

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**

Jeff Booth, Situate

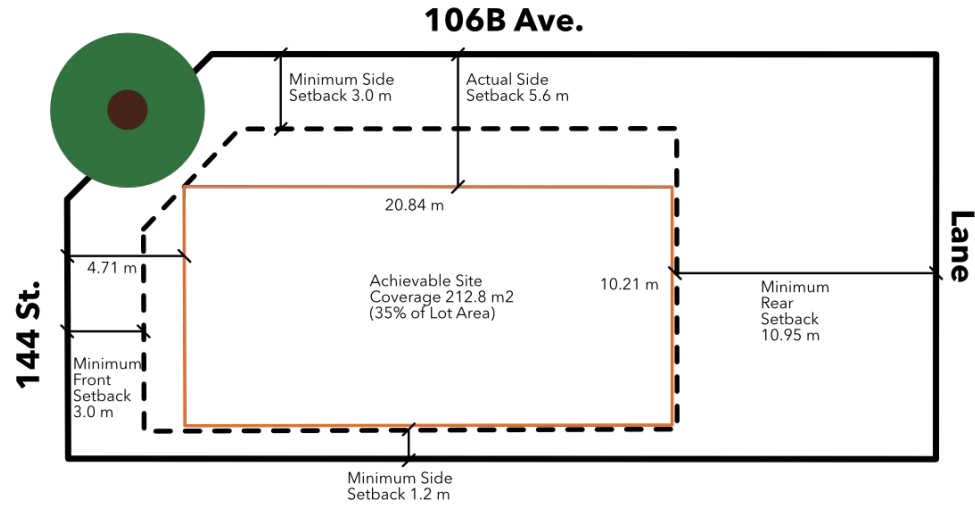


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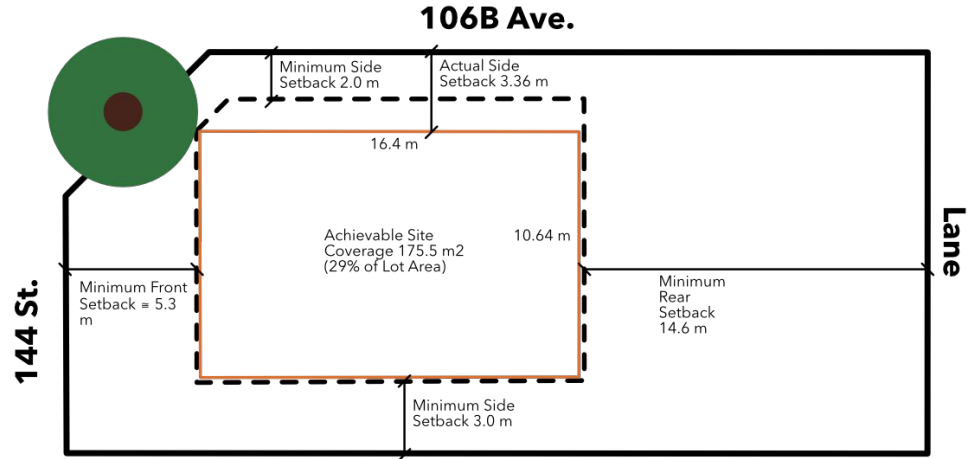
	RF3 + MNO	UCRH
Max. Height (m)	8.9 m	12.0 m
Max. # of Principal Dwellings	4	4
Max. # of Secondary/Garden Suites	4 Secondary Suites <u>and</u> 4 Garden Suites	4 Secondary Suites
Max. Total Units	12	8
Max. Site Coverage (m²)	45%	50%
Front Setback (m)	≈5.3 m	3.0
Rear Setback (m)	14.6 m	10.95 m
North (flanking) Side Setback (m)	2.0 m	3.0
South (internal) Side Setback (m)	3.0 m	1.2 m; 3 m for portions of the building above 8.9 m in height

