



ADMINISTRATION REPORT **REZONING** GROVENOR

10212, 10216 & 10220 - 148 Street NW

To allow for low rise Multi-unit Housing.



Recommendation: That Charter Bylaw 19823 to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone to (RA7) Low Rise Apartment Zone be APPROVED.

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

- allows for increased density near the edge of the Grovenor neighborhood, in close proximity and within walking distance to mass transit and other amenities along Stony Plain Road; and
- provides intensification within a Primary Corridor, as directed by the City Plan, and creates a residential transition between adjacent commercial and low-scale residential.

Report Summary

This rezoning application was submitted by Invistec Consulting Ltd. on April 13, 2021 on behalf of MJL Developments Ltd. This application proposes to change the zoning of three parcels from (RF3) Small Scale Infill Development Zone to (RA7) Low Rise Apartment Zone to allow for a four storey Multi Unit Housing building with the opportunity for limited commercial uses at the ground level.

The City Plan designates Stony Plain Road and one to two blocks on either side as a Primary Corridor. As such, the subject site is considered to be within this Primary Corridor. A Primary Corridor includes a wide range of activities supported by mixed-use development and mass transit. Typical massing/form in Primary Corridors is mostly mid-rise and some high-rise buildings. Though this application is not proposing a high-rise or a mid-rise building, the site's relatively small size and surrounding low-scale residential context would suggest that a low-rise building is more appropriate for this location as the corridor transitions into low scale residential.

This application was originally brought forward for a decision by Council at the August 31, 2021 Public Hearing. In response, the following motion was made:

That Charter Bylaw 19823 be referred back to Administration to work with the applicant to engage with the residents of the Grovenor community and community league to discuss the community's concerns, and return to a future City Council Public Hearing.

In response to this motion, Administration hosted two online community meetings. Details regarding these meetings, including previous engagement efforts, are summarized in the Community Insights Section at the end of this report.

The Application

1. CHARTER BYLAW 19823 to amend the Zoning Bylaw to rezone the subject site from (RF3) Small Scale Infill Development Zone to (RA7) Low Rise Apartment Zone.

The proposed RA7 Zone would allow for a low rise Multi Unit Housing building (approximately four storeys) with limited commercial opportunities at ground level such as, but not limited to, Child Care Services, Convenience Retail Stores and Specialty Food Services. Key characteristics of the RA7 Zone include:

- Maximum height: 14.5 - 16.0 metres (flat or pitched roof)
- Minimum density: 45 dwelling units/hectare
- Maximum floor area ratio: 2.3 - 2.5

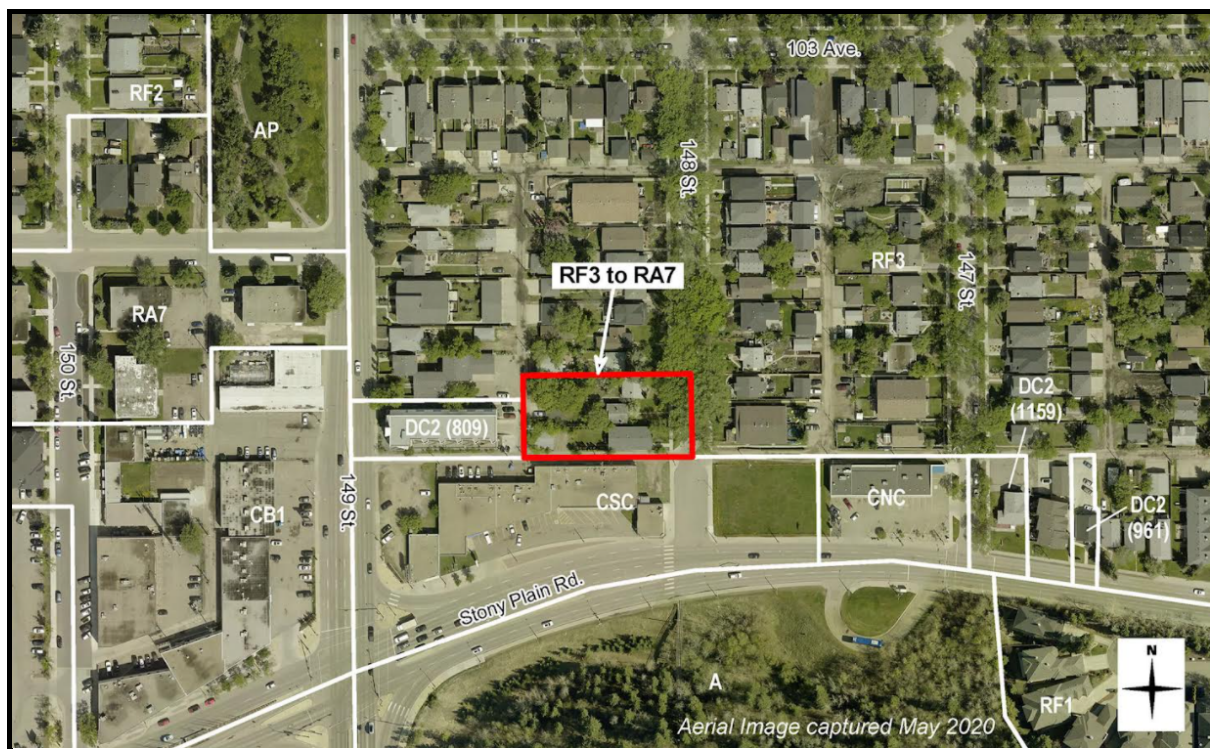
The stated intent of the applicant is to pursue a residential building, with no commercial uses at ground level.

