

ITEM 3.17: Charter Bylaw 20154 - To allow for medium density ground-oriented multi-unit housing, Grovenor

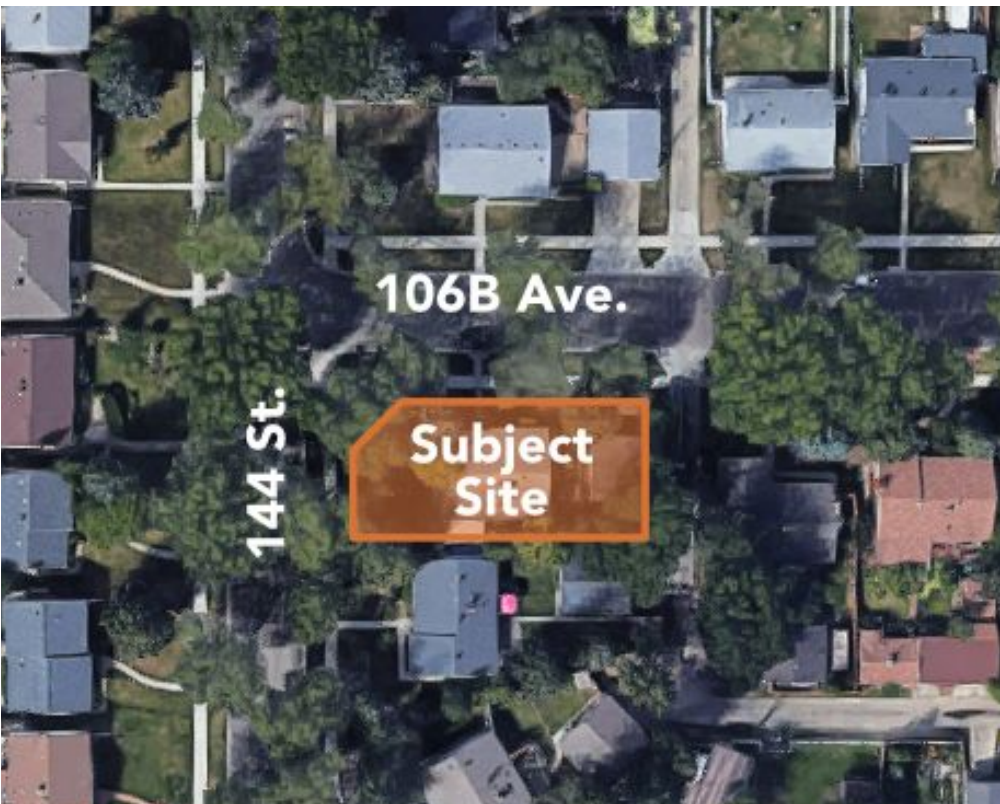
**EDMONTON CITY COUNCIL
PUBLIC HEARING
June 22, 2022**

