



Opposition to Charter Bylaw 20154

June 22, 2022

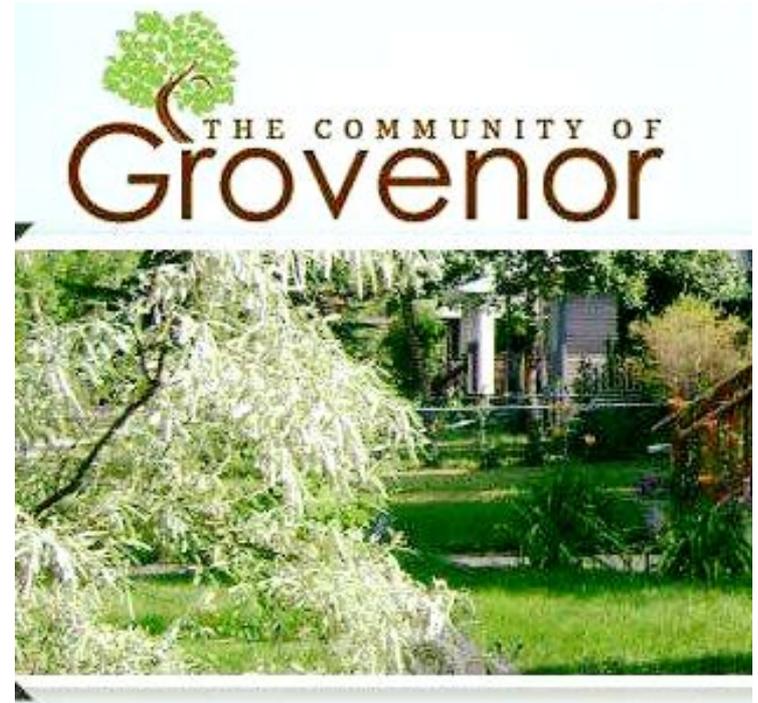
Introduction

My family and I are adjacent to the proposed area, on the south sharing a fence line. We have been residents since 2004

There are many 3 generation families in this NE section of Grovenor! Marshalls, Carters, Fergusons, Bollis, Scorers.

Those who are sharing my thoughts today are hard-working, dedicated, mainstays of the community who have worked countless weeks, months, years to better the community.

- ❑ Serving on Community League and Preschool Boards and School Council
- ❑ Working casino and other fundraising functions, volunteering at school and community league events
- ❑ Organizing social events such as book club, community craft night, block parties
- ❑ Coaching community sports.



UCRH @ 12m on 106b is too tall - MNO

My main objection is to the 12m height allowance - within the context of its RF1 surroundings, **12m is too tall.**

City of Edmonton YouTube posted video April 21, 2016 Titled "Common Elements of Mature Neighbourhoods"

"Edmonton's ... mature neighbourhood overlay helps support consistency of these elements through regulations such as: **Limiting building heights and masses to ensure new developments don't crowd out their neighbours.**

Buildings should be in proportion with existing homes and incorporate building features found within the neighbourhood

https://www.edmonton.ca/sites/default/files/public-files/documents/PDF/Residential_Infill_Guidelines_Sept_2009.pdf



UCRH @ 12m on 106b is too tall - Bylaw

If the other eligible residential zoning types (RF1-4) must stay within an 8.9m height allowance, **this site should conform as well.**

From the MNO Regulations (Dec 10, 2018)

814.3 "Height 5. The maximum Height shall not exceed 8.9 m."

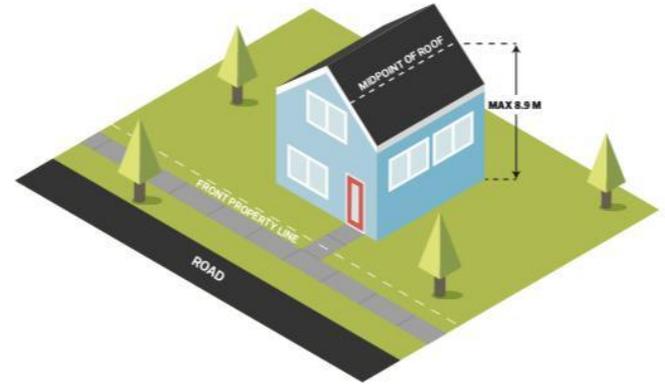
Charter Bylaw 18967 August 26, 2019 5.

"The maximum height shall not exceed 10.0 m in the RF5 Zone and 8.9 m in all other Zones."

I would hope that in this instance, UCRH is not being explored as an option within the MNO to bypass height regulations.



