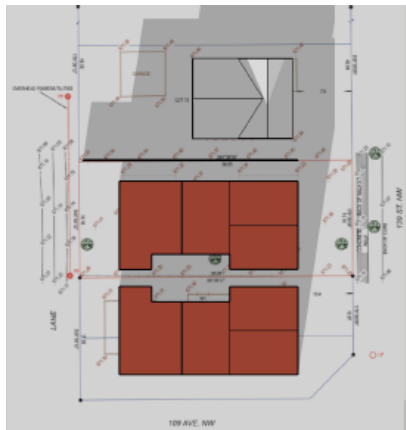


DC2

3:00 PM

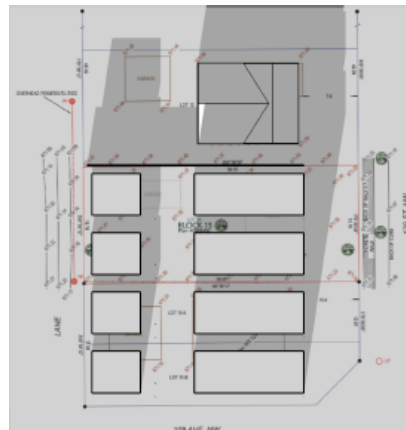


RF1

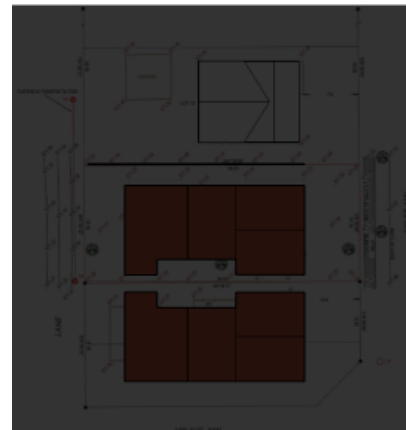


DC2

12:00 PM



RF1



DC2

6:00 PM



RF1



# WHAT WE HEARD REPORT

## Rezoning Engage Edmonton Feedback Summary

### LDA20-0314 - North Glenora

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<b>PROJECT ADDRESS:</b>	10904, 10906 & 10908 - 139 StreetNW
<b>PROJECT DESCRIPTION:</b>	The application proposes to rezone the site from the current (RF1) Single Detached Residential Zone, to a (DC2) Site Specific Development Control Provision to allow for the development of two multi-unit housing buildings with a maximum height of 8.25 metres.
<b>PROJECT WEBSITE:</b>	<a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/north-glenora-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/north-glenora-planning-applications.aspx</a>
<b>ENGAGEMENT FORMAT:</b>	Online Engagement Webpage - Engaged Edmonton <a href="https://engaged.edmonton.ca/T5MConnectDC2">engaged.edmonton.ca/T5MConnectDC2</a>
<b>ENGAGEMENT DATES:</b>	February 22, 2021 - March 8, 2021
<b>NUMBER OF VISITORS:</b>	<ul style="list-style-type: none"><li>● Aware: 802</li><li>● Informed: 370</li><li>● Engaged: 237</li></ul>

\* See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.



TYPE OF ENGAGEMENT	DATE	RESPONSES/ RECIPIENTS
Advance Notice from the City	October 15, 2020	Responses opposed: 47 Responses in support: 13 Responses in neutral position: 5
North Glenora Planning Applications Webpage	November 16, 2021	N/A
Public Engagement Notice from the City (Online Engaged Edmonton)	February 5, 2021	Recipients: 24
Public Engagement, City Event (Online Engaged Edmonton)	February 22, 2021 - March 8, 2021	Responses opposed: 120 Responses in support: 79 Responses in neutral position: 25

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### ABOUT THIS REPORT

Information in this report includes responses to the advanced notices and feedback gathered through the Engaged Edmonton platform between February 22, 2020 - March 8, 2021. This report will be shared with those who emailed the file planner, and/or provided an email address on the Engaged Edmonton website, as well as with the applicant and the Ward Councillor. Feedback will also be summarized in the report to City Council if/when the proposed rezoning advances to a future City Council Public Hearing for a decision.

A full transcript of comments is available for review at [engaged.edmonton.ca/T5MConnectDC2](https://engaged.edmonton.ca/T5MConnectDC2).

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### ENGAGEMENT FORMAT

The engagement session was an online format where attendees were able to view a website with information about the proposed development, the rezoning and planning process, and contact information for the file planner.

