

CHARTER BYLAW 20522
9115 143 STREET NW



E1NS

SITE CONTEXT



Legend



Proposed Rezoning Site



Commercial Shopping Centre

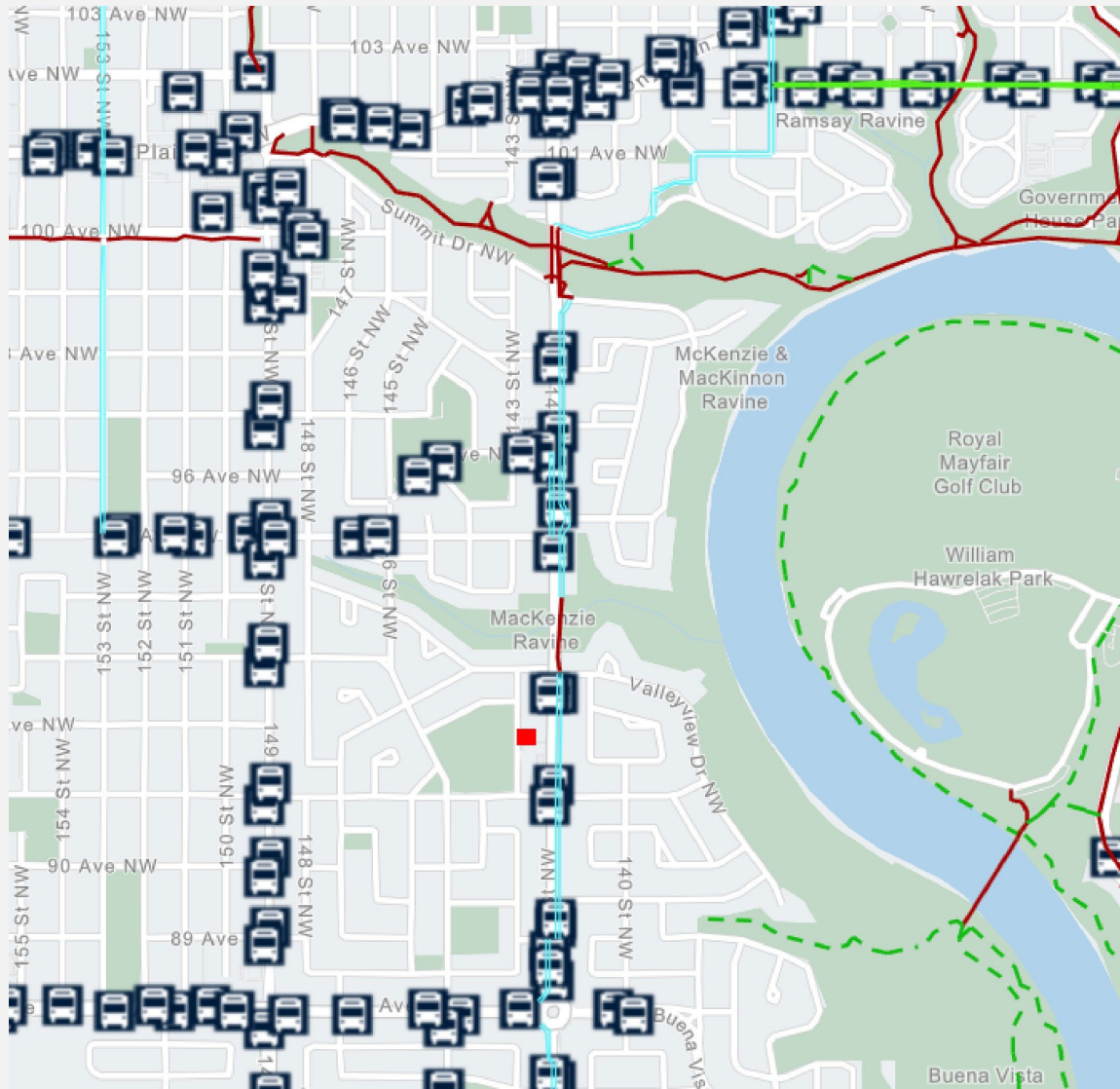


Existing RF5 Row Housing



Parkview School and Park

TRANSIT CONNECTIVITY



Legend



Proposed
Rezoning Site



Bike Routes
(Shared Roadway
- Lower Traffic)