Mature Neighbourhood Overlay Regulations

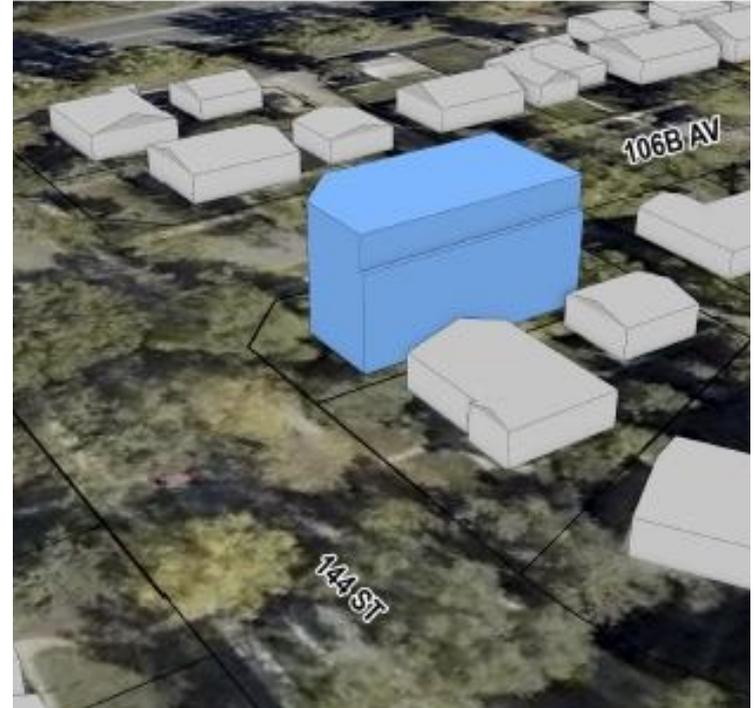


UCRH @ 12m on 106b is too tall - Transitionally

The administration report mentions the UCRH zone supports “a larger building size and greater density on this particular site when compared to other small scale residential zones that permit row housing.”

The 12m, Row House is described on the city of Edmonton’s Missing Middle webpage as between single detached homes and tall apartment buildings.

This rezoning would represent a rapid change to all Mature Neighbourhoods in Edmonton. Adding an “island UCRH” where there aren’t adjacent mid or tall apartment buildings is dramatically out of context with surroundings and doesn’t comply as a “transition zone between low and higher density housing”. **What is this in the middle of?**



Possible solution - build density within the current zone

Option A) Small Scale Infill @ 8.9m:

Secondary Suite, Garage Suite, Garden Suite, Duplex, Semi-Detached. As per the MNO guidelines, these are examples of what this location would allow. These building forms would tie in with others along the 107 Ave Corridor.

www.edmonton.ca/sites/default/files/public-files/documents/PDF/Res_Infill_Small_Scale.pdf

This option would check all of the boxes from city administration's report.

- Provide the opportunity for increased density and housing diversity in the Grovenor neighbourhood.
- Be located on the north end of the block, mitigating sun shadow impacts from the increased building height.
- Align with the direction to increase density along Secondary Corridors as identified in the City Plan.



Possible solution - RF3

Option B) Rezoning to RF3

As demonstrated by Situate in the May 18, Open House Meeting, the 106b site can support a 3-plex with 3 suites under RF3 and create a building height the neighbourhood is familiar with. A “6 to 1” instead of an “8 to 1” build.

We feel like this would be a suitable compromise. RF3 zoning would still provide the opportunity for

- ❑ increased density and housing diversity in the Grovenor neighbourhood.
- ❑ It would further mitigate sun shadow impacts from the contextually appropriate building height.
- ❑ It aligns with the direction to increase density along Secondary Corridors as identified in the City Plan.



UCRH = wrong zone for this address (if this is “med-scale”)

The MNO Guidelines focus Medium Scale Infill on the **edge of neighbourhoods**, on shopping centre sites, transit corridors, and large sites that are comprehensively planned. With UCRH's height at 12m, it most closely compares to RF6 (Stacked Row Housing 3-4 storeys) and RA7 (Low Rise Apartments 3-4 storeys).

