

ITEM 3.34, Charter Bylaw 19851 - To allow for ground oriented multi-unit housing, Glenora

**EDMONTON CITY COUNCIL
PUBLIC HEARING
September 8, 2021**

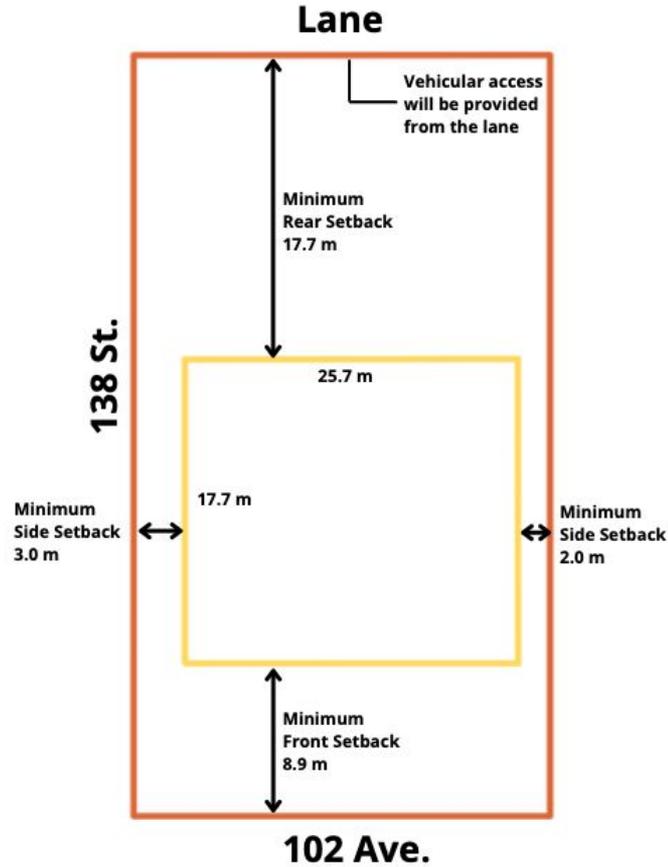
Chelsey Jersak, MA, RPP, Situate