Site and Surrounding Area

The subject site is composed of three residential parcels currently used as single detached housing. To the east (across 148 Street) and north of this site is low density housing in the form of single and semi-detached housing. To the west (across the north-south lane) is multi-unit housing in the form of a 3 storey building with twelve units total and a 2-storey building with three units total. To the south (across the east-west lane) is a one storey strip-mall style commercial building.

This site is well connected to alternative modes of transportation with 149 Street NW being a Frequent Bus Route and the future 149 Street LRT Stop being within an approximately 300 metre distance from this site. MacKinnon Ravine is also within walking distance and provides users with access to the ravine system and broader shared use path network.

Other notable amenities within walking distance include commercial and retail services along Stony Plain Road, including the Jasper Gates site at the southwest corner of Stony Plain Road and 149 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF3) Small Scale Infill Development Zone	Single detached housing
CONTEXT		
North	(RF3) Small Scale Infill Development Zone	Single detached housing
East	(RF3) Small Scale Infill Development Zone	Single detached housing Semi-detached housing
South	(CSC) Shopping Centre Zone	Commercial building
West	(RF3) Small Scale Infill Development Zone (DC2.809) Direct Development Control Provision	2-Storey multi-unit building (3 units) 3-Storey multi-unit housing building (12 units)



LOOKING NORTHWEST FROM 148 STREET NW



LOOKING SOUTHWEST FROM 148 STREET

Planning Analysis

The purpose of the current RF3 Zone is to provide for a mix of small scale housing. The purpose of the proposed RA7 Zone is to allow for low rise multi-unit housing. A comparison between both zones is provided in the table below.

Zoning Comparison Table		
	RF3 Zone + MNO <i>current</i>	RA7 Zone <i>proposed</i>
Principal Use	Multi-unit Housing	Multi-unit Housing
Maximum Height (metres)	8.9 m	14.5 m flat roof/ 16.0 m pitched roof
Maximum Floor Area Ratio¹ (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 Uses²	n/a	At ground level
Minimum Setbacks (metres)		
Interior Side Setback	3.0 m	3.0 m
Side Setback (from east-west lane)	2.0 m	3.0 m
Front Setback (from 148 Street)	based on the abutting front setback	6.0 m
Rear Setback (from north-south lane)	21.9 m 40% of Site Depth	7.5 m
Notes:		
¹ In the RA7 Zone, the maximum FAR can be increased up to 2.5 if the development provides at least 10% of its dwellings intended for families (through a floor area greater than 100 m ² and the average number of bedrooms in these Dwellings being at least 3).		
² the total Floor Area of each commercial premises shall not exceed 275 m ²		

As indicated by the table above, the proposed RA7 Zone will result in a larger building with greater density than what the existing RF3 Zone allows. Another noteworthy change is the introduction of commercial uses permitted on the ground floor of a residential building.

LAND USE COMPATIBILITY

In general, the edge of a neighborhood adjacent to an arterial roadway is considered a suitable location for additional development intensity. This is especially true in this case where the southern edge of the Grovenor neighborhood is bordered by the future Valley Line West LRT route, where the integration between land use intensification and convenient access to mass transit and other amenities is the desired outcome.

The subject site, though not directly on the edge of the neighborhood (Stony Plain Road), is close to Stony Plain Road, separated by one commercial property along its southern property line. More specifically, the site is located at the southern end of the residential block along 148 Street which means the site functions very similar to a corner site where it is surrounded on three of its four sides by road right-of-way: 148 Street NW to the east, and lanes to the west and south. These roadways act as buffers that help to mitigate the impacts of a larger building between this site and the existing surrounding development. As such, these edges are less concerning and the primary focus is along the site's northern edge where it shares a property line with a single detached house.

The property along the site's northern edge, including other properties further northwest, north and northeast, will experience adverse impacts from the proposed RA7 Zone. This includes longer and wider shadowing onto private amenity spaces and reduced privacy from potential overlook. It should be noted that, since this application was originally presented at a City Council Public Hearing on August 31, 2021, changes have occurred to the RA7 Zone to provide a more sensitive transition to adjacent properties through larger minimum side setback requirements. This change is outlined below:

- Previous required minimum setback from the north property line - 1.2 metres with an additional building setback of 3.0 metres above 10.0 metres in height.
- New required minimum setback from the north property line - 3.0 metres

This is now the standard flanking building transition for sites using conventional zoning to pursue the development of a low-rise residential building. Other mitigating factors can be reviewed at the Development Permit stage where a Development Officer can require information regarding the location of windows and amenity areas, such as balconies, onto adjacent properties to ensure the windows or amenity areas of the proposed development are placed in such a manner that will minimize overlook into adjacent properties.

The commercial uses permitted within the proposed RA7 Zone are considered to be compatible within a residential context as they are generally low-impact and do not create disruptions to surrounding properties and beyond such as noise, light, debris or odours. Permitted uses within the proposed RA7 Zone include, but are not limited to, Convenience Retail Stores, Health

Services (eg. therapeutic or counselling services), Professional Financial and Office Support Services (eg. real estate or law services) and Specialty Food Services (eg. coffee shop).