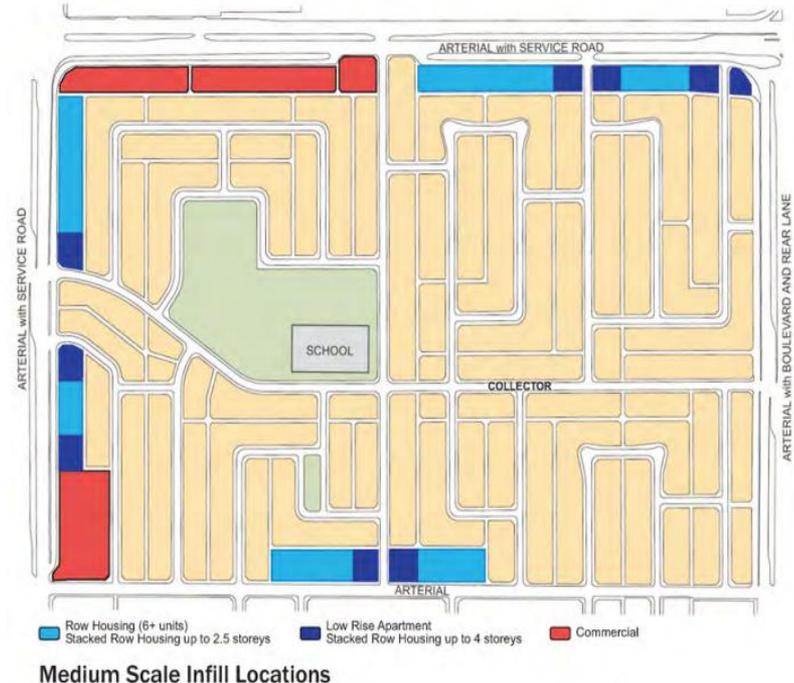
https://www.edmonton.ca/city_government/urban_planning_and_design/missing-middle-housing

(Row housing is pictured in the Missing Middle category of housing)

District Policy Draft v.5

2.3.5.4. Direct mid rise development within secondary corridors to sites

- Within 200 metres of a mass transit station or mobility hub; or
- Adjacent to an existing mid rise building not separated by a roadway.



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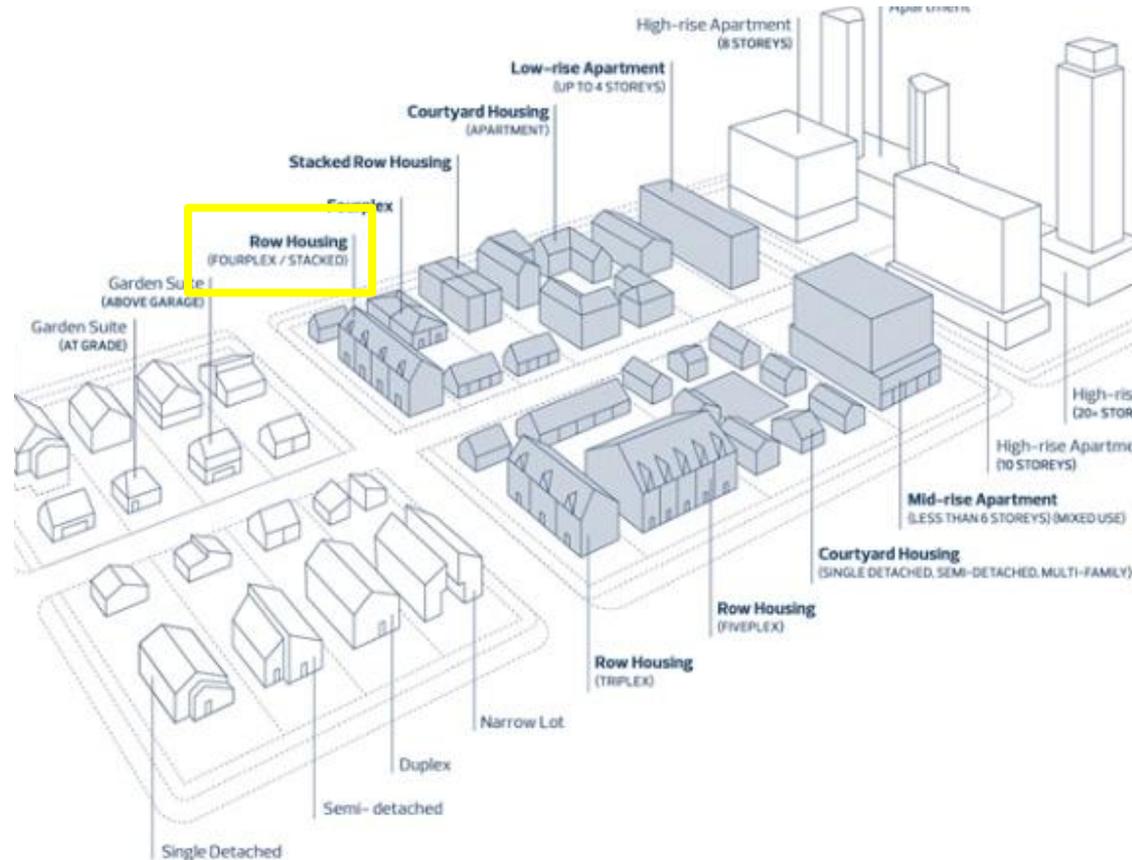
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UCRH = wrong zone for this address (if this is “small-scale” or low-rise)

The MNO Guidelines direct Small Scale Infill to both the interior and exterior of neighbourhoods, but focus new development on **neighbourhood edges**, block ends, and across from neighbourhood parks and schools.

