

# ITEMS 3.23 - GROVENOR CHARTER BYLAW 19823

DEVELOPMENT  
SERVICES  
August 31, 2021



# 2 Site and Surrounding Area



# 4 Zone Comparison



REGULATION	RF3 + MNO Current Zone	RA7 Proposed Zone
Maximum Height (metres)	8.9 m	14.5 m flat roof/ 16.0 m pitched roof
Maximum Floor Area Ratio (FAR)	n/a	2.3 - 2.5
Maximum Density	Twelve (12) Principal Dwellings Twelve (12) Secondary Suites Twelve (12) Garden Suites	No maximum
Maximum Site Coverage	45%	n/a
Commercial Uses	n/a	At ground level
Interior Side Setback	3.0 m	1.2 m 3.0 m above 10.0 m in height

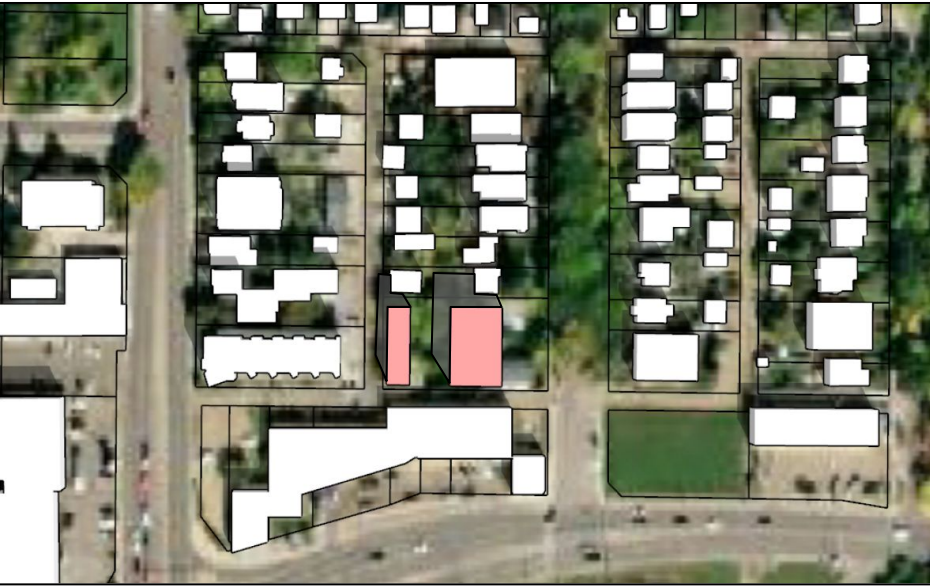
# Site and Surrounding Context



# Site and Surrounding Context



# 6 Shadow Analysis



Current RF3 Zone



Proposed RA7 Zone

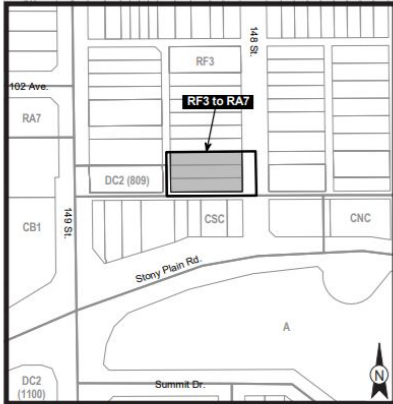
Mar/Sep 21, 12PM

# 7 Engagement

DATE CREATED: MAY 19, 2021 | GROVENOR

## NOTICE OF AN ONLINE PUBLIC ENGAGEMENT OPPORTUNITY

Edmonton



FILE #: LDA21-0191

An application has been made to rezone 10212, 10216 & 10220 - 148 Street NW. **Learn more about the application and provide feedback online.**

**Dates: May 25, 2021 - June 8, 2021**

**Website: <https://engaged.edmonton.ca/RA7Grovenor>**

Because of the current public health situation, the City is unable to host an in-person public engagement event to share information and collect feedback for this application face-to-face, as we normally would. This webpage has been set up to help fulfill this role as much as possible.

**The current zoning** is the (RF3) Small Scale Infill Development Zone

**The proposed zoning** is for the (RA7) Low Rise Apartment Zone

This application proposes to rezone the site from (RF3) Small Scale Infill Development Zone to (RA7) Low Rise Apartment Zone that will allow for the development of a low-rise residential building up to 16 metres in height (approximately 4 storeys) with limited opportunities for commercial activities at ground level.