THE CITY PLAN

The City Plan identifies the portion of Stony Plain Road NW that runs parallel to the Grovenor neighborhood as a Primary Corridor. The width of a Primary Corridor is one to two blocks on either side. As such, the subject site is within this Primary Corridor.

A Primary Corridor consists of a wide range of activities supported by mixed-use development and mass transit. As an overall guide, it states that the desired overall density in a Primary Corridor is 150 people and/or jobs per hectare and the typical massing/form is mostly mid-rise and some high-rise buildings. Though this application is not proposing a high-rise or a mid-rise building, the site's relatively small size combined with the surrounding low-scale residential context would suggest that a low-rise building is more appropriate for this location, as is proposed by this application.

With the above in mind, and in consideration of the fact that the commercial property south of the subject site is of a larger size and therefore could yield a mid-rise building, the low-rise building that is proposed through this application will act as an appropriate transition in scale between a larger mid-rise building along Stony Plain Road, down to the low-scale residential interior of the neighborhood.

Transit Oriented Development Guidelines

The TOD Guidelines determine the appropriate location and density of development within 400 metres of an LRT station or transit centre. The site is located approximately 300 m from the future 149 Street LRT Stop at Jasper Gates. Sites flanking a collector or arterial roadway within 400 metres of Neighbourhood Stations are encouraged to be developed with a minimum density of 42-63 dwelling units/hectare and a maximum of 125 dwelling units/ha, these densities are in line with Row Housing to 4-storey Residential buildings. This site however is at the residential edge of the neighbourhood, flanking commercial which fronts the arterial. Strictly speaking, the guidelines would suggest a density of 42 dwelling units/hectares. It is important to note these guidelines do not take into consideration newer policies such as the City Plan, which identifies Stony Plain Road as a Primary Corridor.

Technical Review

Transportation

Upon redevelopment of the site, vehicular access will continue to be from the rear lane. Lane improvements will be required depending on the scope and scale of the proposed development, including whether commercial uses are sought. Access and lane improvement requirements will be further reviewed at the development permit stage with more detailed building drawings.

Drainage

Sanitary sewer servicing to the site is available from the existing 200mm main within the lane, south of this site. Storm sewer servicing for the proposed rezoning site will require connection to the existing 250mm storm sewer main along 148 Street to the southeast corner of the site through on-site stormwater management for a 1:100 storm event.

EPCOR Water

Water servicing to the site is available from the existing 300mm water main within the lane, south of the subject site.

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

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Expanded Approach. Relevant characteristics that lead to this approach include strong opposition from surrounding residents as well as a referral motion from City Council for additional engagement with concerned residents and the community league.

The Expanded Approach included the following techniques:

Technique

APPLICANT-LED ONLINE ENGAGEMENT SESSION June 15, 2021	Common concerns (as reported by the applicant): <ul style="list-style-type: none"> • Shadow impacts • Parking and traffic congestion • The building will be too dense • Why this location and not elsewhere
CITY-LED ONLINE PUBLIC ENGAGEMENT SESSION May 25 - June 8, 2021	engaged.edmonton.ca/RA7Grovenor <ul style="list-style-type: none"> • Engaged: 11 • Informed: 16 • Aware: 24 • Opposed: 8 • Mixed: 0 • Support: 2 • Common comments included: <ul style="list-style-type: none"> o This is not a suitable location for a 4-storey building o 4-storeys is too tall o A larger shadow will be casted from this building, negatively affecting surrounding properties enjoyment of sunlight o This will create further traffic and parking congestion for the surrounding road network

	<ul style="list-style-type: none"> o The Jasper Gates Redevelopment project is already bringing much density, taller structures and additional traffic • See Appendix 1 for a full “What We Heard” Report
ONLINE COMMUNITY MEETINGS December 13, 2021 & January 24, 2022	<ul style="list-style-type: none"> • Approximately 17 attendees at each meeting • Presentation provided by the City and the applicant team • These meetings are summarized below and full meeting notes are attached as Appendix 2 • A formal response letter from concerned neighborhood residents to the applicant team is attached as Appendix 3
WEBPAGE May 17, 2021 - present	<ul style="list-style-type: none"> • edmonton.ca/grovenorplanningapplications • Visits: 112

In response to the referral motion by Council, City staff hosted two online community meetings. Each meeting was attended by the applicant team, neighborhood residents and representatives of the community league. The purpose of each meeting was for the applicant team to present new information regarding their proposed development, garner feedback and make changes based on this feedback. A summary of each meeting is provided below.

Online Community Meeting #1 - December 13, 2021

The applicant team presented their application and included new conceptual renderings of their proposed development. Following their presentation, the following feedback was provided by residents:

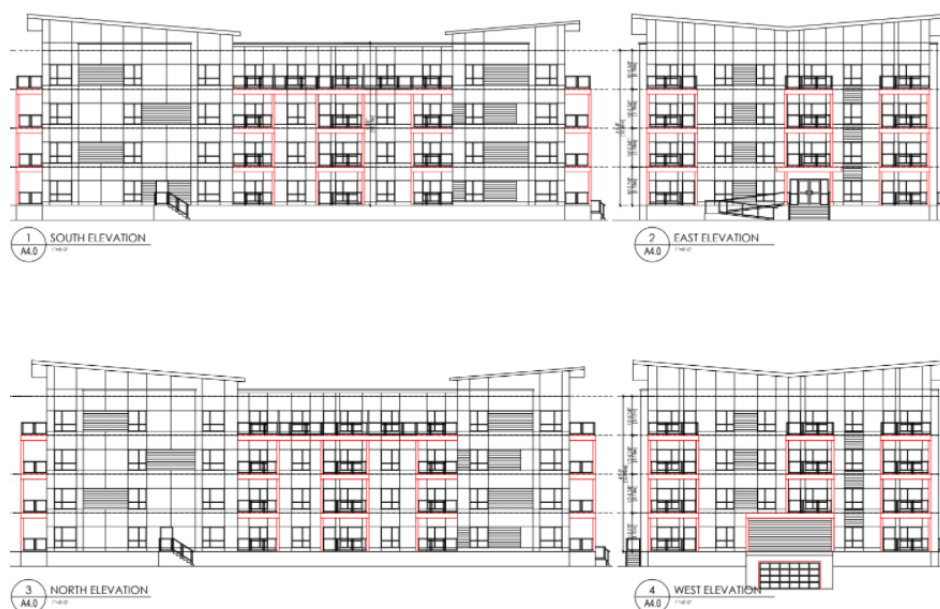
- Despite the new information provided, there is still a lack of detail regarding this proposed project.
- If the rezoning is approved, the properties around the site will decrease in value.
- The unique character of the neighborhood should influence the building’s design.
- Concern for impacts of this development on the properties to the north.
- Underwhelmed by the conceptual renderings presented.

Online Community Meeting #2 - January 24, 2022

In response to concerns from the previous meeting regarding the lack of details, the applicant team presented further building details, including a conceptual site plan and elevations to give attendees a better idea of their intentions for this site.



CONCEPTUAL SITE PLAN PRESENTED TO ATTENDEES



CONCEPTUAL BUILDING ELEVATIONS PRESENTED TO ATTENDEES

The conceptual site plan also indicated a larger setback for a large portion of the building's north facing facade to illustrate a commitment to pulling the building's massing further away from this sensitive edge, beyond the required minimum 3 m setback, to further reduce massing and overlook issues. Landscaping species were also discussed within this setback area and around the site that would help to further mitigate some of the issues around massing and overlook.

In response to the information provided, concerned residents provided a formal response letter to the applicant team outlining a number of items that, if addressed, would result in a development that these residents could support. The letter also suggested the formation of a working group to achieve these items. This letter is attached to this report as Appendix 3.

The use of a standard zone, like the proposed RA7 Zone, is not the appropriate zoning tool for negotiating changes to a proposed development, as standard zones cannot be altered beyond the list of uses and regulations, particularly when trying to ensure site specific objectives. Despite this, Administration has encouraged the applicant to continue working with neighborhood residents to make changes to their project to help mitigate their concerns, where feasible, as the project moves from the rezoning stage to the detailed design stage in preparation for the submission of a Development Permit.

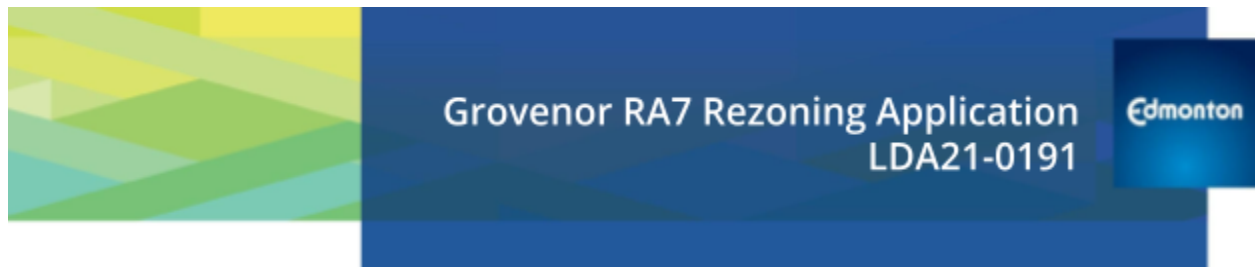
Overall, the details shared by the applicant to date, like the conceptual site plan and elevations shown above, are representative of standard expectations for low-rise residential development within the city of Edmonton in conformance with the RA7 Zone.

Conclusion

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

APPENDICES

- 1 "What We Heard" Public Engagement Report
- 2 Online Community Meeting Summaries
- 3 Formal Response Letter From Concerned Residents
- 4 Application Summary



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

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.

ABOUT THIS REPORT

The information in this report includes feedback gathered through online engagement via the Engaged Edmonton platform from May 25 - June 8, 2021. Because of public health issues related to COVID-19, the City wasn't able to host an in-person public engagement event to share information and collect feedback, as we normally would have.

Input from Edmontonians will be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised. Feedback will also be summarized in the report to City Council when the proposed rezoning goes to a future City Council Public Hearing for a decision.

This report is shared with all web page visitors who provided their email address. This summary will also be shared with the applicant and the Ward Councillor.

ENGAGEMENT FORMAT

The Engaged Edmonton webpage included an overview of the proposed development, information on the development and rezoning process and contact information for the file planner. Two "tools" were available for participants: one to ask questions and one to leave feedback.

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. The questions asked and their answers are also included in this report.