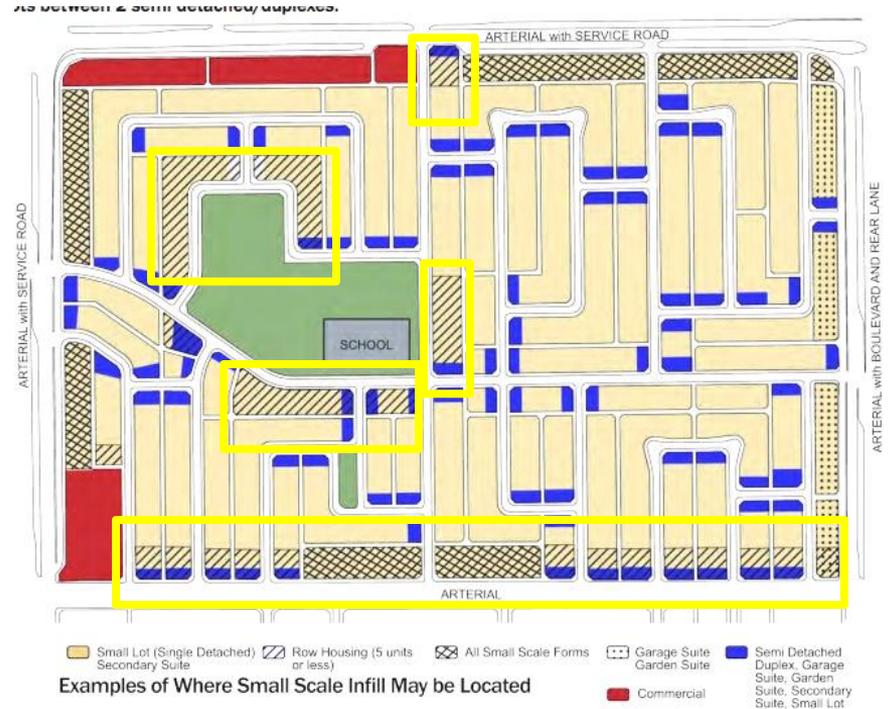
Row Housing (up to 5 units) may be located

- ❑ On lots fronting an arterial or service road.
- ❑ On lots flanking an arterial or service road.
- ❑ On lots fronting school or park sites.

District Policy Draft v.5

2.2.2.7. Support low rise development in nodes and corridors, and in the following locations within other Urban Mix areas:

- ❑ On corner sites on the edge of the neighbourhood where the block face fronts onto an arterial road or service road,
- ❑ On existing regional or community level shopping centre sites,
- ❑ On sites with existing low rise development, and
- ❑ On sites adjacent to neighbourhood commercial centres where the block face fronts onto an arterial or service road.



UCRH = wrong zone for this address (if this is “small-scale” or low-rise)

District Policy Draft v.5

2.3.5.3. Consider low rise development within the entire extent of secondary corridors; support low rise development within intensification areas.

2.3.6.3. Allow Local Node sites to comprehensively redevelop within an existing site or where generally located, develop in a contiguous manner that is sensitive to the scale of and design of surrounding built form.

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UCRH = wrong zone for this address

City Procedure C551 also mentions that 5. Higher intensity infill development should be focused on the **edge** of neighbourhoods.

UCRH should be approved for edge properties as described in City Procedure. How does the city categorize edge-of-community properties? Through their valuation and applicable Municipal Taxes. Homes on the edge are assessed at a lower value.