Appendix 1 | File: LDA21-0191 | Grovenor | August 31, 2021

Grovenor RA7 Rezoning Application  
LDA21-0191

Edmonton

## WHAT WE HEARD REPORT

### Online Public Engagement Feedback Summary LDA21-0191 - Grovenor

**PROJECT ADDRESS:** 10212, 10216 & 10220 - 148 Street NW

**PROJECT DESCRIPTION:** The proposed rezoning is from (RF3) Small Scale Infill Development Zone to (RA7) Low-Rise Apartment Zone. The proposed RA7 Zone would allow for the development of a low-rise apartment (approximately 4 storeys). The proposed rezoning would also allow for limited commercial opportunities at ground level, such as, but not limited to, child care services, general retail stores and specialty food services.

**PROJECT WEBSITE:** [edmonton.ca/grovenorplanningapplications](https://edmonton.ca/grovenorplanningapplications)

**ENGAGEMENT FORMAT:** Online Engagement Webpage - Engaged Edmonton:

<https://engaged.edmonton.ca/RA7Grovenor>

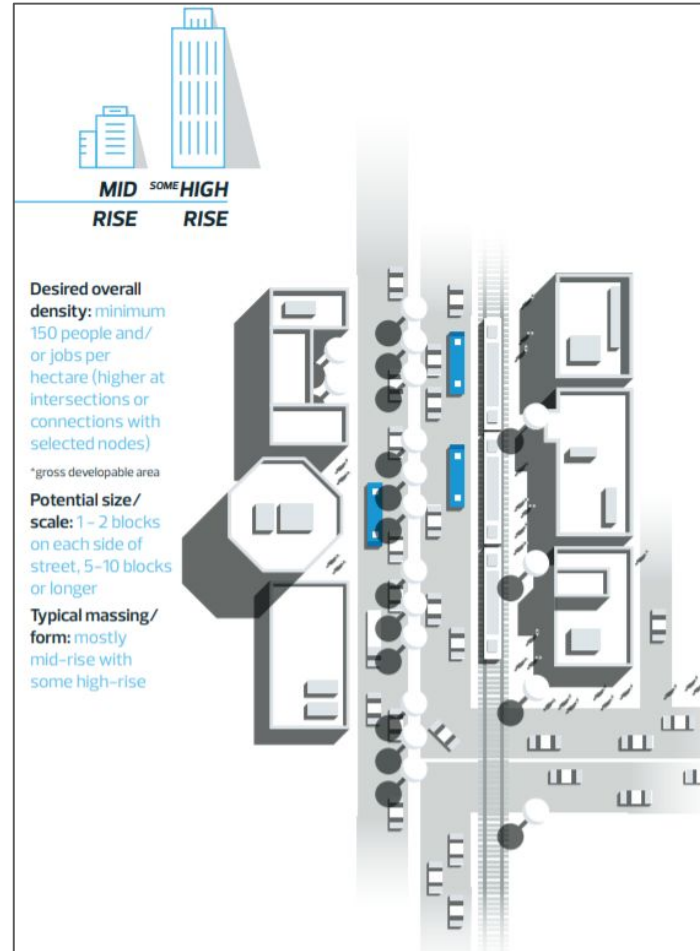
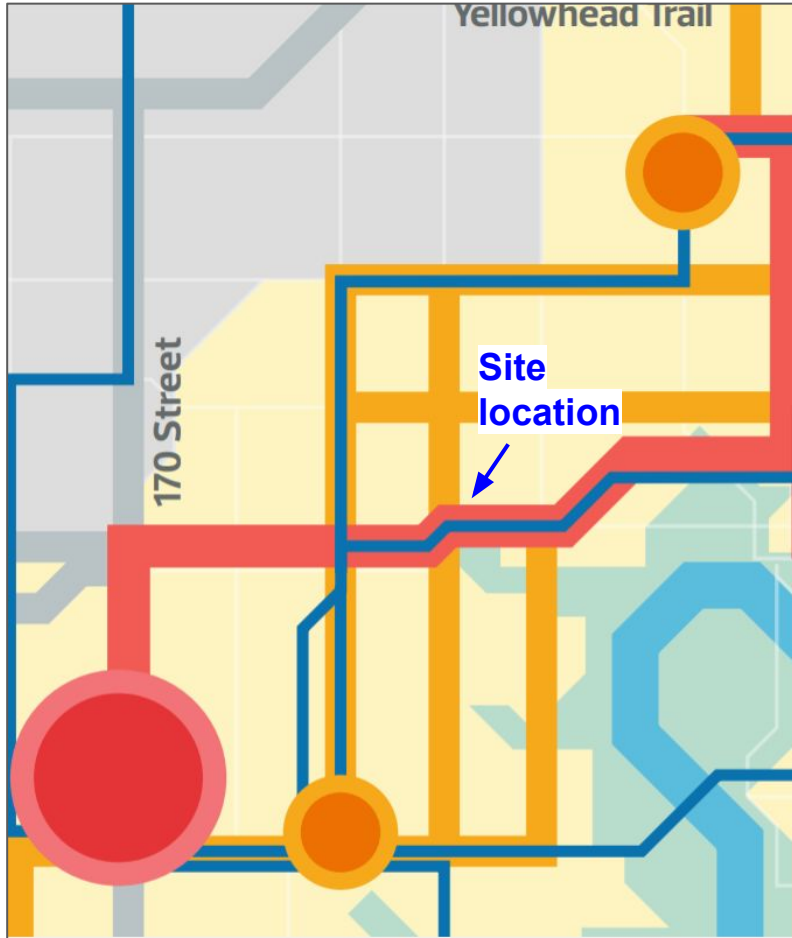
**ENGAGEMENT DATES:** May 25 - June 8, 2021