The comments are summarized by the main themes below with the number of times a similar comment was made by participants recorded in brackets following that comment.

## WHAT WE HEARD

OVERALL SUMMARY OF 289 COMMENTS RECEIVED		
Opposed: 167	Support: 92	Neutral: 30

### SUMMARY OF COMMENTS

A full transcript of comments can be found at [engaged.edmonton.ca/T5MConnectDC2](https://engaged.edmonton.ca/T5MConnectDC2).

#### General:

- General non-support of the proposal (x39)
- General support of the proposal (x30)
- Like proposed building aesthetics/design (x25)
- Concerns that this would set a precedent for rezoning other lots in the neighbourhood (x10)
- Concerned about the loss of existing mature trees in the neighbourhood (x8)
- People purchased homes understanding that these single detached homes would stay as single detached homes (x6)
- Zoning should stay as the RF1 Zone (x6)
- Concerns about loss of privacy (x6)
- Concern that this proposal will negatively impact property values in the neighbourhood (x5)
- Need more opportunities for more diversity/different incomes to live in the area (x5)
- Welcomed warmly by community when I moved to North Glenora (x5)
- Proposal will damage the character of the neighbourhood (x5)
- Proposal would allow for North Glenora residents to downsize and stay in the neighbourhood (x4)
- More neighbors walking at night will make the neighborhood feel safer (x3)
- Proposal fits more into the community than “skinny homes” would (x3)
- State of disrepair of existing buildings is lowering property values (x3)
- Local parks are underutilized and needs more families/children (x3)
- Single detached homes in this community should be protected (x3)
- Dislike the proposed building aesthetics/design (x3)
- Existing buildings need to be torn down (x3)
- Residents should understand that neighbourhoods go through gradual change over time rather than stay the same (x2)
- Not fair to compare this proposal to four “skinny homes” and garages (x2)
- Site is a good location to support people who want to live car free (x2)

- This proposal will not make children in the neighbourhood safe (x2)
- Multi-family units are not in character with the neighbourhood (x2)
- Half of the units are basement suites which is not acceptable(x2)
- Development should have more three bedroom dwellings (x2)
- Current homes on site are in need of replacement (x2)
- Building is out of scale with the community (x2)
- Proposal is worse than “skinny homes” (x2)
- Housing is a human right (x2)
- No where in the rezoning documents does this say it will be a net zero, environmentally friendly, or affordable housing
- Would not have bought a house in North Glenora if I knew it was going to turn into an apartment neighbourhood
- Neighbours are putting their own property values above the value of people living in, or moving to the community
- Just because you do not want to live in an apartment does not mean others will not
- North-south oriented lots are better for infills than east-west due to sunlight access
- City needs to consider how snow drifting will impact the neighbouring properties
- Proposal will bring a different kind of rental building to the neighbourhood
- Proposal will keep North Glenora populated and healthy in the long term
- This development is not going to provide affordable housing for families
- Development does not have proper transitions to adjacent properties
- Developments like this need to happen in mature neighbourhoods
- Proposal will bring much needed density to the neighbourhood
- Hope the City can see through the marketing for this proposal
- A maximum of RF2 zone would be appropriate at this location
- The development is out of character for the adjacent lots
- Benefits of this development far outweigh the negatives
- Concern the proposal will kill the boulevard/City trees
- Cities must change as they grow
- Proposal looks innovative

**Site Layout & Built Form:**

- Concerned about the requested reductions in setbacks (x10)
- Concerns regarding sunlight access/shadow impacts (x10)
- Scale of proposal will fit into the surrounding community (x9)
- Site coverage is too high (x8)
- Proposal does not provide enough greenspace/yards (x5)

- Wheelchair accessible units proposed will allow existing/senior residents to stay in the neighborhood (x4)
- Application appropriately manages privacy and shadow impacts on neighbours (x4)
- The proposed height is lower than would be allowed under current zoning (x4)
- Dumpsters will be located on a small residential lane creating a hazard (x4)
- The courtyard is just a walkway (x4)
- Setbacks are less than what the (MNO) Mature Neighbourhood Overlay permits (x3)
- Proposal provides more setbacks on site yards than required under current zoning (x2)
- Proposed units are not designed to be inclusive for people with mobility issues (x2)
- Setbacks to the north are greater than is normally allowed (x2)
- This is not an environmentally friendly design (x2)
- Amenity areas are too small to be useable (x2)
- This proposal is site overdevelopment (x2)
- Setbacks requested are similar to variances requested by other projects in the area
- The maximum height of this should be no more than a two storey house
- Development should be designed for families with fewer larger units
- Courtyard will not receive much sun and might be a CPTED issue
- Developer should consider an indoor bike storage location
- A 2.5 storey building will overshadow all the other homes
- Exceptions to existing setbacks should not be granted
- Proposal has no place for children to play
- Building provides a variety of unit types