WHAT WE HEARD

Opposed: 8

Mixed: 0

Support: 2

Comments

General

- This is not a suitable location for a 4-storey building (3x)
- The Jasper Gates Redevelopment is already bringing much density, taller structures and additional traffic (3x)
- This will set a precedent for this type development to occur in other areas of the Grovenor neighborhood (2x)
- The current zoning of RF3 should remain as is (2x)
- This will lower surrounding property values (2x)
- The incoming LRT construction will already be a nuisance for Grovenor residents and the construction of this building will only make this worse (1x)
- The Grovenor neighborhood is already experiencing its fair share of infill with lot splitting, duplexes and fourplexes (1x)
- This building will be too dense (1x)
- This is a suitable location for a 4-storey building as it is at the edge of the neighborhood, close to a future LRT stop and similar to the existing development to the west (1x)

Building Height

- 4-storeys is too tall (3x)
- A larger shadow will be casted from this building, negatively affecting surrounding properties enjoyment of sunlight (3x)
- A larger building will reduce privacy for surrounding residents (2x)
- 4-storeys is a reasonable size and scale for this location (1x)

Parking/Traffic

- This will create further traffic and parking congestion for the surrounding road network (2x)
- The alley intersection adjacent to the subject site is already congested from commercial and condo activity (2x)

- The area already experiences overflow from the adjacent stripmall from visitor and service vehicles (2x)
 - The pedestrian crosswalk at 148 Street and Stony Plain is already unsafe for pedestrians and this will only make it worse (1x)
 - Vehicles will shortcut through the neighborhood to access this building (1x)
-

Questions & Answers

1. What is the process and timeline for making a decision on this rezoning application? How is community input considered? How many community members are consulted?

- The City mailed notices to surrounding property owners and the league advising them of the proposed rezoning and the opportunity to provide feedback. In general, the City is required to notify landowners within a 60 metre radius of the rezoning site. However, the City doubles the radius to 120 metres to capture additional landowners, when necessary. In this case, the City used a 120 metres radius to notify surrounding landowners (capturing a total of 75 landowners who were notified).

Following closure of the feedback period on June 8, the City will produce a What We Heard Report summarizing the feedback received. This feedback will be used to ensure that the City's analysis of the application is as complete as possible and takes local neighbourhood context into consideration. Other considerations that are part of the City's review include alignment with applicable land-use related policies and guidelines (The City Plan, Transit Oriented Development Guidelines, etc.) and technical information (traffic impacts, water and sewer capacity, etc.).

Once the analysis is complete, the City will begin preparing its recommendation as well as scheduling a Public Hearing date, where this rezoning application will be brought forward to City Council for a decision. A target Public Hearing date for this application has not yet been set.

2. How is bigger picture planning for the neighborhood and the city considered with respect to this specific rezoning application? How are community members integrated into this bigger picture planning process?

- The City will consider Edmonton's Municipal Development Plan (called '[The City Plan](#)') as part of its review. The City Plan is a very high level policy document describing the strategic goals, values and intentions that direct how Edmonton will grow from 1 million to 2 million people over the next several decades. One key piece of this plan is to accommodate all of this future growth within Edmonton's existing boundaries, with no further annexations or expansions. To do this, 50% of all new residential units are intended to be created at infill locations, focusing on key nodes and corridors. The City plan designates Stony Plain Road as a Primary Corridor which supports higher density forms of infill, particularly mid-rise and some high-rise development.

There are a number of opportunities for neighborhood residents to provide feedback as it relates to long term planning. The City's [Zoning Bylaw Renewal Initiative](#) and [District Planning](#) are two key projects that are significant relative to how the City proceeds with land use planning in the future and ultimately carrying out the goals and objectives of The City Plan.

3. Are the three lots considered in this rezoning application currently owned by one entity?

- There are currently 2 separate landowners for the 3 lots involved with this rezoning application. Information related land ownership is publicly available through the [Alberta Land Titles and Surveys Spatial Information System](#) website.

4. Is the rezoning process independent from structure approval? Rather than giving a blanket rezoning approval, would it be possible to approve a specific and detailed development plan if one was presented in the future?

- The decision on this rezoning application is separate from a decision of the detailed building drawings. City Council must first make a decision on this rezoning application. If the rezoning is approved by City Council, the next step would be for the applicant to apply for development and building

permits to begin construction. This next step will involve submitting detailed building drawings to the City for review for compliance with the Zoning Bylaw and Alberta Building Code.

There are instances where zoning and a specific site plan and building elevations are approved all at once by City Council at a Public Hearing. This occurs in instances where the applicant is seeking a rezoning to a [\(DC2\) Site Specific Development Control Provision](#). In this case, the applicant is seeking a rezoning to a conventional zone ([the RA7 zone](#)) which does not require an associated site plan and building elevations for approval at the rezoning stage.

5. Can you please clarify the 3-5 block wide development goal along primary corridors (1-2 blocks on each side of the street) as outlined in The City Plan?

- The City Plan is a high-level policy document that is meant to inform, among other things, further planning work that will occur through the exercise of District Planning. The City Plan sets generalized parameters around all identified Primary Corridors throughout the city which are 3-5 blocks wide (1-2 blocks on each side of the street) and 5-10+ blocks in length. As the City begins the work of creating District Plans, these parameters will become more refined to respond and adjust to their specific context.

6. Are these city blocks, in which case half of Grovenor north of Stony Plain Rd and all of south Grovenor would be included? Does The City Plan envision converting this whole area into high density housing over the next 40 years?

- The full extent to which the Grovenor neighborhood will be designated a Primary Corridor, and where those generalized parameters as outlined above will end up being applied, will be determined through the exercise of District Planning.