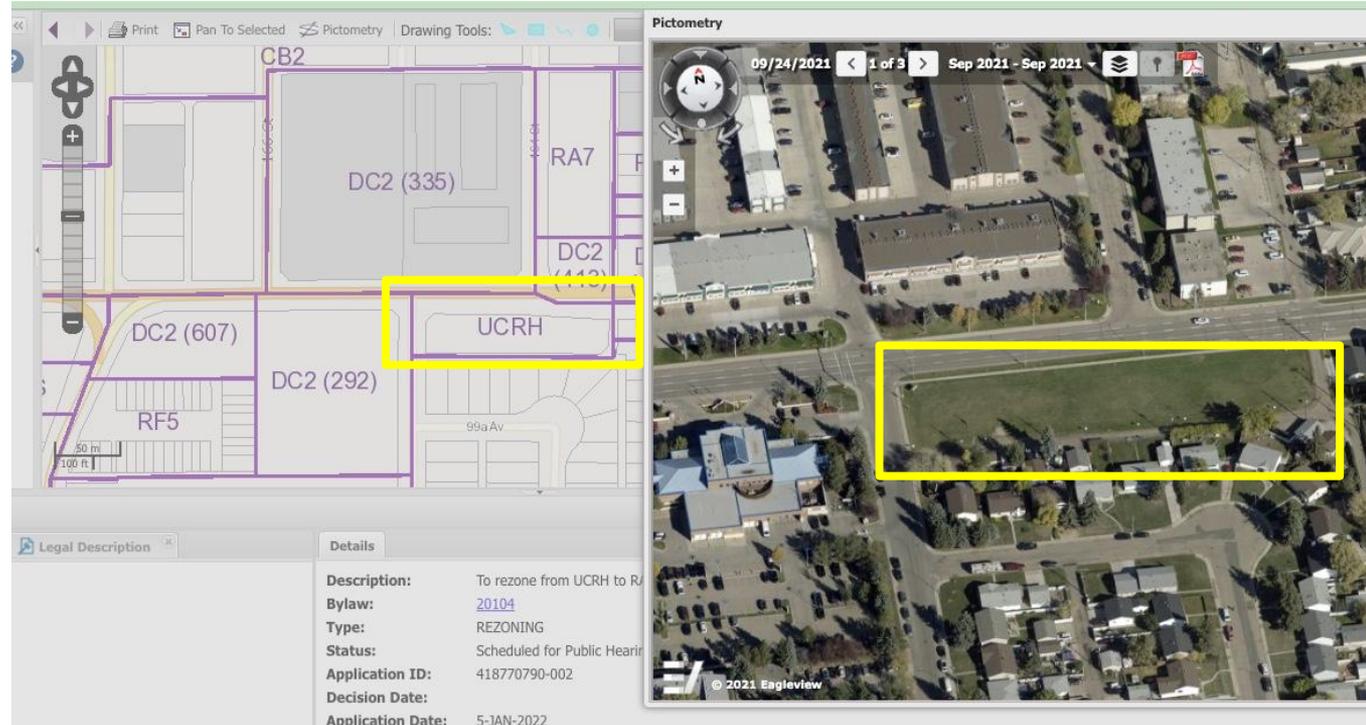
The 106b address is not at the edge of the neighbourhood.



UCRH belongs here - 100 Ave

100 Ave:

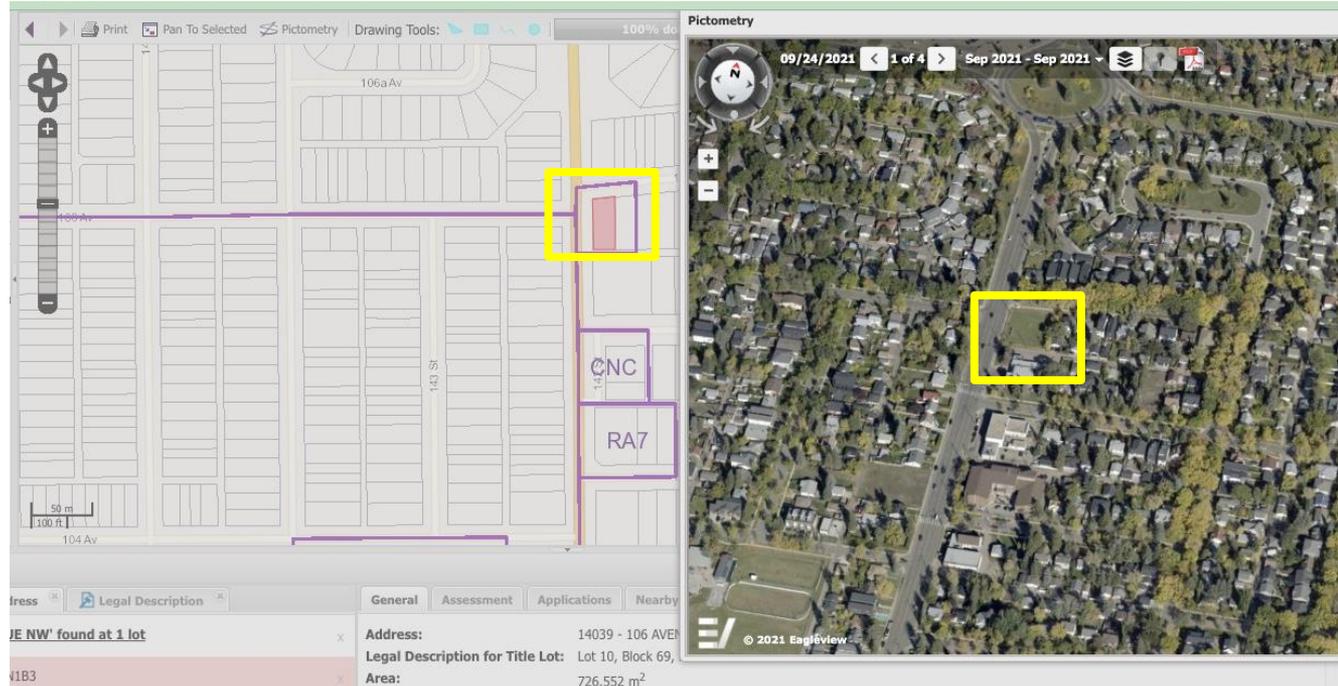
- ❑ Fronting an arterial or service road (primary corridor 100 Ave E)
- ❑ Transition between low and higher density (DC2 North and East, RF3 4plex to the West, RF1 to the South.)
Neighbouring building >8.9m tall.
- ❑ Lot size is 3,779m² on the corner