BUILDING SETBACKS

UCRH ZONE



RF3 ZONE

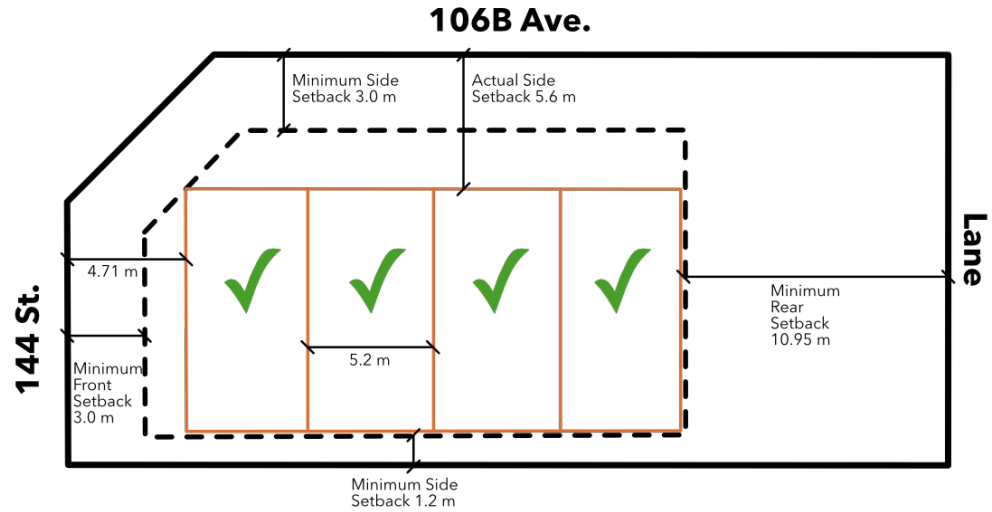


**Trees in Abutting
Property's Rear Yard**

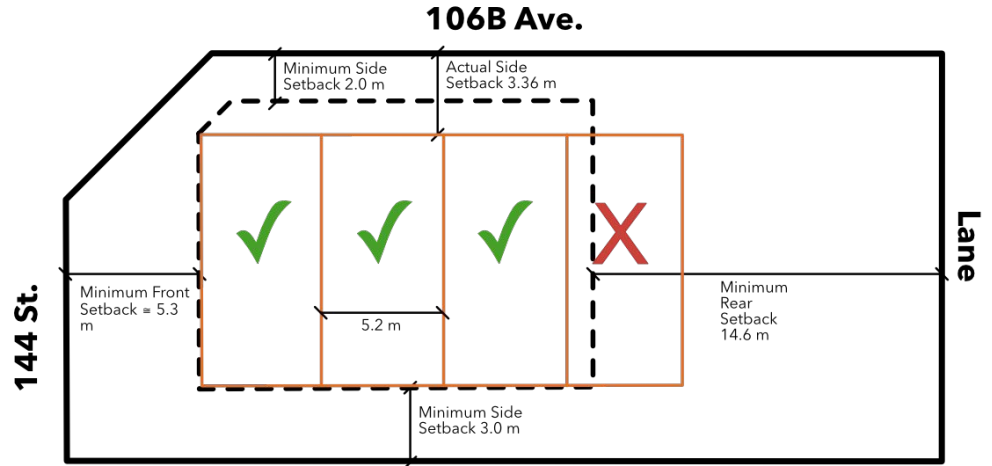


ACHIEVABLE UNITS

UCRH ZONE



RF3 ZONE



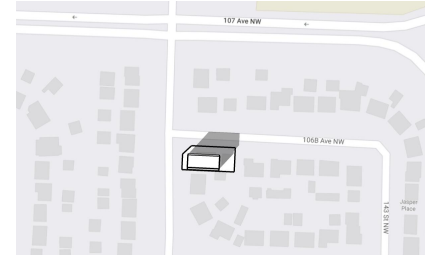
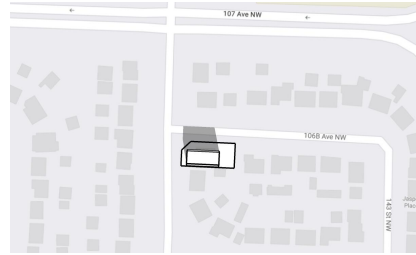
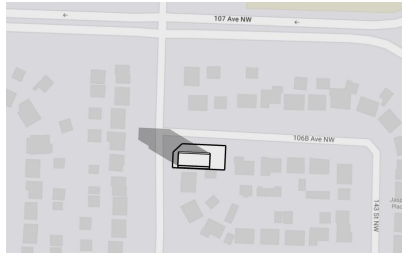
SUN/SHADOW STUDY