Chelsey Jersak, MA, RPP, Situate

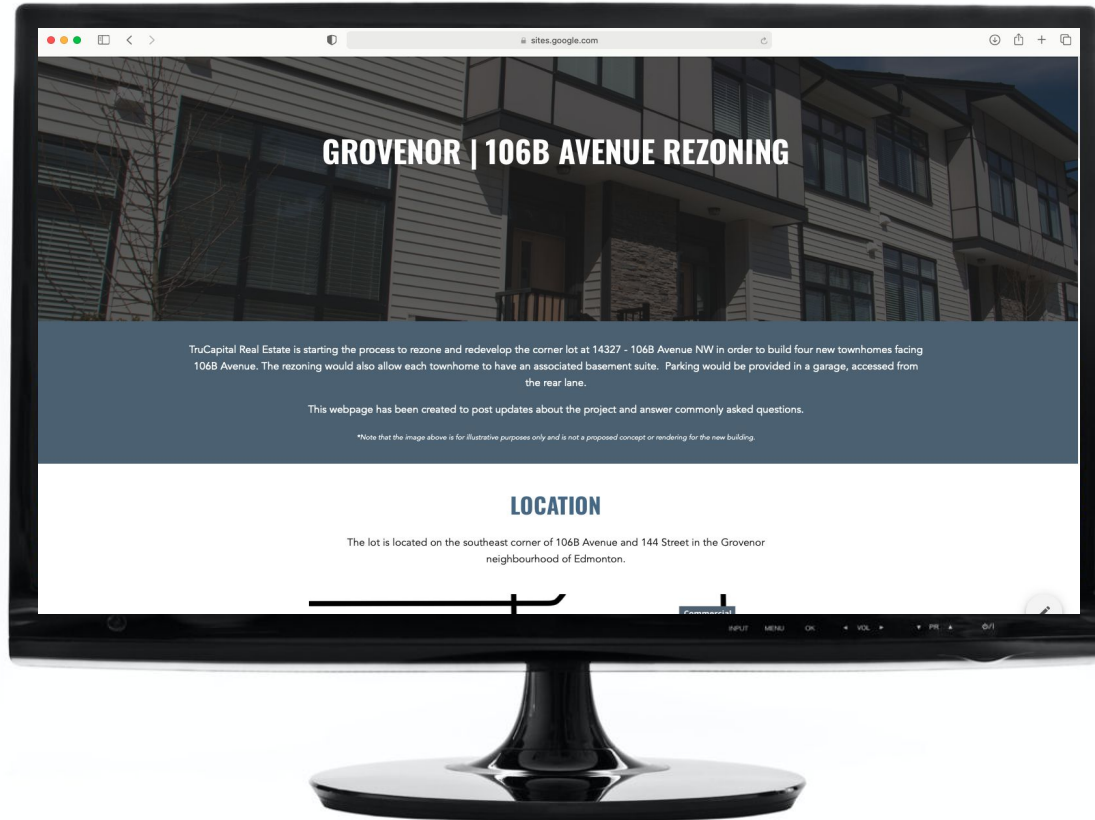


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PLANNING + PLACEMAKING

SITE AND EXISTING BUILDING



NEIGHBOUR RELATIONS



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March 11, 2022

Dear Neighbour,

RE: Proposed Rezoning: 14327 - 106B Avenue NW

Situate is pleased to get in touch with you on behalf of TruCapital Real Estate about an upcoming rezoning application at 14327 - 106B Avenue NW. The intention of this application is to rezone the lot to the UCRH (Urban Character Row Housing) zone in order to build four townhomes facing 106B Avenue. The rezoning would also allow each townhome to have a basement suite. Parking would be provided in a garage, accessed from the rear lane. Under the new zone, the buildings would be allowed to cover a maximum of 50% of the lot, and the remainder of the lot would be for the front yard, back yard and side yards.

You may also be receiving a notice in the mail from the City of Edmonton about the rezoning application. If you have any questions about the application, you may contact the City and/or reach out to us directly at the contact information listed below.

We have also created a webpage where you'll find more information about the project as well as frequently asked questions. If you have a question that's not listed on the webpage, please let us know and we'll be sure to add it!

<https://sites.google.com/situateinc.ca/grovenor106b>

We're still in the early stages of the project, and do not yet have a finalized design or construction timeline; we will post that information on our webpage when it's available.

In the meantime, if you have any questions at all, either about the rezoning or about the future design and construction, please feel welcome to get in touch with me at jeff@situateinc.ca or 780-203-6820.

Thank you so much for your time.

Sincerely,

Jeff Booth, Planning Associate, Situate



I want to see the back, because this is what all the neighbours need to look at, the back, not the front.

How would side garages work with this concept? Would they be detached garages, with a communal walk-way to them?

This design seems to fit the property size better. If this is the design most liked, would you stick with it or could there be another design used?

need to ensure end unit does not cut off view/visibility of traffic around the corner, especially high traffic area for children on that corner. last unit should be set back or have an angle

I like that there are three units.

Lack of any real front setback is a problem.

These should be accessible entrances to allow for multi-generational housing, and future proof (ie: allow long term residents), our neighbourhood has many residents who have been able to stay in their houses for

you need to keep the elm in the lane and the pine on the corner, else this will look like a deserted lot. that lot is the most treed lot, it will be a huge loss to lose that canopy

I like the various facade depths and balcony positions.

three units are more appropriate for this area.

I like the roof pitch on this one

This one has a larger overhang to protect residents as they enter and exit their unit. Nice feature for rain and snow.

This concept shows an at grade entry to the main floor. Does this mean the entire basement is serviced by window wells, or would the property need to be much higher to actually allow a basement occupancy?

Nice to have distinct, separate entries.

This type of house calls for a \$555. That means, they will be 2 car households. There is not enough parking

I like the combination of wood, stone, white stone (?) and large windows. Roof pitch is attractive.



Not a fan of this design. Too large and overbearing for the space.

these looks like they would be rentals, and unaffordable at that, we need affordable rentals in our neighbourhood.

this looks like it should be in termidweger town, let very vinyl, very ugly, very cheap, very 2015

What are the dimensions of this?

This concept appears to be substantially above grade at the main floor. The height is a concern in that instance.

too many steps to allow for elderly family to visit, etc. our community needs families to maintain the school to stay open - and these are not family friendly

Need to maintain a classic, heritage look, not this ugly vinyl. See the two sets of skinnies near corner of 106 and 144.

More steps to two units, that are shared, are steeper, longer, and more difficult with a stroller/walker.

pretty ugly.

not a big fan of the grey colours (c)

I agree, the darker color is not as pleasing to the eye. If it had lighter sections, the contrast with the dark would be pleasing.