7. How do I interpret the anticipated growth shown in Maps 10A-D in The City Plan? For example, Stony Plain Rd from 170 St to downtown falls into the medium orange category. Does this mean 1,000 to 2,500 residential dwelling units are planned to be added per city block, or some other unit of measurement?

- We anticipate 1000-2500 dwelling units to be added along Stony Plain Rd from 170 Street to downtown as the City grows from 1 to 1.25 million people

city wide. These additional units would not be measured on a block by block basis. Rather, this is a generalized measurement for that entire length along Stony Plain Road.

8. What is the status of the vacant lot at 14740 Stony Plain Rd?

- There are currently no development permit or rezoning applications for the vacant site located at 14740 - Stony Plain Road.

9. How will the Public Hearing be structured?

- The Public Hearing will adhere to following structure:
 - a) At the start of the meeting, the City Clerk will call the Bylaws scheduled for that meeting.
 - b) The Mayor will call the names of those registered to speak to each bylaw.
 - c) If you've registered to speak, identify yourself when your name is called. This will inform the speaker list for each Bylaw.
 - d) City Administration will give an overview of their recommendation on the Bylaw, followed by presentations from those who wish to speak in favour, and then presentations from those who are opposed to the bylaw.
 - e) Each speaker, either in favour or opposed, has up to five minutes for their presentation to Council.
 - f) When a speaker finishes their presentation, Council may have follow-up questions for that speaker.
 - g) After all speakers on the Bylaw have been heard, Council may ask questions of City Administration.
 - h) After City Administration has answered the questions from Council, the Mayor will ask if anyone wishes to respond to any new information that has been introduced as part of the discussion on the bylaw.
 - i) And lastly, Council will close the public hearing and debate the bylaw.

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 clicked 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.

If you have questions about this application please contact:

Stuart Carlyle, Planner
780-496-6068
stuart.carlyle@edmonton.ca

MEETING NOTES

City of Edmonton
6th Floor, Edmonton Tower
10111 104 Avenue NW
Edmonton, AB T5J 0J4



LDA21-0191 - Grovenor Community Meeting

Date/Time: December 13, 2021 at 7:00 - 8:00pm

Place: Virtual Meeting (Google Meets)

Attendees:

City of Edmonton	Stuart Carlyle Claire St. Aubin Aaron Fairbrother (Moderator)
Invistec (Applicant)	Stephen yu Fabbio Coppola
MJL Developments (Developer)	Jeff Lewis
Ward Councilor	Andrew Knack
Community Residents	17 residents <i>names withheld as per Freedom of Information and Protection of Privacy Act</i>

Purpose of the meeting

To meet the direction of Council's motion from the August 31 City Council Public Hearing:

That Charter Bylaw 19823 be referred back to Administration to work with the applicant to engage with the residents of the Grovenor community and community league to discuss the community's concerns, and return to a future City Council Public Hearing.

MEETING NOTES

City of Edmonton
6th Floor, Edmonton Tower
10111 104 Avenue NW
Edmonton, AB T5J 0J4



Meeting Notes

Item	Speaker(s)
Introductions & Presentations	
<ul style="list-style-type: none"> - Welcome - Introductions - Agenda - Presentation of the application history and overview - Presentation of the application, including renderings of the building the developer intends on building, and an invitation for feedback 	<p>Aaron Fairbrother</p> <p>Stuart Carlyle</p> <p>Stephen Yu</p>
Comments from Residents	
<ul style="list-style-type: none"> - Concern over parking and traffic impacts produced by this development - There is a lack of information on what the developer's plan is for parking on their site - As there will be shadow impacts from this site, a solar study should be produced. - We are asking the same questions and they are still not being answered. - Our petition was to communicate that we felt we had been lied to. We were not consulted earlier and the developer said that we were. - We are in the same situation where we have been given too little information, too late, with no time for input. 	<p>Resident</p> <p>Resident</p>

MEETING NOTES

City of Edmonton
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<ul style="list-style-type: none">- Asking for more community involvement in the process since we attended the public hearing.- If this rezoning is ultimately approved, the properties surrounding this development will lose their value.- The City has already recommended support for this application and that is concerning.	Resident
<ul style="list-style-type: none">- This is a primary corridor that runs through a mature neighborhood. This is a unique neighborhood that needs to be treated differently.- Throughout this process, the only change we've seen is the City introducing a small increase in the setback of an additional 4 feet.- Stephen Yu was clear that the rendering shown is subject to change.- We would like this information provided to us prior to this meeting so we have more time to review and provide feedback.	Resident
<ul style="list-style-type: none">- This doesn't feel like consultation. Troubled by the fact that the City does not consider the unique character of the mature neighborhood that the primary corridor runs through.- When the City decided to run the LRT through here, they were clear that the corridor would experience more intense forms of development.- There should be design standards like Jasper and Banff where development is expected to meet a certain quality and character.- Concern for the impacts of this project on the property to the north.- Not impressed with the rendering presented - just a box.	Resident

MEETING NOTES

City of Edmonton
6th Floor, Edmonton Tower
10111 104 Avenue NW
Edmonton, AB T5J 0J4