9 AM

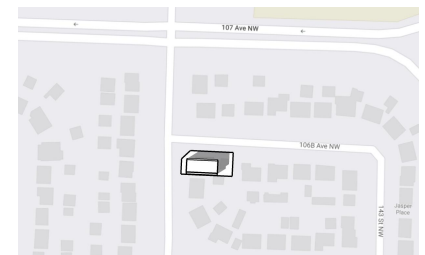
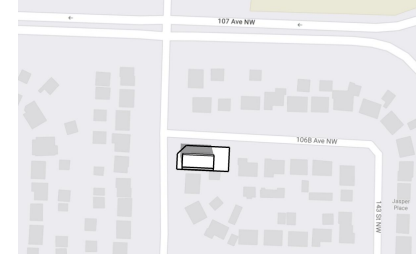
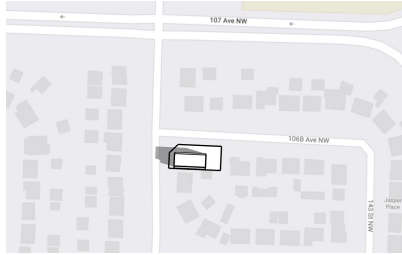
12 PM

3 PM

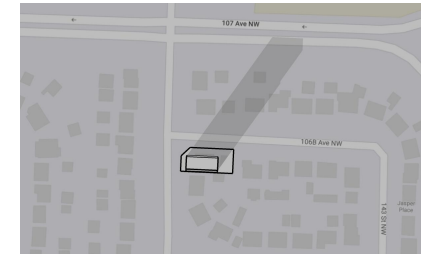
Mar./Sept.
21



June 21



Dec. 21



PARKING AND TRAFFIC

- Parking will be provided in a garage, accessed from the rear lane
- Based on the width of the site, about 4-5 parking spaces could be provided along the lane.
- The City's Transportation department has reviewed the application and did not raise any concerns

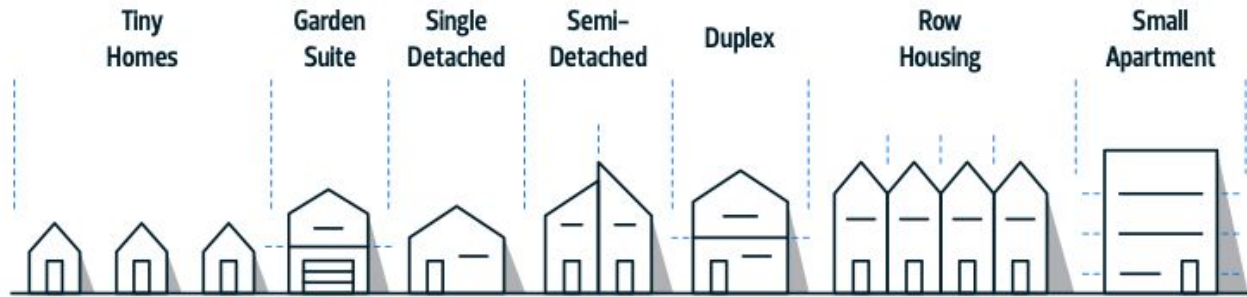
ZONING BYLAW RENEWAL

Small Scale Residential Zone

The Small Scale Residential Zone will apply to most of the residential areas of the city and will change how these areas are regulated. This residential zone will allow different forms of housing, typically up to three storeys in height ([Fig 10](#)). This zone

will also allow limited commercial and other non-residential uses to strengthen local nodes of community activity as identified in The Draft City Plan and future District Planning.

Fig 10. Forms of Housing in the Small-scale Residential Zone



Examples of the different forms of housing that may be found in the Small Scale Residential Zone. Housing images are not to scale.

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