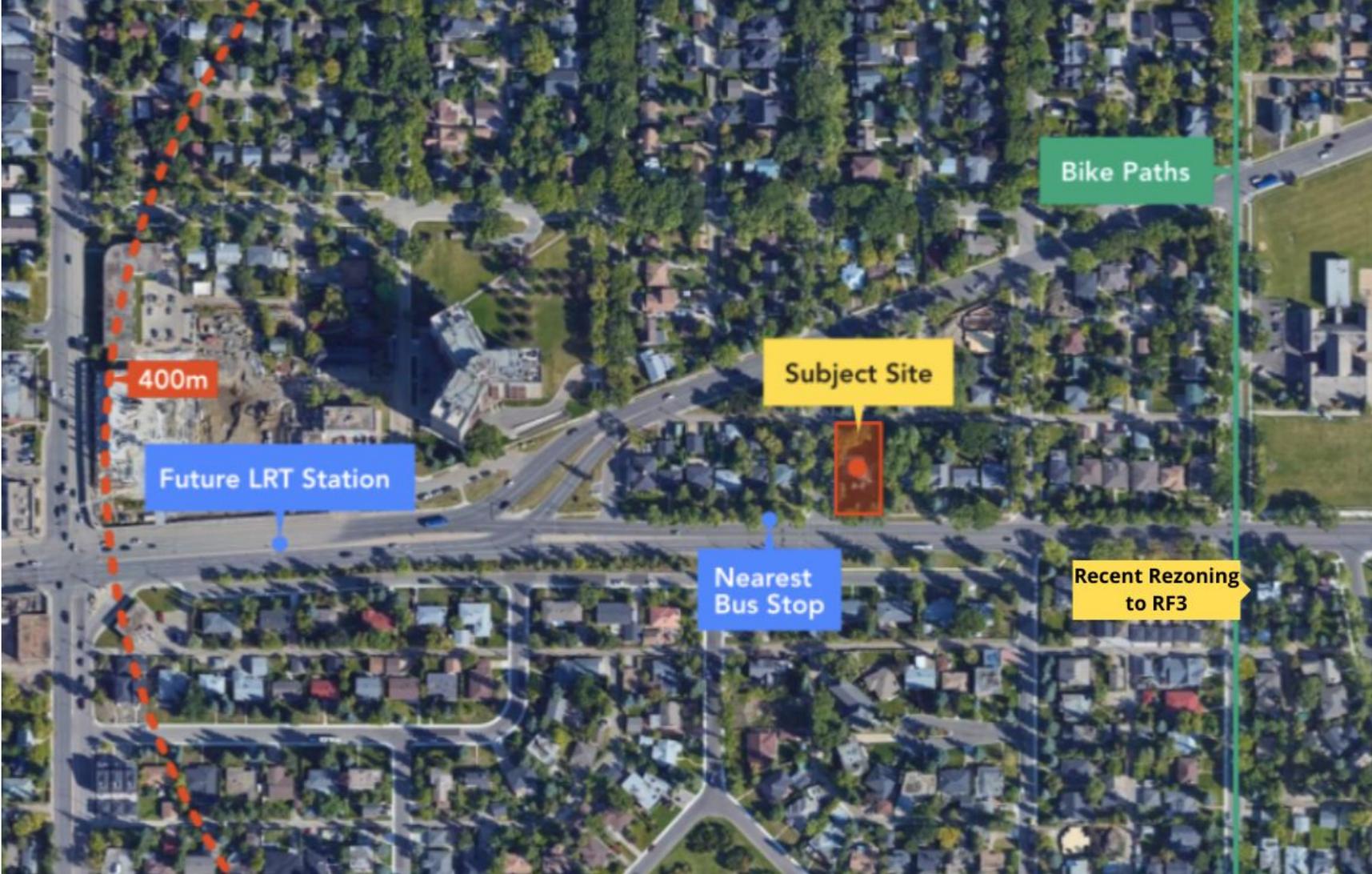


°situate
PLANNING + PLACEMAKING



BUILDING FOOTPRINT





Bike Paths

400m

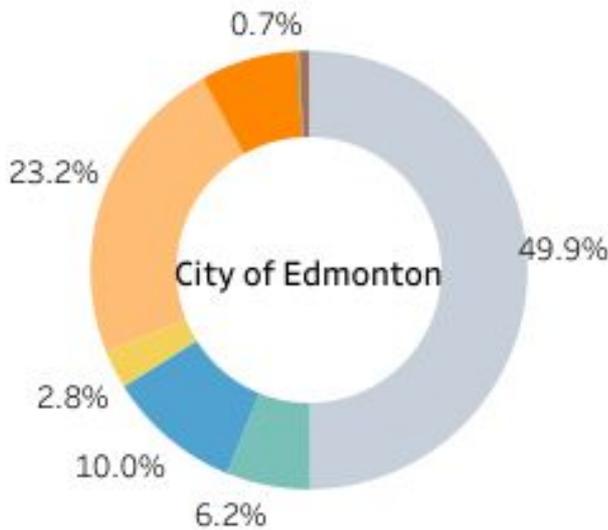
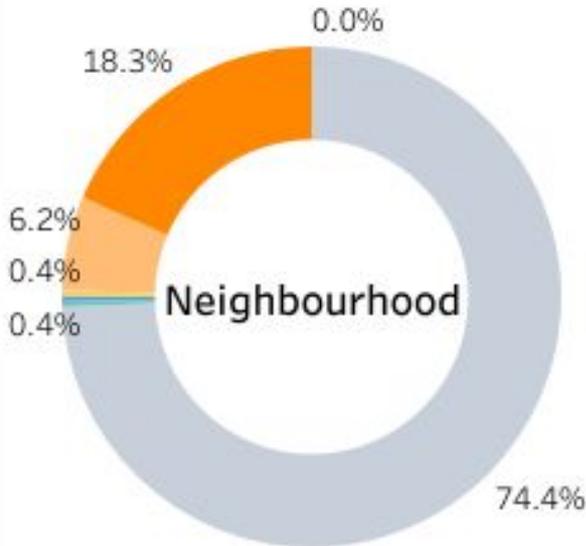
Future LRT Station