#### **Parking & Traffic:**

- Concern regarding the lack of parking proposed (x48)
- General concerns regarding parking and traffic (x36)
- Concerned about increased traffic or reduced parking by the school/parks (x30)
- Proposal will make it dangerous/unsafe for children to go to school/daycare (x18)
- Traffic and parking will not be worse if this is built (x6)
- Proximity to transit, bike lanes, and amenities in walking distance offset demand for parking (x5)
- Where will residents park on snow clearing day when vehicles are not allowed to park on the street (x4)
- Development relies on on-street parking to accommodate needs which is a problem (x4)
- On-street parking will reduce sightlines by the school (x4)
- Proposed density will unreasonably increase the number of commercial vehicles/moving trucks (x3)
- Not everyone owns a car and this would be a place for them to live (x3)

- Majority of people in Edmonton own cars/multiple cars (x3)
- Already too much demand for on-street parking (x3)
- With increased demand for on street parking, there will be fewer places for parents park to drop off children at school (x2)
- Residents of this development will need to park in front of other people's homes (x2)
- Narrow roads/on-street parking reduces speed and increases safety (x2)
- Development should provide visitor parking spaces (x2)
- Traffic and parking concerns that exist today are due to the current residents, not the potential ones from these proposals
- No one has complained about traffic generated by the school in the past, so this proposal should not be a concern
- Net-zero developments attract a specific demographic of people who are less likely to want to own a car
- With all the construction currently underway it is difficult to get in and out of the street, and lane
- The perimeter of the park should be kept clear of vehicles to reduce opportunities for crime
- Opportunities for criminal activity will increase with more people parking around the park
- Other multi-unit buildings in the neighbourhood are able to provide appropriate parking
- Living next to this would be like living next to an AirBnB with all the comings and goings
- Children will be unable to bike and walk to the park themselves due to increase traffic
- Current residents own multiple vehicles that are parked in the street already
- Transit in Edmonton is not good enough for people to live without a car
- Concern there will be no on-street parking available for park users
- Concern about site coverage if a garage was ever built on site
- Streets in North Glenora are narrow already

**Density:**

- Concerns regarding the proposed increase in density (x31)
- Site is located near school, parks, and other amenities to support the increase in density (x17)
- Welcome density/new residents to the North Glenora neighbourhood (x12)
- Proposal will increase density in a sensitive manner (x5)
- More density means more safety as there will be more people out walking/eyes on the street (x3)
- "Skinny homes" already have basement suites and garden/garage suites (x3)
- Proposal represents a modest increase in density compared to other infill proposals (x2)

- Application will not add significant density as the current buildings has multiple tenants already (x2)
- Crime will increase with more density (x2)
- Developer should provide a justification for why they needs 16 dwellings opposed to the 12 currently allowed
- Density looks to be the same as current townhouses and garden houses surrounding the park
- Increases in density are welcome in this neighbourhood, but this proposal is too much
- North Glenora does not need more density

**Location & Neighbourhood:**

- This proposal is not necessary with the “patio homes” site being redeveloped (x14)
- Neighbourhood has enough multi-unit buildings already (x12)
- Opposition to proposal due to concerns this could be constructed elsewhere in the neighbourhood (x10)
- Neighbourhood does not need another rental property (x8)
- North Glenora has already provided is fair share of infill development (x6)
- North Glenora has too many “skinny homes” (x4)
- Neighborhood already has an issue with homes not selling/renting units remaining vacant for months (x3)
- Impacts of this proposal should be review with the “patio homes” redevelopment in mind (x3)
- “Patio homes” redevelopment will have a much larger impact than this proposal (x3)
- This corner cannot support over 100 people including the adjacent RA7 application without significant impacts to the neighbourhood (x2)
- This neighbourhood was planned to have the correct mix of housing types and it doesnt need to be changed (x2)
- Mature neighbourhoods do not need to be the primary target for densification (x2)
- Concerns with the number of rezoning applications and development proposals in the neighbourhood recently
- Attempt to stop “patio homes” redevelopment resulted in the owner rezoning to ask for even more density
- Row-housing near the presbyetrian church are more appropriate infill for this neighbourhood
- Residents should be encouraging owners of the existing apartments to renovate their properties
- Reduction in on-street parking by school will increase number of cars idling on the street
- This proposal is providing a concrete plan where as the “patio homes” is not