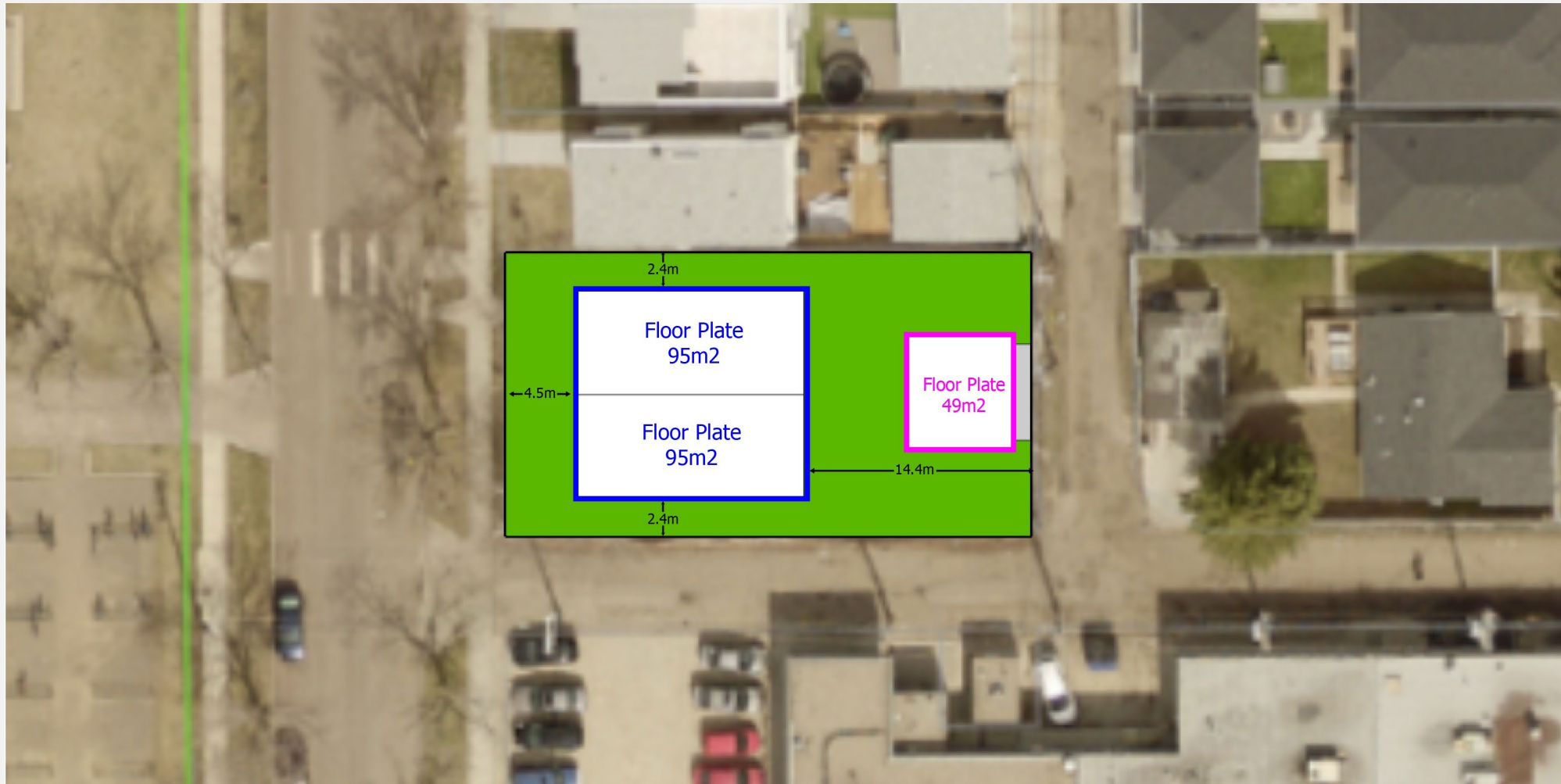
Bike Routes
(Shared Pathway)



Protected Bike
Lane

- Good transit connectivity with three bus stops within 170m of the site
- Two bike routes along 142nd Street with connectivity to downtown and the future Grovenor/142 Street LRT Station