UCRH belongs here - 142 Street

142 St:

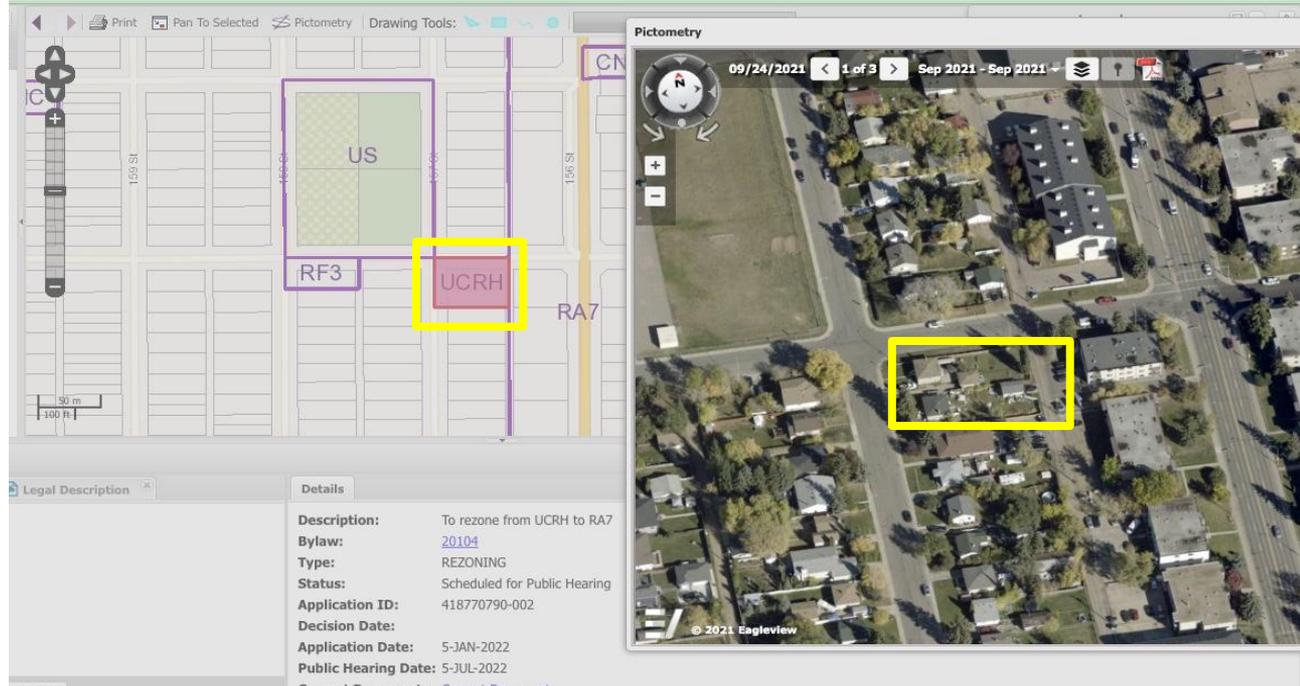
- ❑ Fronting an arterial or service road (secondary corridor 142 Street).
- ❑ Transition between low and higher density (Next EMS Station 34 4-storey), then CNC and RA7 (Ortona Villa) to the south.
- ❑ Neighbouring building >8.9m tall.
- ❑ 2 adjacent lots 1431m² on the corner, bus stop on front sidewalk.