- This is the lesser evil of the two proposed rezonings in the neighbourhood
- Not fair to expect neighbours to live next to a building with 34 residents
- This is the first developer proposal for the neighbourhood that isn't bad
- There are cheaper family homes for sale in the neighbourhood already
- The state of existing rental properties in this neighbourhood is awful
- Neighbourhood needs more local/walkable commercial amenities
- North Glenora is perfect as is and does not need changes
- North Glenora is a Transit Oriented Development area

#### **Unit Affordability & Potential Residents:**

- Concerns regarding noise from future residents (x14)
- Proposal is not family friendly as there are only two dwellings with three bedrooms (x8)
- This neighbourhood needs more development that will bring in children to keep the school open (x7)
- Proposal would provide more affordable housing options for families in the neighbourhood (x7)
- Most young families cannot afford to live in a single family home in this neighbourhood (x7)
- None of the documentation indicates what rent would be in these dwellings (x4)
- More people in this neighbourhood will mean more people in the schools (x4)
- This proposal will ensure more families can move to this neighbourhood (x4)
- Concerned that this proposal will be a rental project (x4)
- Diversity makes for a healthy neighbourhood (x4)
- Proposal will add a much needed mix in dwelling variety in the area (x3)
- These units are not affordable (x3)
- People buying a home in the suburbs are not the same people who would rent one of these units (x2)
- Renters in the neighborhood are not any different than homeowners (x2)
- Renters are not criminals (x2)
- The only way these units are affordable is if the developer lowers the property values of all the neighbour's properties
- Families are buying older homes in the neighbourhood, not renting small spaces
- No assurances about what type of people will be living in this building
- Not all families can afford to live in a house

#### **Alternative Development Options:**

- Preference to maintain single family homes on this site (x3)
- Preference for "skinny homes" on these lots (x3)



- Location makes sense as apartments and row houses already surround park (x2)
- City cannot continue to only allow single-detached homes in central neighbourhoods to be the only appropriate built form
- If the City wants the neighbourhood to change, they should purchase everyone's homes so they can move
- Infill builders are generally not considerate of the adjacent neighbours
- Infill projects should be designed to look like the surrounding houses
- Would be supportive of a 4-plex on this site
- Site is better suited for high end duplexes

#### **Infrastructure Impacts:**

- Concerns with impacts to sewer/drainage infrastructure (x17)
- Concern development will not be able to appropriately accommodate drainage requirements
- Concerns the development will drain snow melt to the street and create unsafe road conditions
- As the neighbourhood grows the City needs to address infrastructure issues in the area
- Proposal supports local infrastructure

#### **Sustainable Development:**

- Support for environmentally sustainable design/net zero design (x16)
- Developments like this will help stop Edmonton's suburban sprawl (x5)
- Proposal is not environmentally friendly because it is tearing down existing homes (x2)
- Net zero projects are too expensive without subsidies from governments which are a waste
- Proposal aspires to meet Passive Housing standard

#### **Construction Impacts:**

- Concern regarding compliance to the Alberta Building Code/Fire Code
- Hope developer considers existing residents during construction
- Concern regarding construction noise and disruptions

#### **City Policy and Plans:**

- Proposal does not conform to the North Glenora Community Plan (x9)
- Extensive consultation went into the North Glenora Community Plan and should be followed (x3)

- North Glenora Community Plan recommends that current residential zoning be retained and this should be followed (x3)
- Proposal is in line with the City's densification goals
- Proposal aligns with the new City Plan