RF1 SITE BUILDOUT



Legend



Principle Dwellings Floor Plate

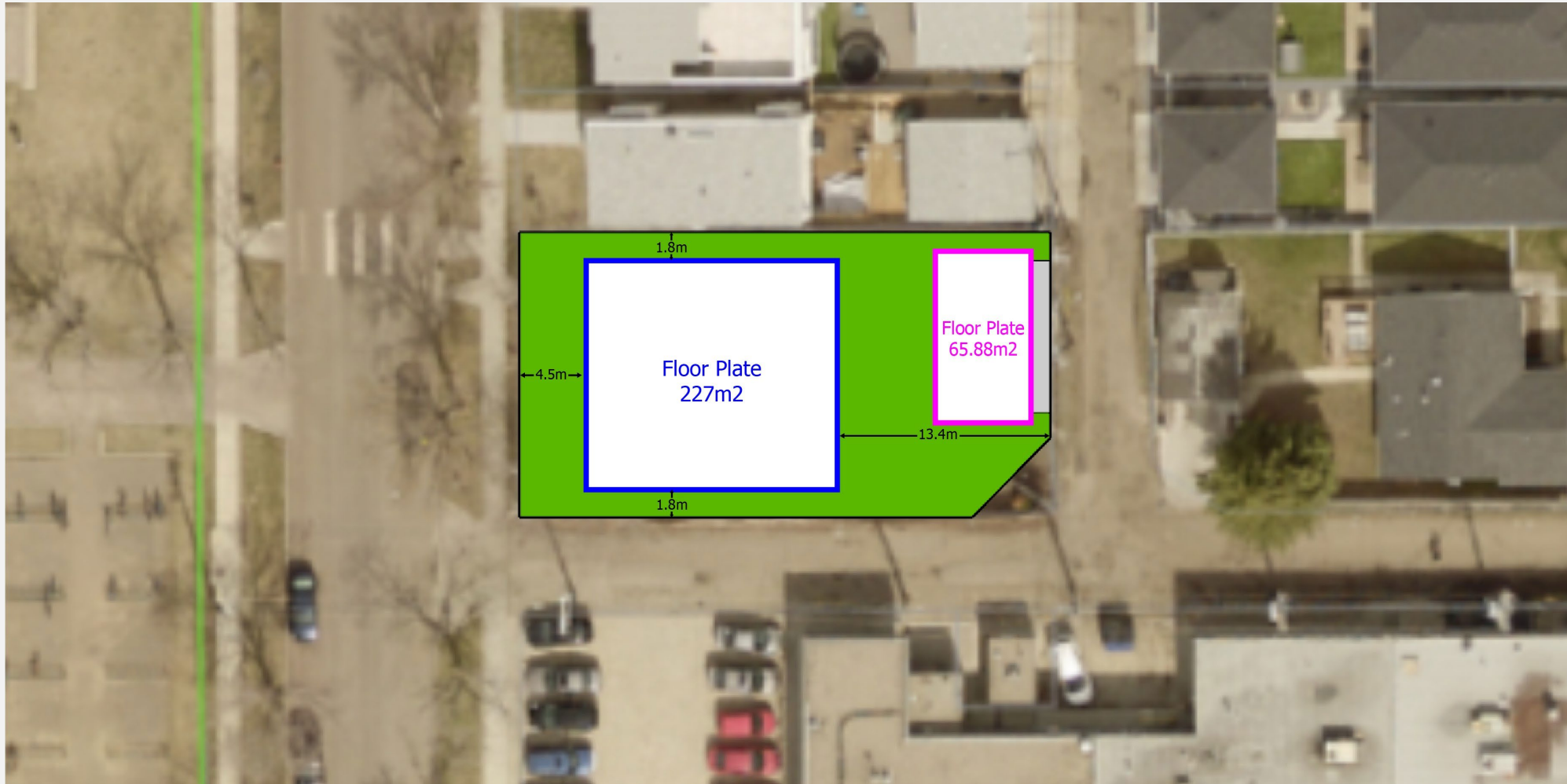


Garage Floor Plate



Setbacks

RF5 LIKELY SITE BUILDOUT



Legend



Row Housing
Building Floor
Plate



Garage Floor
Plate



Setbacks

SUN SHADOW ANALYSIS

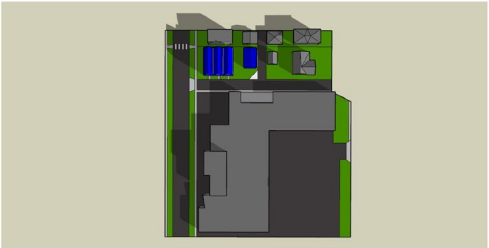
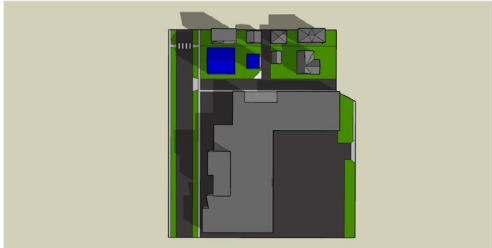
MARCH 20 SUN SHADOW COMPARISION

