Representing **110** Residents of
North Glenora

We range in age from
20 to 91 years old

We **Oppose** the re-zoning of these
properties from RF1 to DC2
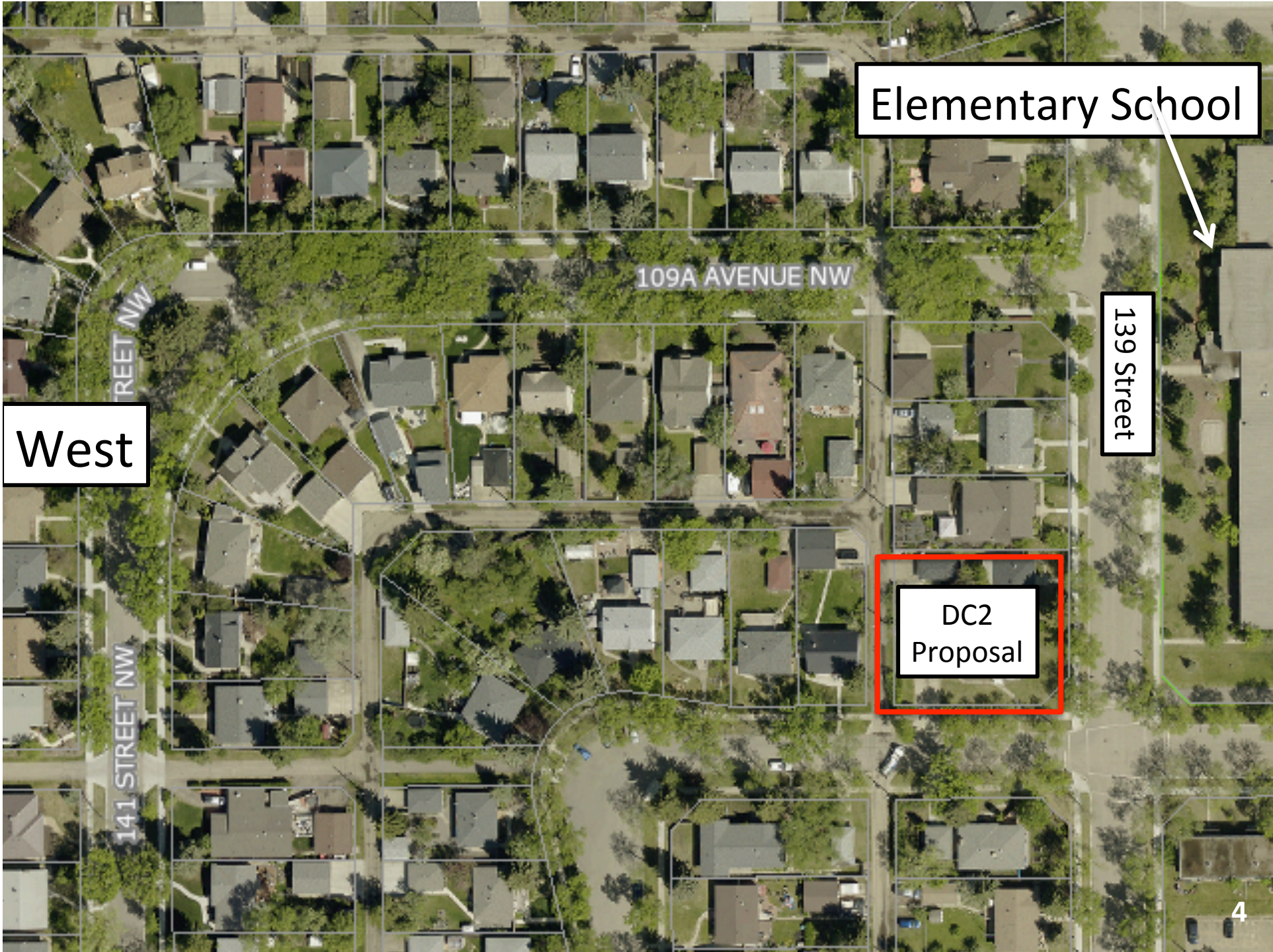
- Safety
- Location
- Density
- Reduced Setbacks