UCRH belongs here - 157 St

157 St:

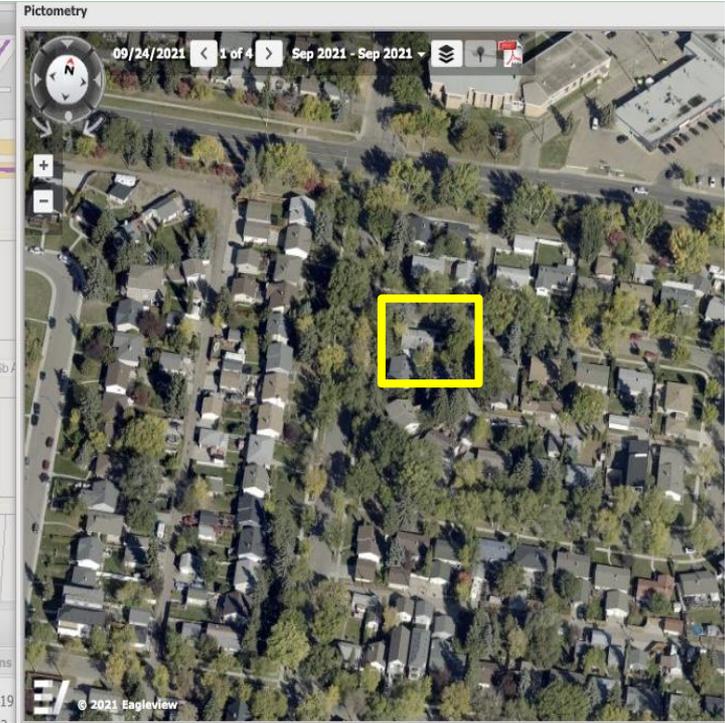
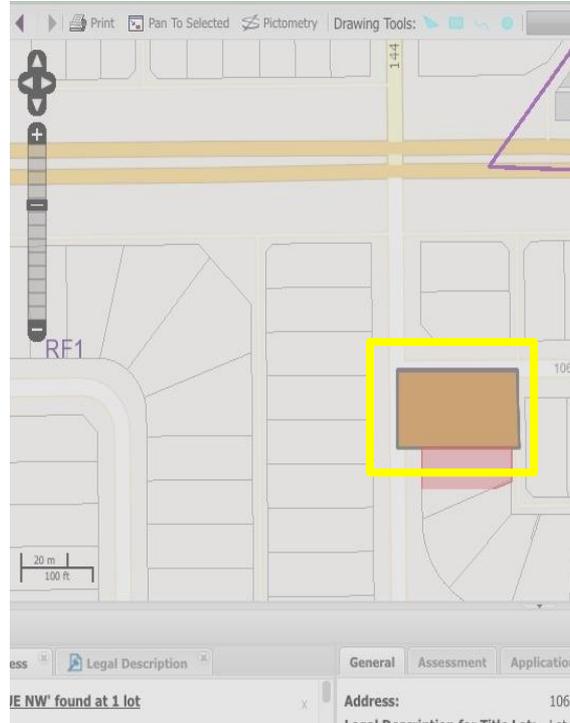
- ❑ Fronting an arterial or service road.
- ❑ Transition between low and higher density (Adjacent to an existing, mid-rise RA7 building not separated by a roadway)
Neighbouring building >8.9m tall.
- ❑ 2 adjacent lots
1384m² on the corner (currently looking to rezone to RA7.)



UCRH *doesn't* belong here - 106b

106b Ave (Proposed)

- ❑ **NOT** Fronting and arterial or service road. (A block (70m) south of secondary corridor 107 Ave).
- ❑ **NOT** Transition between low and higher density (Within RF1 surrounded by single-storey detached bungalows.)
- ❑ On a 605m².



UCRH = wrong zone for this address - off the corridor

This corridor is unique. All of the houses on 107 Ave from Groat Road to 149 Street BACK on to the road.

This proposal is a block south of 107 Ave, **beyond a green belt, an alley, 2 bungalows and 106B Ave** itself. While a Secondary Corridor can be 1-3 blocks wide, to say that this property sits inside the 107 Ave corridor is debatable.

City Plan describes corridor development happening “as discrete sections of buildings become more continuous **along the street** over time” The rezoning is not along the street.