RF1 ZONE

RF5 ZONE

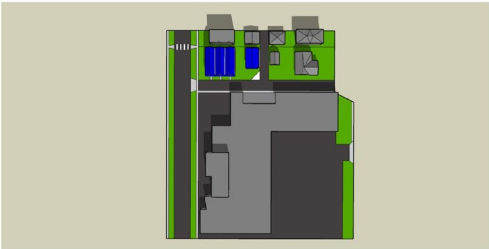
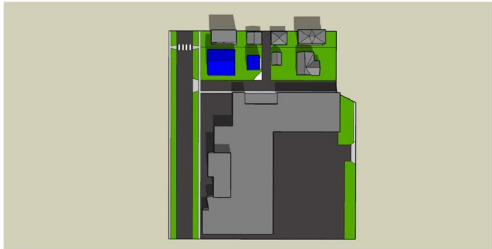
9AM

9AM



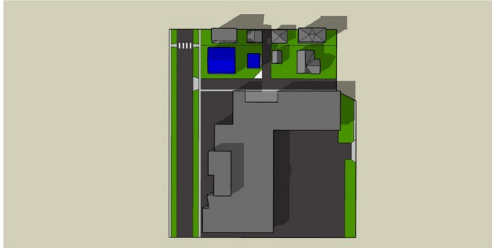
12PM

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4PM

4PM



SUN SHADOW ANALYSIS

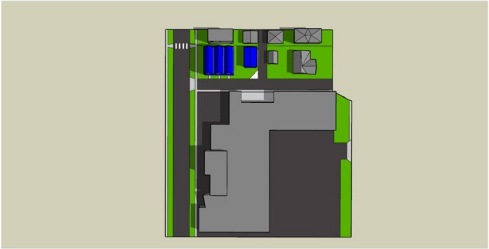
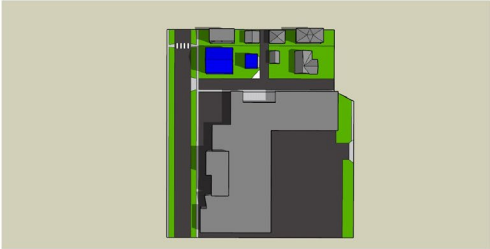
JUNE 21 SUN SHADOW COMPARISION

RF1 ZONE

RF5 ZONE

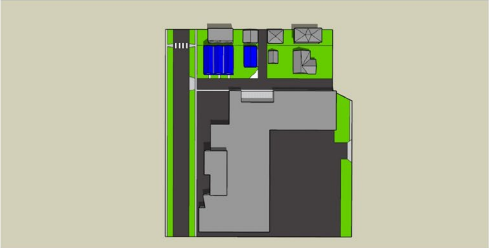
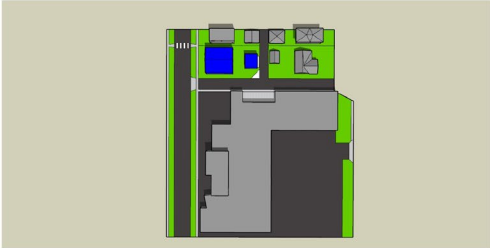
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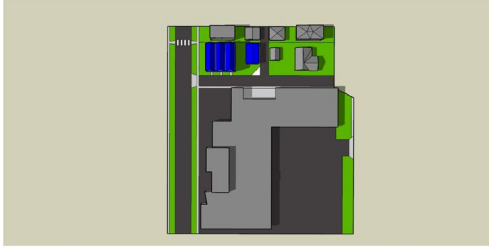
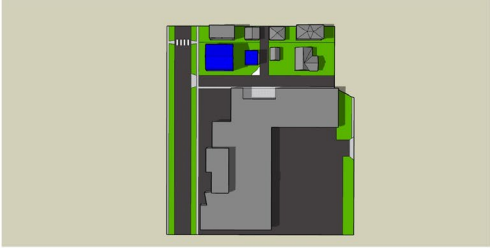
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SUN SHADOW ANALYSIS

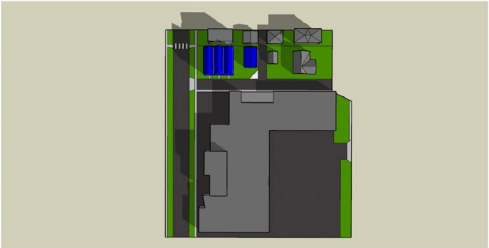
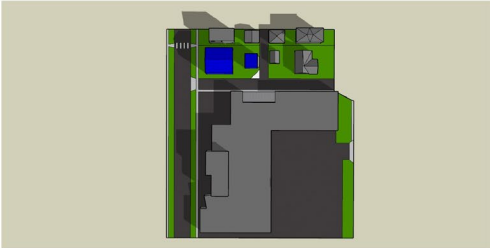
SEPTEMBER 23 SUN SHADOW COMPARISON