SAFETY

Adjacent to this Proposal

The 14 Town Homes have been approved for RF7 zoning

➢ They will be replaced with 45 suites and provide parking for 15 vehicles

Elementary School

109A AVENUE NW

139 Street

West

141 STREET NW

DC2 Proposal

4

LOCATION

General Principals for Residential Infill in Edmonton's Mature Neighbourhoods

ITEM

4. A <u>critical</u> mass of single family housing should be <u>protected in the core</u> of mature neighbourhoods.

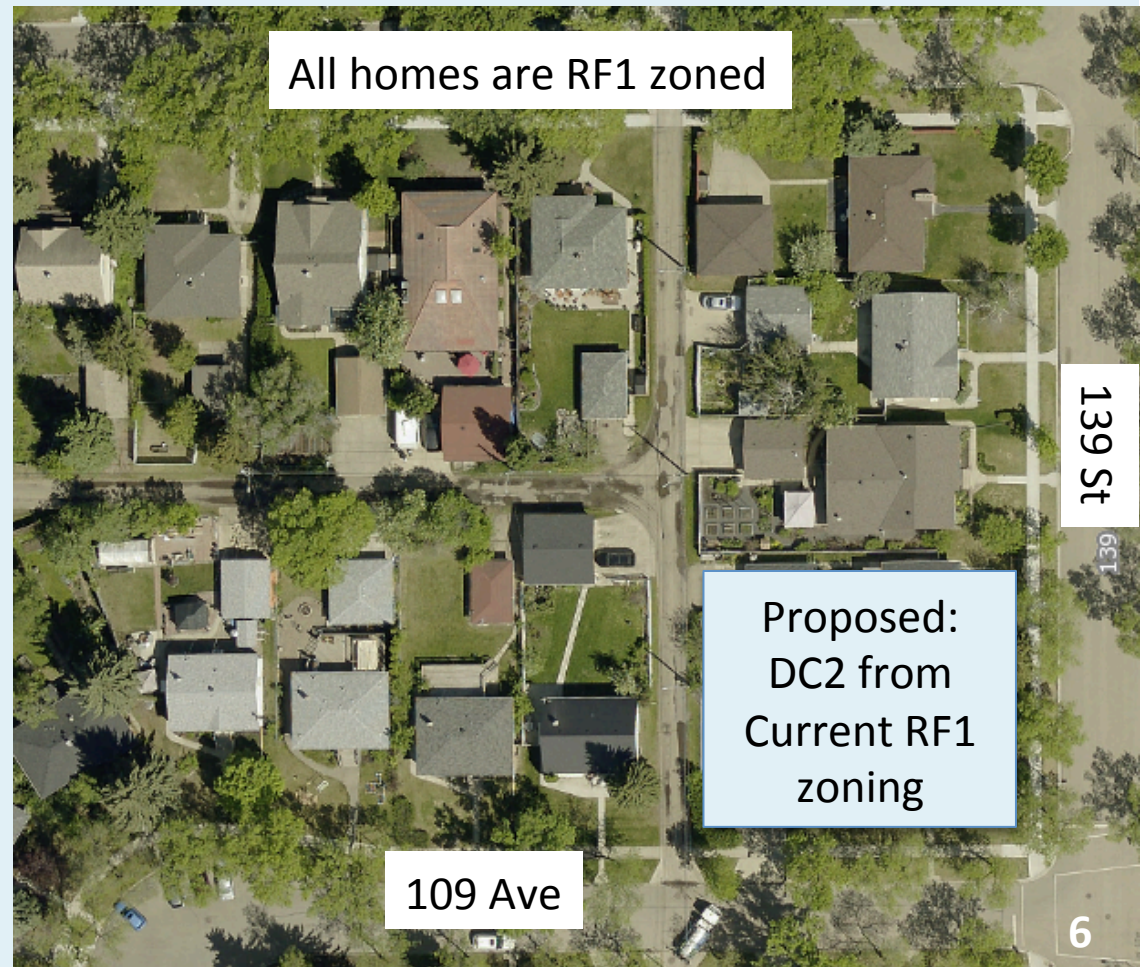5. Higher intensity infill development should be focused <u>on the edge</u> of neighbourhoods.

This will be accomplished by:

a. Allowing a <u>modest</u> amount of <u>Small Scale</u> infill within the interior of neighbourhoods.

b. Directing the majority of infill to the <u>edges</u> of neighbourhoods or onto large sites.