**Application and Process:**

- This developer is being greedy/project is driven by greed (x7)
- The City needs to stop letting developers change zoning whenever they want and listen to the residents (x6)
- Concerned the developer may receive special treatment as he was the previous Community League President (x5)
- Concerns regarding tactics of local community group which is against this proposal (x5)
- Encouraged to know that developer is a resident of North Glenora (x5)
- Developers got feedback that the neighbourhood didn't want "skinny homes" and then proposed more density (x3)
- Appreciate engagement efforts the owner has done throughout this process (x3)
- This application is a cash grab (x2)
- Other applications and projects in the neighbourhood have not shown the same interest this developer has with engaging the community
- Developer's interest in making money will mean low quality units that are small with high rents
- Developers should not be allowed to profit at the expense of neighboring property owners
- Do not believe this is being built by someone who lives in the neighbourhood
- Concern the City has not done its due diligence in reviewing this application
- Concern that there is conflict of interest between the developer and the City
- Developer should provide more, for the community and potential renters
- Communities are under attack by the City and developers
- Developers do not care what the neighborhood thinks
- Developer has no history doing net-zero buildings

**Engagement:**

- Concerns that comments in support of the proposal were made by other developers/fake accounts (x6)
- Concerns regarding decorum of comments by other commenters (x4)
- Support for continued use of online-engagement as am normally unable to attend in person events (x2)

- Discouraged that people saying they support the development are labeled as “suspicious” (x2)
  - Concerns that some accounts are posting multiple negative comments (x2)
  - Comments against this development are unreasonable (x2)
  - Concern that comments made by people not living in North Glenora are being weighted the same as people living in North Glenora
  - Concerns that comments provided on the website were by people not living in the community
  - Majority of neighbours near this proposal are against it and should be listened to above others
  - Other developers are posting buzzword comments in support of this
  - Glad to have a forum to tell the City we don’t want this development
  - Comments should be restricted to residents of North Glenora only
  - Concern that some comments were deleted by moderators
  - Discouraged by number of NIMBY comments
  - The engagement website was easy to use
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Following the Advance Notice for this application a letter was received from a community group, Progress with Consideration, with a stated membership list of 110 residences representing 75 properties in North Glenora. This letter identified various concerns regarding the proposed development including:

- Safety/traffic issues for young children who attend this school, residents who live in the area, and parents, volunteers and school support workers.
- Increase vehicles parking on street/idling on street impacting access for school pick up/drop off , emergency vehicle access, and the nearby bike lane.
- Increases in commercial deliveries and moving trucks.
- Increased vehicle traffic in the adjacent lane.
- Loss of privacy and increases in noise for adjacent properties.
- Dumpsters being located within a small residential lane.
- The proposed increase in density for the site.
- The proposed increase in site coverage and lack of green space.
- Setbacks being less than what the (MNO) Mature Neighbourhood Overlay permits.
- The Community Plan recommends that current residential zoning be retained.
- Residential density being increased due to the redevelopment of the “Patio Homes” site adjacent to this site.
- Proposal would not provide affordable or family friendly development.
- Impacts to the surrounding infrastructure (sewer and drainage).

Many of these concerns were additionally raised as part of the Engaged Edmonton page as outlined in the above summary.

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## Web Page Visitor Definitions

### Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

### Informed

An informed visitor has taken the 'next step' from being aware and clicking on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

### Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

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## FUTURE STEPS:

- When the applicant is ready to take the application to Council:
    - Notice of Public Hearing date will be sent to surrounding property owners
    - Once the Council Public Hearing Agenda is posted online, you may register to speak at Council by completing the form at [edmonton.ca/meetings](http://edmonton.ca/meetings) or calling the Office of the City Clerk at 780-496-8178.
    - You may listen to the Public hearing on-line via [edmonton.ca/meetings](http://edmonton.ca/meetings).
    - You can submit written comments to the City Clerk ([city.clerk@edmonton.ca](mailto:city.clerk@edmonton.ca)) or contact the Ward Councillor, Scott McKeen directly ([scott.mckeen@edmonton.ca](mailto:scott.mckeen@edmonton.ca)).
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## IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT:

Planning Coordination  
DEVELOPMENT SERVICES



**Name:** Andrew Sherstone

**Email:** andrew.sherstone@edmonton.ca

**Phone:** 780-442-0699



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19746
Location:	North of 109 Avenue NW and west of 139 Street NW
Address:	10904 - 139 Street NW
Legal Description(s):	Lot 16, Block 13, Plan 2121123
Site Area:	1,246.5 m <sup>2</sup>
Neighbourhood:	North Glenora
Notified Community Organization:	North Glenora Community League
Applicant:	T5M Connect

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone and the (MNO) Mature Neighbourhood Overlay
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	North Glenora Community Plan
Historic Status:	None

Written By: Andrew Sherstone  
Approved By: Tim Ford  
Branch: Development Services  
Section: Planning Coordination