

# ITEM 3.4, Charter Bylaw 20509 - To allow for low rise multi-unit housing, Grovenor

**EDMONTON CITY COUNCIL  
PUBLIC HEARING  
June 12, 2023**

Jeff Booth, Situate

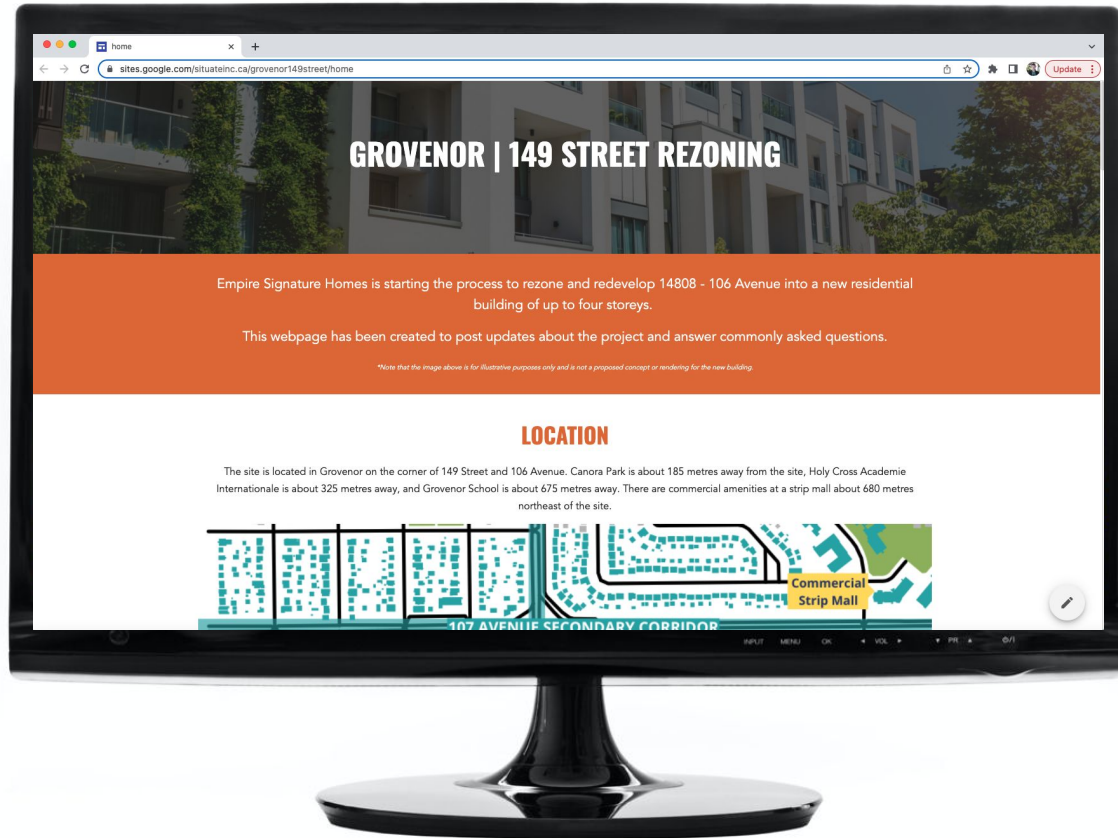


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# SUBJECT SITE



# NEIGHBOUR RELATIONS





# NEIGHBOUR RELATIONS

°situate

March 22, 2023

Dear Neighbour,

**RE: Proposed Rezoning: 14808 - 106 Avenue**

Situate is pleased to get in touch with you on behalf of Empire Signature Homes about an upcoming rezoning application. The intention of this application is to rezone the lot to the RA7 low rise apartment zone, which would allow for a four storey residential building.

This application is being made in order to provide more housing choices for people who already live nearby (and might want to downsize), as well as for new people who might want to call Grovenor home. As part of this potential redevelopment, the driveway on 106 Avenue would be removed and relocated to the lane. The RA7 zone would also require the building to be set back at least three metres from the north property line.

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/grovenor149street>

We're still in the early stages of the project, and do not yet have a design for the new building or a construction timeline.

If you have any questions please feel welcome to get in touch with me at [jeff@situateinc.ca](mailto:jeff@situateinc.ca) or 780-203-6820.

