



ITEM 3.12  
CHARTER BYLAW 19823  
GROVENOR

DEVELOPMENT  
SERVICES  
April 5, 2022



August 31, 2021

### Public Hearing Council Motion

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.



- Two virtual public meetings
- City hosted, applicant team and community members

# SITE CONTEXT



KOMIS PARK

ETS

LOW DENSITY  
RESIDENTIAL

SITE

MULTI-UNIT RESIDENTIAL

COMMERCIAL

STONY PLAIN ROAD NW

ETS

MACKINNON RAVINE

FUTURE 149 STREET  
LRT STOP



JASPER GATES SHOPPING CENTER  
(FUTURE TOD DEVELOPMENT)

ETS

149 STREET NW

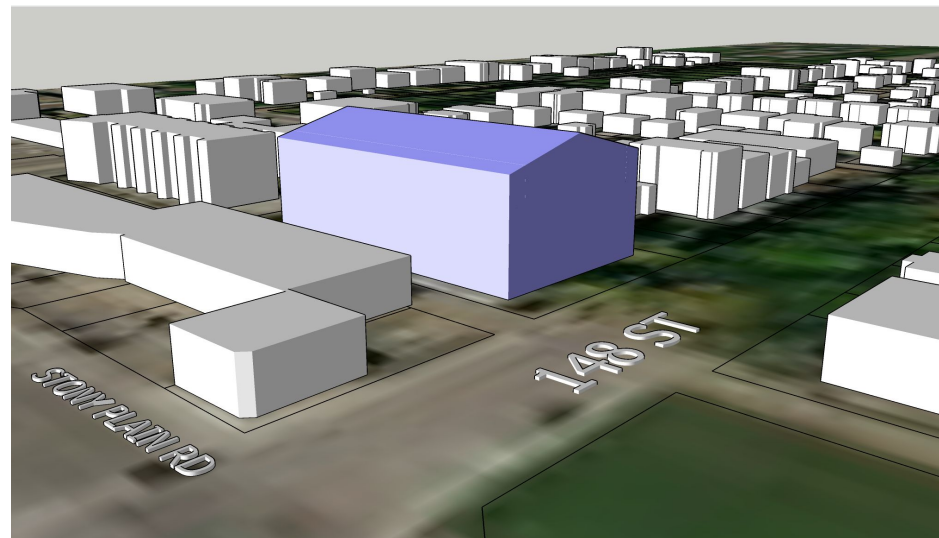




REGULATION	RF3 + MNO Current Zone	RA7 Proposed Zone
Principal Building	Multi-Unit Housing	Multi-Unit Housing
Height	8.9 m	16.0 m
Density	12	45 du/ha
Interior Setback	1.2 m	3.0 m



CURRENT RF3 ZONE



PROPOSED RA7 ZONE

Edmonton

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## LDA21-0191 Grovenor RA7 Rezoning

[f](#) [t](#) [in](#) [e](#)

\*\*\*The discussion has concluded and a What We Heard Report will be made available here when completed.\*\*\*

Thank you for participating in engagement activities for this rezoning application. For any further inquiries regarding this application, please contact the planner on this page, under the "who's listening" section.

The application is expected to go to City Council Public Hearing for a decision, with the exact date still to be determined. For more information, please visit [these FAQs \(External link\)](#) for Council meetings.

Because of public health issues, the City is unable to host an in-person public engagement event to share information and collect feedback, as usual. This page is to help you find out more information about the proposed rezoning and tell us what you think, instead of having an in-person meeting.

Please review the information on this page and **tell us what you think and ask any questions below, before the end of the day on June 8, 2021**. We will use any feedback that you share to make sure our review of the application is as complete as possible and will also summarize it for City Council so that they are aware of your perspective prior to making a decision.

### Application Details

The City has received an application to rezone properties at 10212, 10216 & 10220 - 148 Street NW in the Grovenor neighborhood.

The proposed rezoning from (RFS) Small Scale Infill Development Zone to the (RA7) Low Rise Apartment Zone would allow for the development of

**REGISTER** SHARE YOUR VOICE. SHAPE OUR CITY.

### Stay Informed

[Click here to share your email address to stay up to date on this application!](#) Your email will be used to inform you about this zoning application in the future.