If you did south facing sloped roof to add solar, this would be appreciated

CONTEXT



CITY PLAN POLICY



1-3 BLOCKS 5 BLOCKS

WIDE

LONG



Minimum 75 people
and/or jobs per hectare

Desired overall density: minimum 75 people and/or jobs per hectare (higher at intersections or connections with nodes)

*gross developable area

Potential size/ scale: 1 block on either side of the street, at least 5 blocks

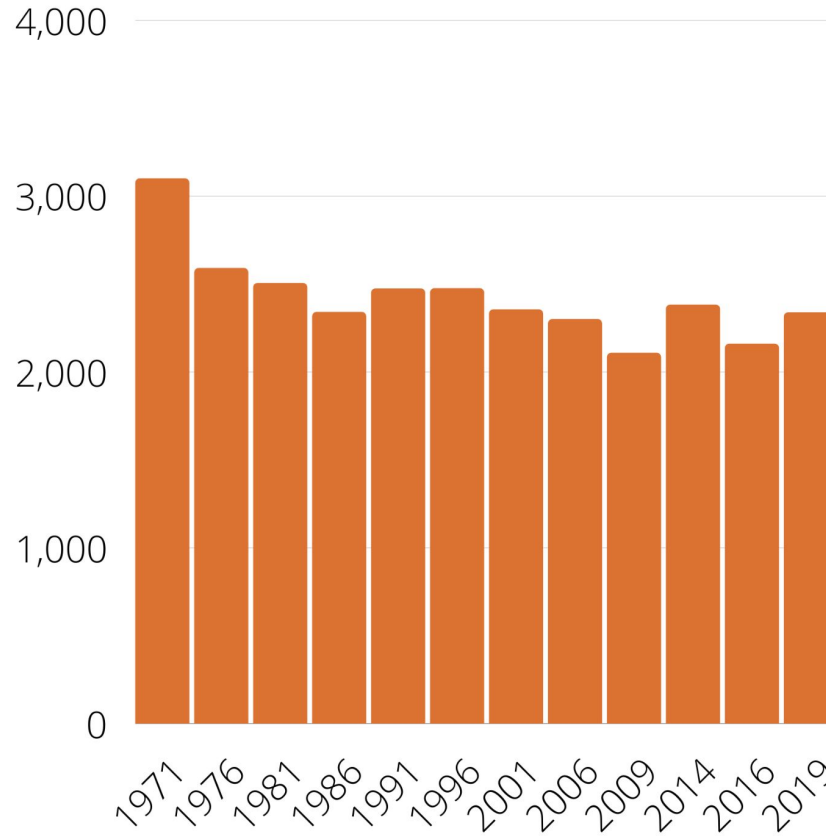
Typical massing/ form: low-rise and mid-rise



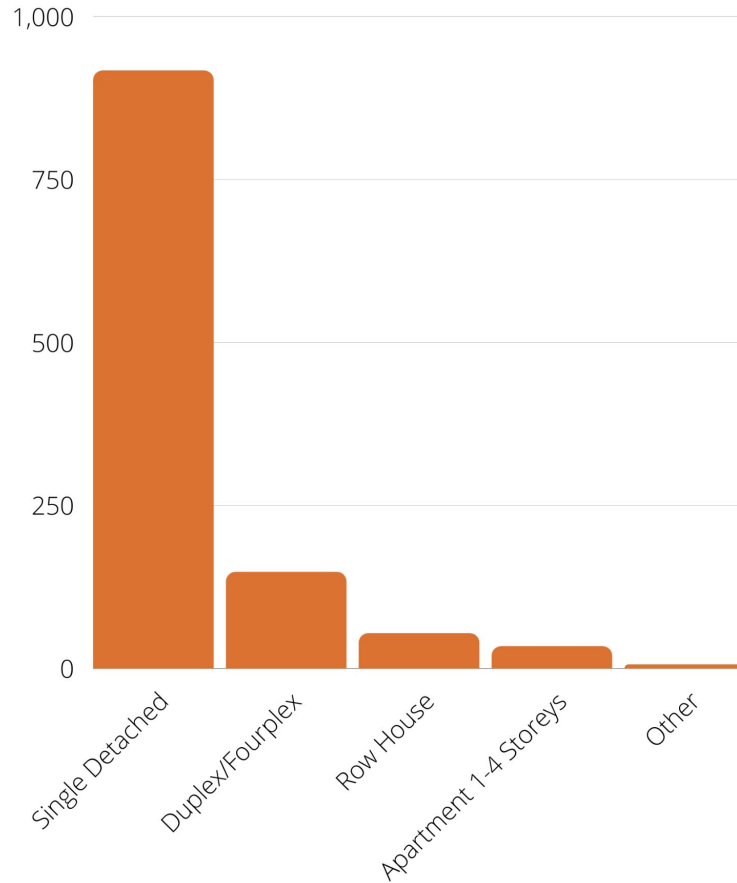
**LOW
RISE**

**AND MID
RISE**

POPULATION IN GROVENOR



HOUSING IN GROVENOR



v

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