Location of this DC2 Proposal

GENERAL GUIDELINES FOR RESIDENTIAL INFILL IN EDMONTON MATURE NEIGHBOURHOODS

11. Infill development should fit comfortably into an existing neighbourhood and <u>reflect the character</u> of the existing streetscape.
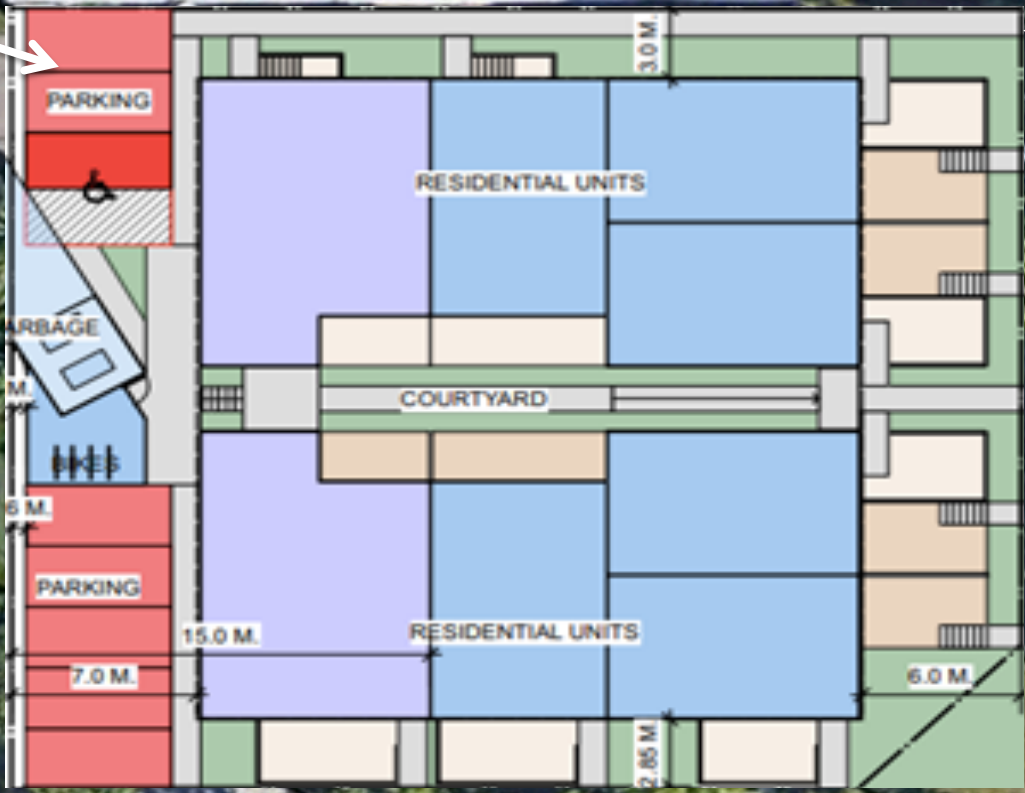

All homes are RF1 zoned

139 St

Proposed: DC2 from Current RF1 zoning

109 Ave

48% Site Coverage

Humbke's House

Parked Cars

Sidewalk

Dumpster

139 St NW

139 St NW

PARKING

RESIDENTIAL UNITS

GARBAGE

COURTYARD

PARKING

RESIDENTIAL UNITS

3.0 M.

15.0 M.

7.0 M.

6.0 M.

2.85 M.

10912

13912

109 Ave NW

109 Ave NW

8. Residential infill developments should respect the role of lanes not only as a primary vehicular access route but as a factor in maintaining the livability of neighbourhoods.

- Importance should be placed on the public realm of lanes as part of both a service and **pedestrian network**. Lanes should be considered in the design of infill development and kept **attractive** through fencing and **landscaping** and appropriate design of parking areas and garages.
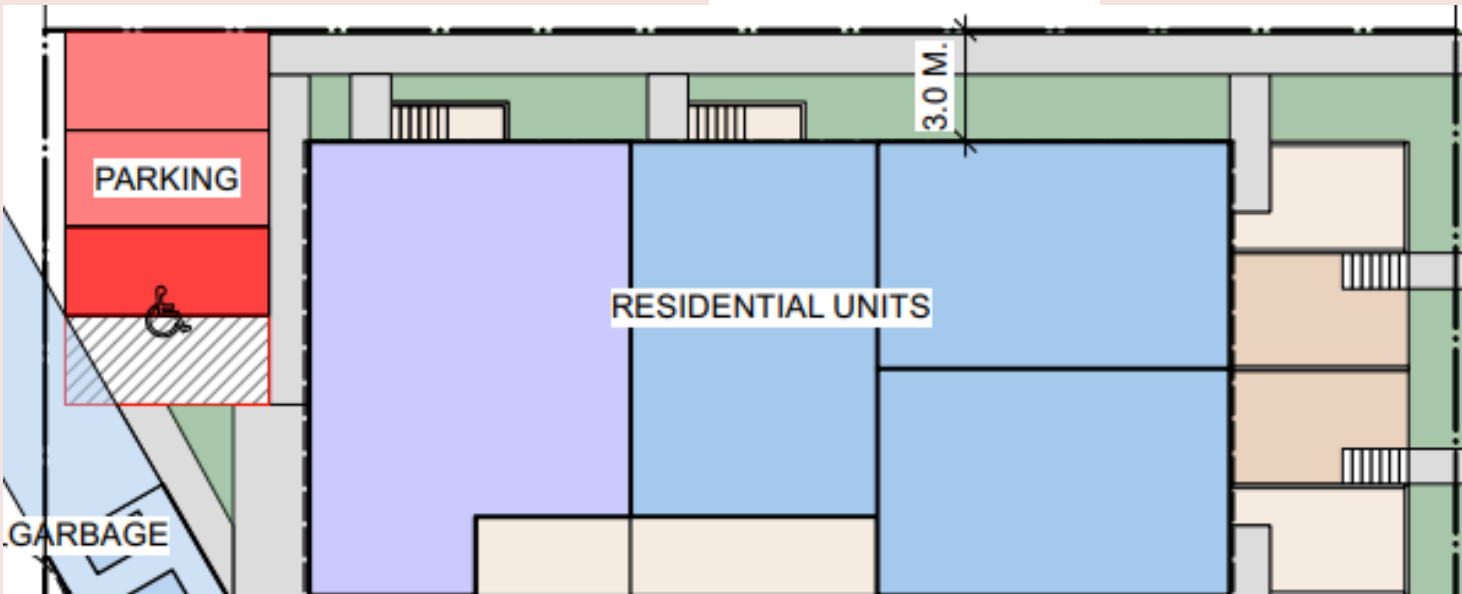
No Landscaping