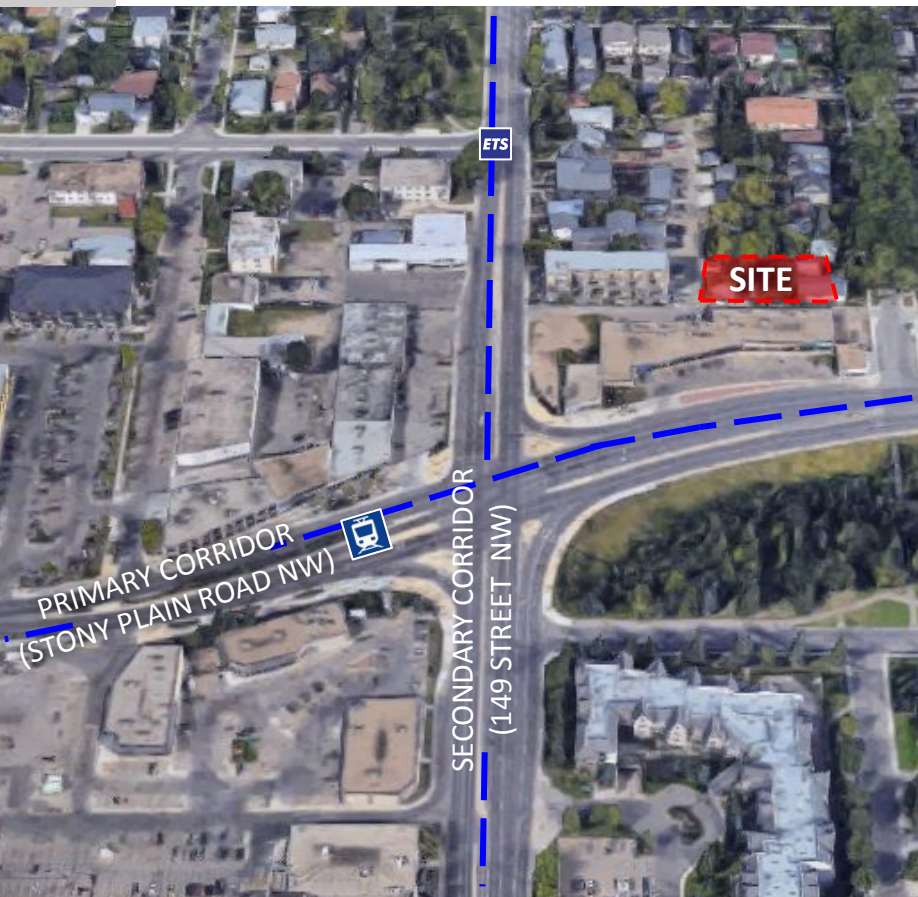
For more information about registering to stay engaged with other City projects and initiatives, visit the Engaged Edmonton [FAQ page](#).

### Who's Listening

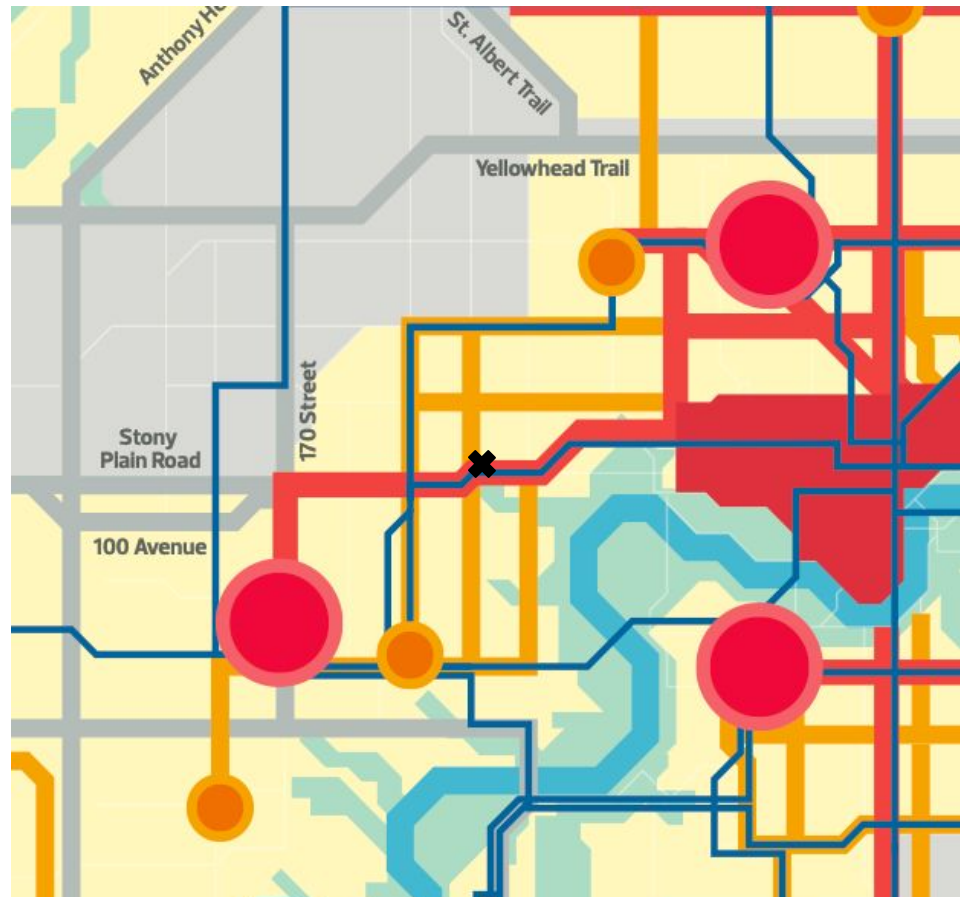
**Stuart Carlyle**  
Planner

## Concerns

- Building size
- Ownership model
- Unit distribution
- Green design
- Bicycle and pedestrian safety
- Building and landscape design
- Community implementation



