

North Glenora

Rezoning of Patio Home Sites A, B & C

Inclusion & Diversity

- Stacked townhouses – social housing for large immigrant families
- Rental apartments – 6 buildings existing or in development
- Patio homes – affordable housing for families
- Coronation Elementary School is an IB World School

Loss of Affordable Housing for Families

- Replacing a 2-bedroom townhouse with a 2-bedroom apartment is not a like-for-like situation
- The rent on a 2-bedroom apartment will be higher than what residents currently pay
- There are no plans to include family-oriented units
- Under RA7 zoning the developer does not have to work with the community to include affordable or family-oriented units

Policy C551

Residential Infill in Mature Neighbourhoods



General Principles for Residential Infill in Edmonton's Mature Neighbourhoods

6. Affordable housing should be provided in residential infill projects.

Safety Concerns

- Regency Developments plans to build 4 apartment buildings
- Apartment across from Coronation Elementary School will have 48 units with 16 parking spots

**192 units – 64 designated parking spots =
128 units without designated parking**

Safety Concerns

- Tenants will be forced to park on the streets surrounding the park and school
- This will lead to increased traffic and number of vehicles parking around the park and school

Packing the streets with cars around our school and park is a major safety concern

Safety Concerns

- 135 Street is a bus route and has a seasonal parking ban
- Where will the vehicles park when a parking ban is in effect?
- Main road through the neighbourhood



Environmental & Health Concerns

Tenants without access to plug-ins are more likely to idle or frequently start their vehicles, causing negative impacts to:

- The environment
- Children's health as they walk to the school/park
- Residents with respiratory issues

Neighbourhood Character and Enjoyment of Property

- Four storey apartments on Sites B and C will block the backyard sun to homes west of said sites
- Cars lining the streets cause safety concerns and create an unattractive neighbourhood
- Large apartment buildings negatively impact the character of the neighbourhood and will lower property values



Collaboration and Consultation

- Regency Developments has not consulted or collaborated with our group
- We want to work with Regency Developments toward a mutually beneficial outcome for North Glenora

Referral to Administration

- We are asking for Direct Control zoning so that we may have input and involvement in this project
- We understand we may need to work within tight timelines
- Site across from school has been rezoned with construction commencing this fall



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