Grovenor's Intensification

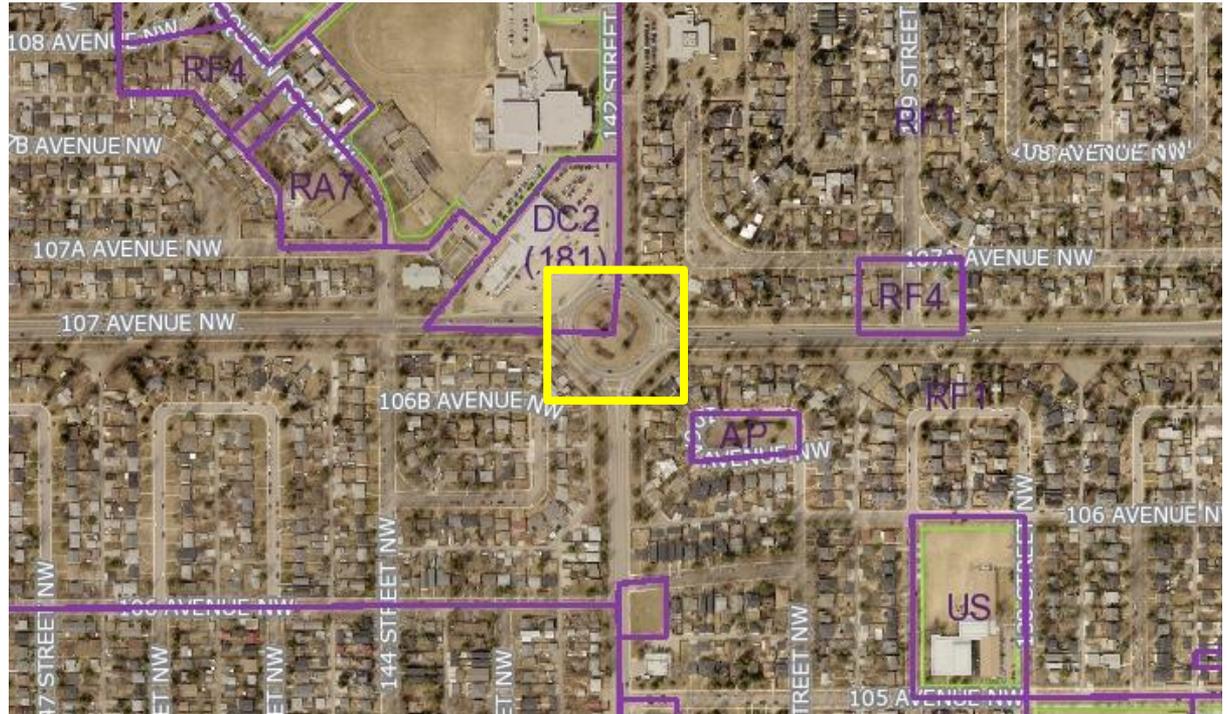
Grovenor is growing and adding more housing forms as well as mid and high rise options. The streets of this community are a vibrant time capsule. I encourage you to take a tour of our neighbourhood streets to see just how many projects are underway. We are NOT lagging behind in development!! There are no shortage of infill, including the "Missing Middle-type" buildings. We have 4-plexes across from the school grounds, newly-zoned DC2 on Stony Plain Road, RA7 on 148 and 142 Streets. The 142 and 149 Street Corridors have front facing properties which will allow for Mid and High rise buildings. The LRT infrastructure and intensification of Stony Plain Road is very real!



107 Ave. Corridor Development - Pedestrians?

THE TRAFFIC CIRCLE

- ❑ Pedestrian “Hostile”
- ❑ Highest traffic collision location in Edmonton.
- ❑ Well-liked by drivers. Roundabouts can decrease the number of high-speed collisions.
- ❑ Sabotages a “walkable community”.



107 Ave. Corridor Development - many years away?

2.3.1. General Policy for All Nodes and Corridors Nodes and corridors accommodate a mix of commercial, residential and service uses organized along a network of pedestrian friendly streets. They are supported by integrated mobility options, civic and open spaces, and will create vibrant places in each of the districts.

A pedestrian-friendly NE Grovenor should have a safe intersection to walk. NOT a traffic circle.

Until such a time that the areas directly adjacent to 107 Avenue develop into higher density (perhaps via service roads), the UCRH would be the highest density zone in the immediate area and potentially many years ahead of redevelopment.

I am looking forward to direction from the City on the Jasper Place District Plan. I don't believe one of the initial steps should be rezoning UCRH on 106b Ave.



UCRH = wrong zone for this address - summary

There are many options for zoning this site and I don't believe that UCRH is the most appropriate choice.

Four reasons mentioned earlier:

- ❑ 12m is too tall in the context of the surroundings.
- ❑ UCRH zones are best suited for larger and arterial-fronting lots making row housings' architecture discernable.
- ❑ The site is not on the edge of the neighbourhood.
- ❑ The 107 Corridor is not an area currently in intensification. This area's strategic progression towards becoming a Local Node is still in the distant future, once the mix of pedestrian and vehicle traffic is met.