<ul style="list-style-type: none"> - The concession that this application seems to be making is that the City Plan calls for mid-rise development along this corridor, but what's being proposed is low-rise development. - Shadows and privacy issues that will be a reality as this corridor intensifies through redevelopment. - Disappointed that there is no intent for commercial space on the ground floor. - This development is a good opportunity to activate the alley and make it more walkable. - Terracing this building would help to solve some of the issues noted by residents this evening. - The information presented at this meeting has not been helpful. - Our neighborhood deserves better than a white box. 	<p>Resident</p> <p>Resident</p>
Questions from Residents	
<p>Q: What is your plan for parking?</p> <p>A: Underground parking will be provided from the rear lane</p> <p>Q: Have you done any sun/shadow studies?</p> <p>A: Yes - The City did prepare a shadow study and included a portion of this in the Public Hearing presentation on August 31. Shadow impacts will occur as a result of this development.</p> <p>Q: Why are you not developing within the existing RF3 zone?</p> <p>A: The current zone is restrictive in terms of height and density. The developer is looking to construct a 4 storey building, which the proposed zone allows.</p> <p>Q: We had asked for a Direct Control Zone. Why has this request not</p>	<p>Stephen Yu</p> <p>Stuart Carlyle</p> <p>Stephen Yu</p>

MEETING NOTES

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been met? A: Council can provide direction to Administration to change the application to use a Direct Control Zone, which was not the motion that was made at the previous Public Hearing.	Stuart Carlyle
Closing Statements	
<ul style="list-style-type: none">- Thank you for everyone's time and participation.- Presentations will be shared with those in attendance.	Stuart

The meeting adjourned at 8:10 PM

Contact information:

Stuart Carlyle

PLANNER
CENTRAL FOCUS AREA / DEVELOPMENT SERVICES
URBAN FORM & CORPORATE STRATEGIC DEVELOPMENT

780-496-6068 OFFICE
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MEETING NOTES

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10111 104 Avenue NW
Edmonton, AB T5J 0J4



LDA21-0191 - Grovenor Community Meeting

Date/Time: January 24, 2021 at 7:00 - 8:00pm

Place: Virtual Meeting (Google Meets)

Attendees:

City of Edmonton	Stuart Carlyle Claire St. Aubin
Invistec (Applicant)	Stephen Yu Fabbio Coppola
MJL Developments (Developer)	Jeff Lewis
Community Residents	17 residents <i>names withheld as per Freedom of Information and Protection of Privacy Act</i>

Purpose of the meeting

To meet the direction of Council's motion from the August 31 City Council Public Hearing:

That Charter Bylaw 19823 be referred back to Administration to work with the applicant to engage with the residents of the Grovenor community and community league to discuss the community's concerns, and return to a future City Council Public Hearing.

MEETING NOTES

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Meeting Notes

Item	Speaker(s)
Introductions & Presentations	
<ul style="list-style-type: none"> - Welcome - Re-introductions - Agenda - Presentation by the application, including a conceptual site, building elevations and an explanation of how feedback was or was not incorporated from the previous community meeting, and an invitation for feedback 	<p>Stuart Carlyle</p> <p>Fabbio Coppola</p>
Comments from Residents	
<ul style="list-style-type: none"> - Our intention is to review the information presented here this evening and provide a formal response letter within the next two weeks - Positive changes have been happening in the neighborhood, and this rezoning as well as the redevelopment of the commercial property to south will continue those positive changes. - Concern noted that the opposition to this rezoning does not reflect the whole neighborhood. - Seeking clarification on the setback requirements (a copy of the new RA7 Zone regulations then provided) 	<p>Resident</p> <p>Resident</p> <p>Resident</p>

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Questions from Residents	
Q: What is restricting you from pushing the building further south, towards the alley?	
A: We have to meet minimum setbacks in the RA7 zone	Fabbio Coppola
Q: What is the max height of the building?	
A: 16 m for a pitched roof or 14.5 for flat roof	Stuart Carlyle
Q: You mentioned following the MNO, do you know you don't have to follow the MNO?	
A: The RA7 Zone requires a larger minimum front setback when within the boundary of the MNO (which is the case here).	Stuart Carlyle
Q: Have other designs been considered to mitigate the shadow to the north?	
A: We can have the architect look into this	Fabbio Coppola / Jeff Lewis
Q: Can you redo the shadow study to show the height of 8.9m that would be allowed under RF3 and MNO?	
A: Yes	Fabbio Coppola
Q: Will this building be condos or rental units?	
A: At this moment in time, we are considering rental units - but this is not set in stone	Jeff Lewis
Q: How long would construction last?	
A: Approximately 12 to 14 months	Jeff Lewis
Q: What the zoning to the south and what is the maximum height	

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allowed by this zoning? A: The zoning to the south is the (CSC) Shopping Centre Zone and the Main Street Overlay, which allows for a maximum height of 14.5 metres for a flat roof and 16 metres for a pitched roof.	Stuart Carlyle
Closing Statements	
<ul style="list-style-type: none">- Thank you for everyone's time and participation.- Follow-up information will be shared with the community league for dispersal to residents.	Stuart Carlyle

The meeting adjourned at 8:05 PM

Contact information:

Stuart Carlyle

PLANNER
CENTRAL FOCUS AREA / DEVELOPMENT SERVICES
URBAN FORM & CORPORATE STRATEGIC DEVELOPMENT

780-496-6068 OFFICE
STUART.CARLYLE@EDMONTON.CA EMAIL

February 4, 2022

Jeff Lewis

c/o MJL Developments Ltd.
4033 Whispering River Drive NW
Edmonton, AB T6W 0T4

Via email: jeff.baselinehomes@gmail.com

Dear Sir,

Re: Proposed Rezoning of 10212, 10216 and 10220 148 Street NW from RF3 to RA7

We write in response to your January 21, 2022 letter. As discussed, we have reviewed the letter in addition to your representations from the meetings of June 15, 2021, December 13, 2021, and January 24, 2022.