Reduced west set back from 15m to 7.0m

Dumpsters

Parked Vehicles

NORTH

Privacy with a sidewalk next to property line
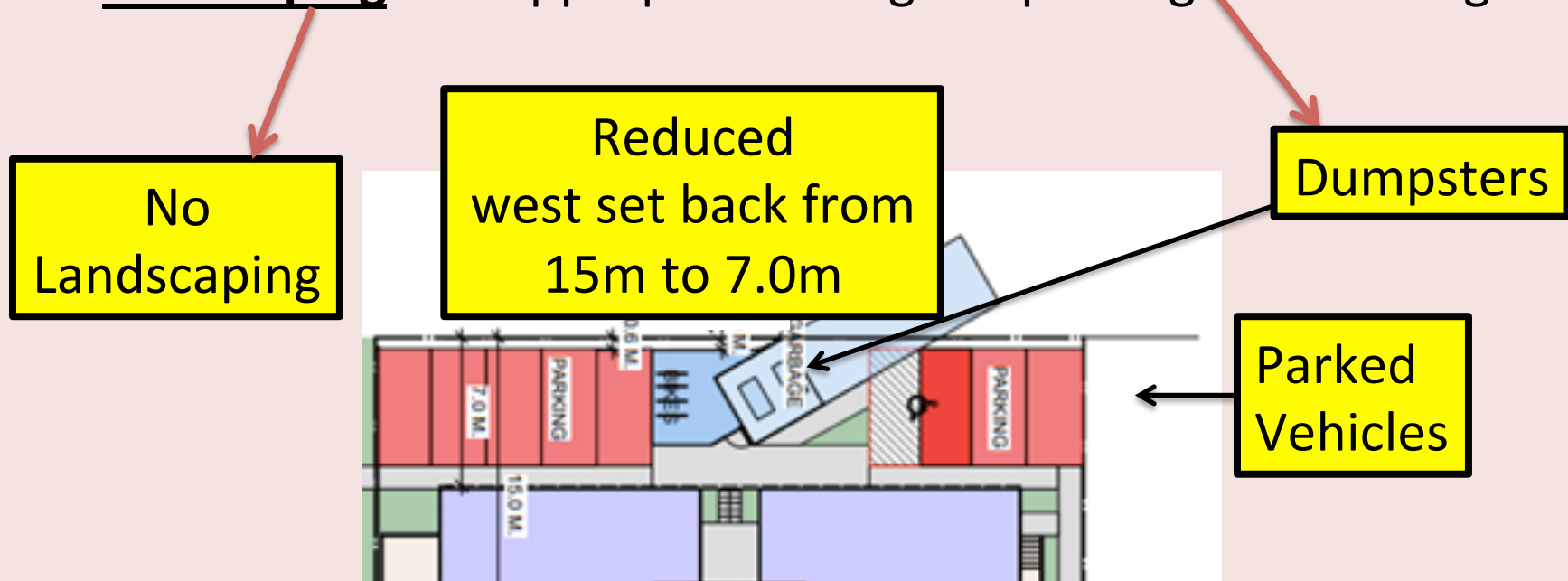
Raised Suite Entrances

Parked Cars

Neighbour's House

PARKING

3.0 M.

RESIDENTIAL UNITS

GARBAGE

9

SOUTH

Setback

RF1: 4.5 M

DC2 Proposal: 2.8 M

- This reduced setback does not blend with the homes to the west (All >9m)

9.10 M

Proposed 2.8 M

Property Line

- ➢ **Safety Concerns**

- ➢ **Poor Location**

- ➢ **Too High Density**

- ➢ **Reduced Setbacks**