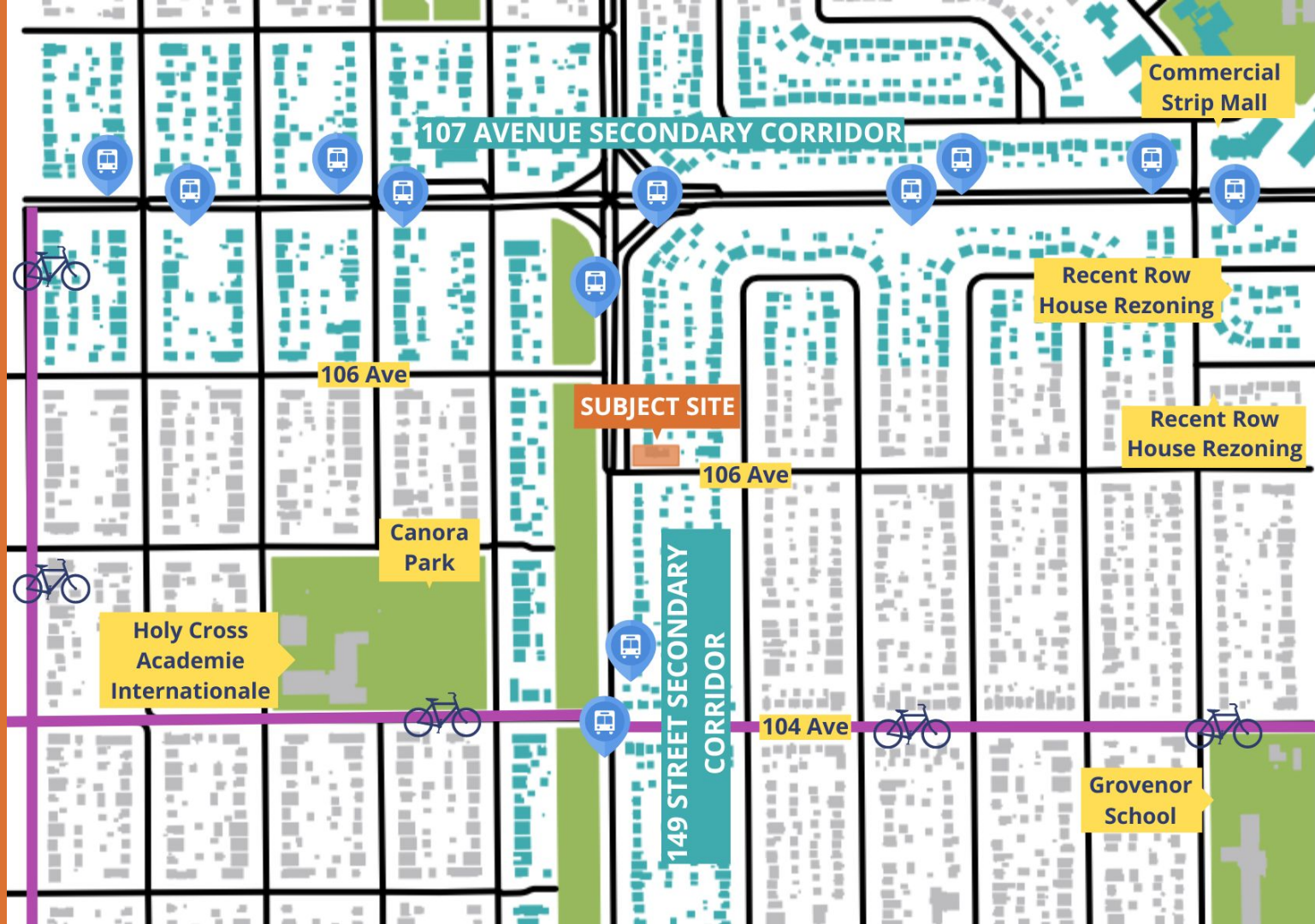
Thank you so much for your time.

Sincerely,

Jeff Booth, Planning Associate, Situate



# LAND USE



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# EDMONTON CITY PLAN

Edmonton

V 1.0  
CHARTER  
BYLAW 20,000

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)





2.2 Edmontonians have the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs.

**2.2.1 Promote compact, mixed use development within districts that supports equitable access to employment, education and amenities.**

2.2.1.5 Facilitate housing and job growth and intensification within nodes and corridors.

2.2.1.6 Enable ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential area.

4.2 Edmontonians live closer to what they need and are supported by walkable communities, active transportation networks and greater connectivity across all travel modes.