As a community, we recognize your desire to develop the above noted properties. We believe the current RF3 zoning provides significant opportunity to develop these properties in an economically and socially responsible manner. Accordingly, we do not oppose the development of these properties under the existing RF3. Grovenor has seen, and continues to see, significant development and densification, but we do not support your rezoning application based on your current plans for the project. If the community is going to support a development that suits your commercial desires, we would require that it also meet our critical need for effective and appropriate growth and development in our community.

We have raised with you and your consultant – at all meetings and before City Council on August 31, 2021 – a number of specific concerns, including but not limited to: shadowing, privacy, parking, traffic, and community aesthetic. Here we will outline the community's specific concerns and objectives and propose the creation of a working group with developer and community representatives to work through these items, with the goal of achieving a mutually beneficial outcome.

1. Building size

The community is very concerned with the size of the structure you are proposing. We are concerned by the proposed footprint and lack of resulting greenspace, as well as by the significant shadowing your proposal would create through all seasons. It appears to us that you are maximizing what might be possible on this property. We would like to see the project optimized for everyone's benefit. We think this objective can be achieved with a building of no more than 75% of the current proposal. This might be achieved by reducing the height of the building or its footprint, or by some other creative means. We would like to work with you to achieve this objective.

The community also supports a building that includes sufficient parking for residents as well as dedicated parking for visitors and delivery and service vehicles, in order to limit congestion on 148 Street, as well as neighbouring streets and avenues. You have stated your intention is to build underground parking, which the community supports.

2. Ownership model

You have indicated this building is intended as an apartment rental property. We recognize that there are positive aspects to this approach, but the community prefers a condominium model in order that long-term residents be given the opportunity to join the community.

3. Unit distribution

Even with a building of lesser size, we feel it is critical that you retain your commitment to a mix of unit sizes, from studio to one (1), two (2) and three (3) bedrooms to support a variety of housing options for residents joining the community.

4. Green design

In your January 21 letter, you state your intention to develop a “modern low carbon footprint apartment building” with the goal of “achieving a greener future for all of us”. We support this goal and as a community we are concerned about the future of our environment and how current design and construction methods can influence it, for better and worse. We support the implementation of green design and building methods, with a commitment to developing a building that is as close to net zero as is practical.

5. Bicycle and pedestrian safety

You have stated in your presentations you intend this development to accommodate bikers and pedestrians, which the community supports. To achieve this goal, we feel the following measures are appropriate:

- A detailed transportation assessment addressing the impact of this proposed development on vehicle, pedestrian, and bike traffic, with consideration to the LRT development that will directly impact the intersection of 148 Street and Stony Plain Road and the safety of all road users;
- A report on traffic mitigation addressing the steps you, as developer, will take in order to negate the impact of increased vehicle, pedestrian, and bike traffic on both 148 Street and the rear alley; and
- A plan to develop the alley to make it safe for bikers and pedestrians, while accommodating the increased vehicle traffic anticipated as a result of this proposed development.

6. Building and landscaping design

The community supports a development with creative architecture that fits the character and aesthetic of the Grovenor neighbourhood. We were very inspired by Councillor McKeen’s comments in this regard during the August 31, 2021 Public Hearing. The community also supports the use of high-quality exterior finishes, robust landscaping, and a necessary substantive greenspace that residents can use for, as examples, play, social gatherings, and vegetable and flower gardens. We additionally encourage thoughtful landscaping to address the privacy concerns of your neighbours to the north.

7. Community implementation

You express in your letter that you see this project as a potential option for “local area seniors downsizing and in need of mobility friendly accommodations”. We support this objective; however, it is critical to recognize that downsizing should still allow for ample outdoor living space and green space. The community additionally supports a development that is fully accessible. This would include elevators to all floors and parking areas as well as accessible design measures to ensure equal access by all persons.

We want to work with you to achieve the objectives we have outlined. We believe this can most effectively be done via the creation of a small working group, as mentioned earlier. This approach will surely save us all time and energy, in addition to hopefully leading to consensus on an optimal outcome. We, as a community, look forward to working with you towards our common goal of a growing, diverse, and inclusive Grovenor.

We look forward to hearing from you in respect of the above at your earliest convenience.

Sincerely, the Residents of Grovenor

cc: Stuart Carlyle, Stephen Yu, Fabio Coppola, Andrew Knack

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19823
Location:	Along 148 Street NW, north of Stony Plain Road NW
Addresses:	10212, 10216 & 10220 - 148 Street NW
Legal Descriptions:	Lots 1 - 3, Block 12, Plan 7601AE
Site Area:	1,680 m ²
Neighbourhood:	Grovenor
Ward:	Nakota Isga
Notified Community Organization:	Grovenor Community League Canora Community League Stony Plain Road and Area Business Improvement Area
Applicant:	Invistec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF3) Small Scale Infill Development Zone (MNO) Mature Neighborhood Overlay
Proposed Zone:	(RA7) Low Rise Apartment Zone
Plan in Effect:	None
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Stuart Carlyle
Tim Ford
Development Services
Planning Coordination