Subject Site

Nearest Bus Stop

Recent Rezoning to RF3

HOUSING STOCK IN GLENORA



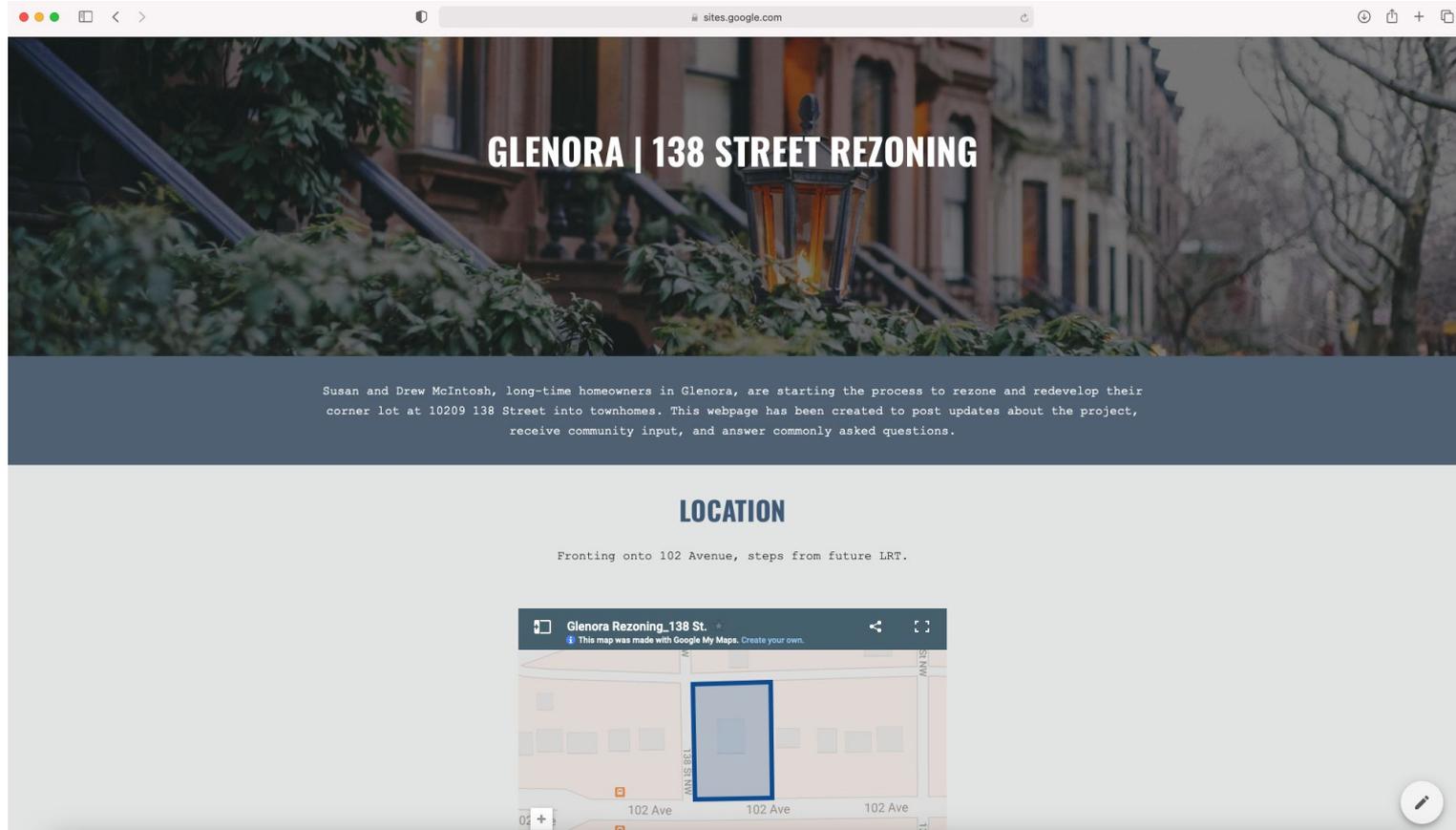
- Single-detached house
- Apartment (4 storeys and under)
- Semi-detached house
- Apartment (5 storeys and up)
- Row house
- Other single-attached house
- Apartment or flat in a duplex
- Movable dwelling

Source: Neighbourhood Profile, City of Edmonton

HERITAGE



NEIGHBOUR ENGAGEMENT



NEIGHBOUR ENGAGEMENT

April 16, 2021

Dear Neighbour,

RE: Proposed Rezoning; 10209 138 St. NW

Hello, our names are Susan and Drew McIntosh, and we're getting in touch with you to let you know that we would like to rezone our lot at 10209 138 Street NW. Our plan is to rezone the lot from the RF1 (Single Detached Residential) Zone to the RF5 (Rowhousing) Zone. The rezoning would allow for townhomes to be built facing 102 Avenue (parking would be accessed from the rear lane).

To give you some background, we have lived in Glenora for many years; we live at 10209 138 Street and we love our house. However, the house had some questionable additions and renovations over the years, before we bought it, and it has become difficult and increasingly unfeasible for us to maintain it. We regularly receive offers from builders and developers who would like to buy the house. However, we are deeply committed to this community, and rather than sell, we would like to redevelop the property ourselves in order to be able to ensure that whatever gets built here would be a sensitive addition to the neighbourhood.

We have created a webpage where you'll find a potential, preliminary concept for the project: <https://sites.google.com/situatinc.ca/glenora102/home>

On the webpage you will also find a simple survey where you can share your thoughts and ideas with us. As we would like the new building to be a welcome addition to the neighbourhood, we'd really like to hear what you think and will consider everything that we hear.

Please feel welcome to contact us with any questions, concerns or considerations you may have. We can be reached at GlenoraBrownstone138@gmail.com or (780) 760-4361.

You can also get in touch with Chelsey Jersak from Situate, who is helping us with the rezoning. She can be reached at (780) 974-4956 or chelsey@situatinc.ca.

Thank you so much for your time.

Sincerely,

Susan and Drew McIntosh

Survey

Thank you for taking the time to respond to this survey. With your help, we are hoping to bring an interesting new building to Glenora at 10209 138 Street NW.

The information in this survey is being collected on behalf of Susan and Drew McIntosh (the homeowners) by Situate. The results are anonymous. You may provide us with your contact information if you want to receive project updates via email.

Location



v

°situate
PLANNING + PLACEMAKING

Chelsey Jersak
(780) 974-4956 | chelsey@situateinc.ca