**4.2.1 Ensure that transportation investment supports urban intensification and diversification.**

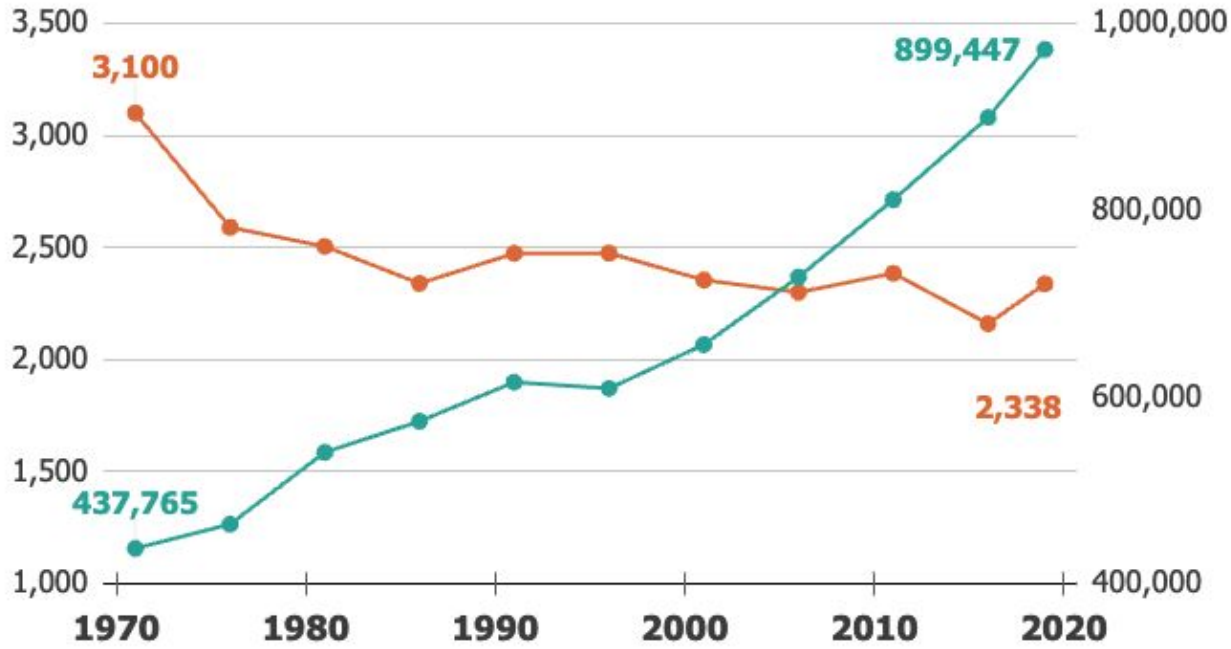
4.2.1.1 Integrate mass transit with surrounding development.

# POPULATION IN GROVENOR

GROVENOR  
POPULATION

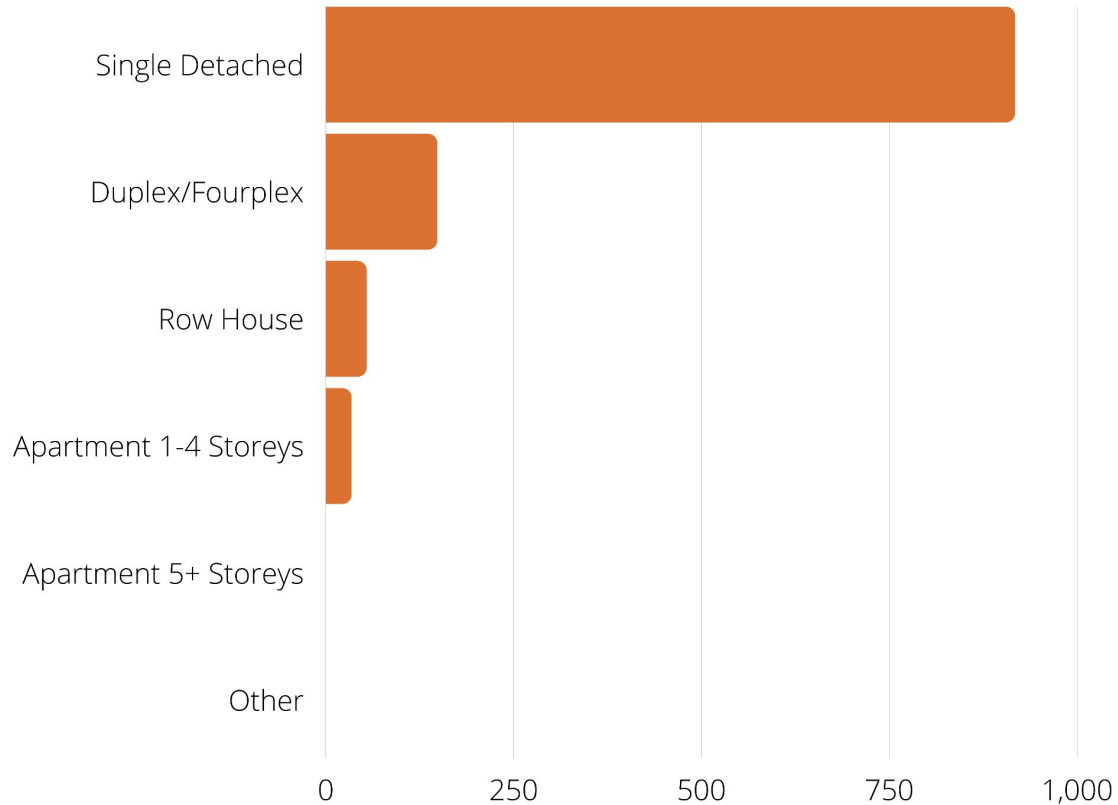


EDMONTON  
POPULATION





# HOUSING IN GROVENOR





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