**NUMBER OF VISITORS:**

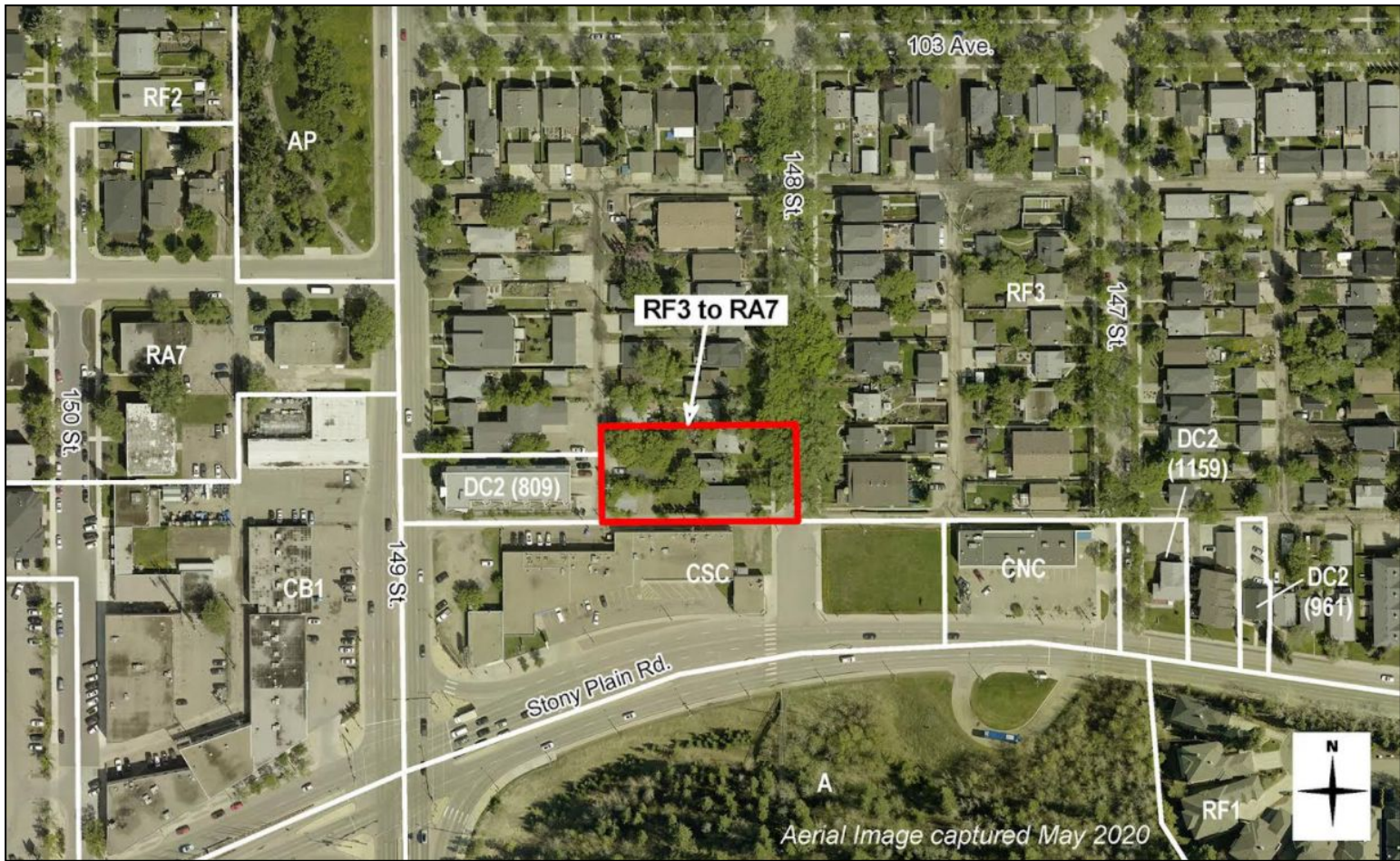
- Engaged: 11
- Informed: 16
- Aware: 24

See "Web Page Visitor Definitions" at the end of this report for explanations of the above categories.

# Policy Context







ADMINISTRATION'S RECOMMENDATION: **APPROVAL**