AERIAL CONTEXT



THE CITY PLAN LAND USE CONCEPT



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



# 9 PROJECT RENDERINGS



**Legend** January 2022

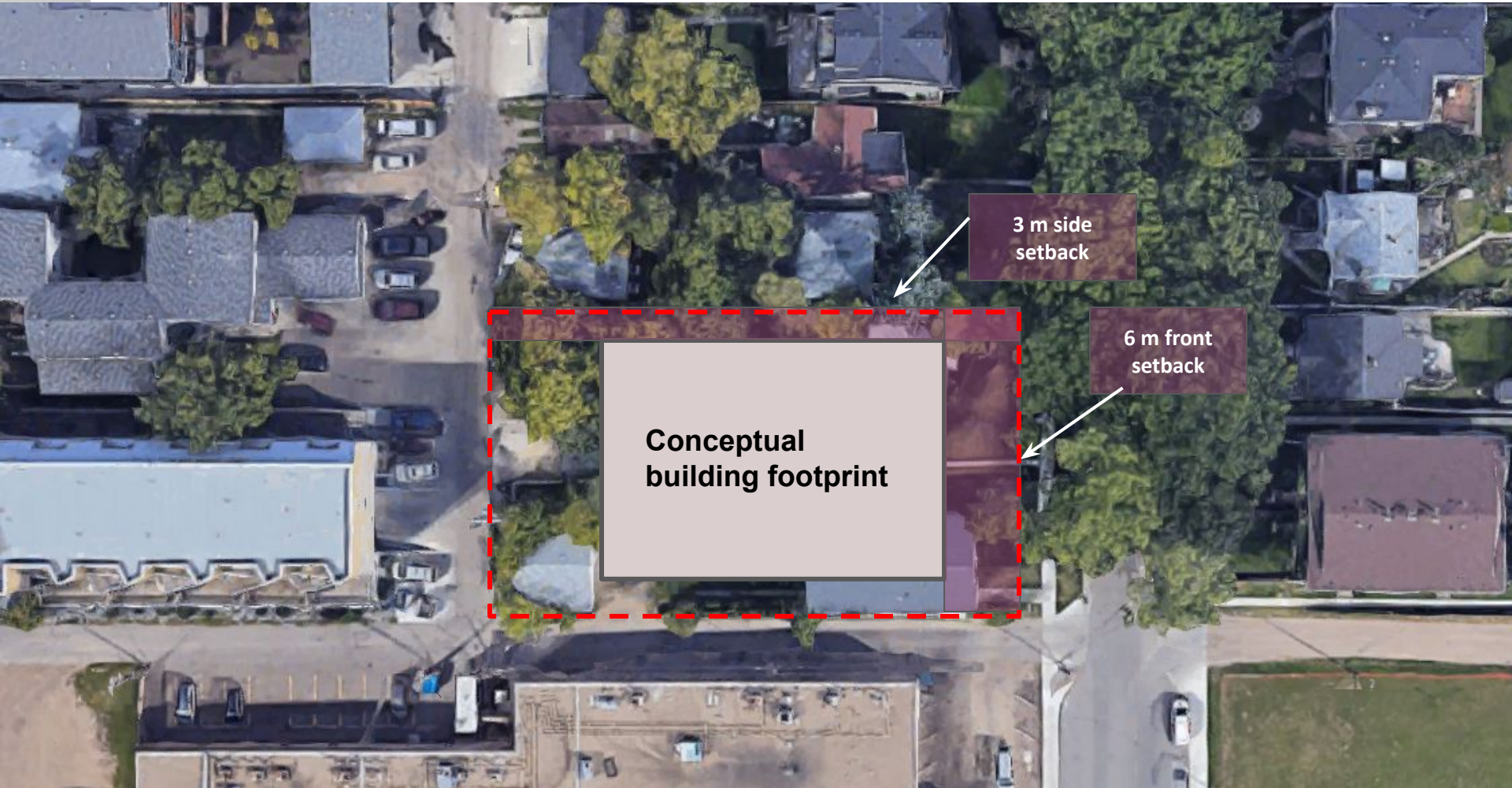
Proposed Building	Fence
Existing Building	Balcony
Landscaping (To be detailed in LA Plan)	Laneway Upgrade
Waste Bins	Corner Cut (Future Road Right-of-Way)
Entrance (Door)	
Parkade Entrance	

Note: All distances are shown in metres.

**This concept site plan is a draft and subject to City review and approval.**

CONCEPTUAL SITE PLAN PRESENTED TO ATTENDEES

# 10 SETBACK REQUIREMENTS



**Conceptual  
building footprint**

**3 m side  
setback**

**6 m front  
setback**



Current RF3 Zone



Proposed RA7 Zone

Mar/Sep 21, 12PM