RF1 ZONE

RF5 ZONE

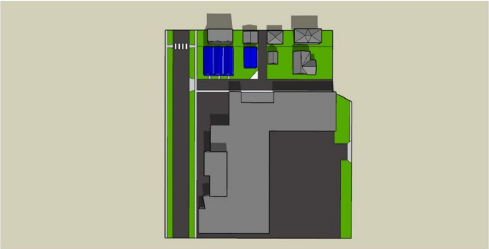
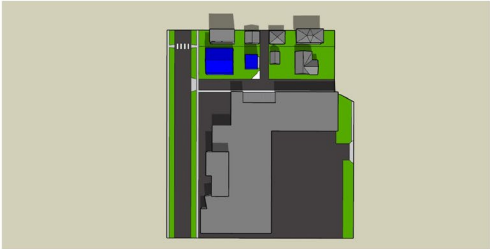
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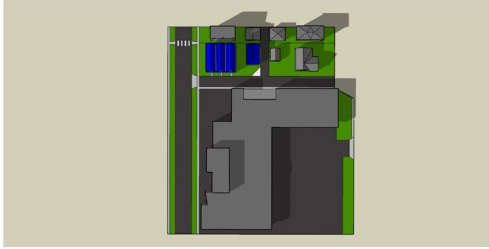
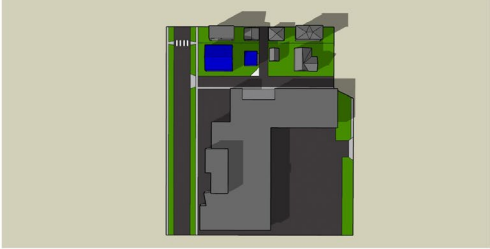
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SUN SHADOW ANALYSIS

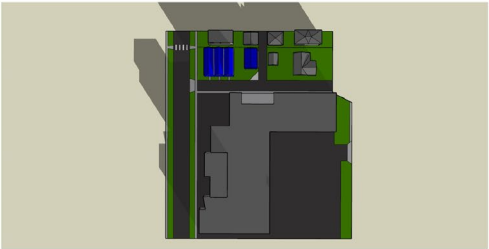
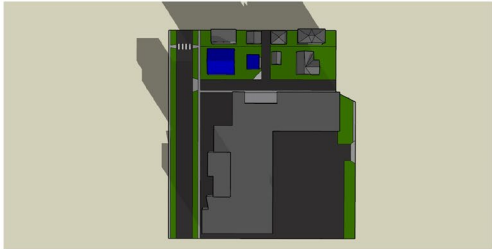
DECEMBER 21 SUN SHADOW COMPARISION

RF1 ZONE

RF5 ZONE

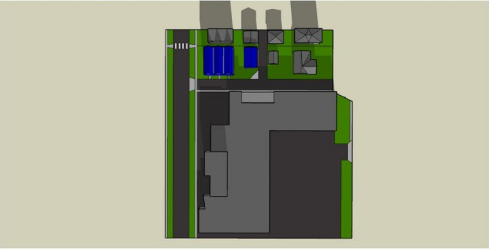
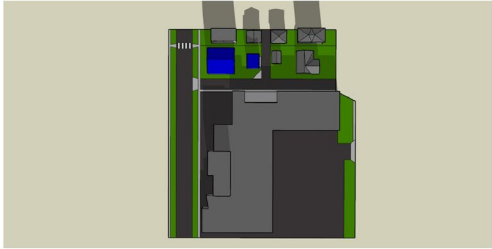
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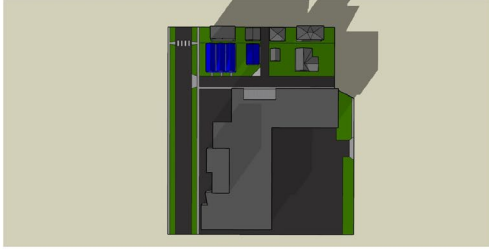
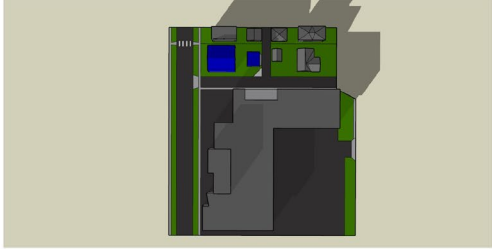
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3PM

3PM



ENGAGEMENT SUMMARY

- Door to door engagement was conducted with nearby residents and property owners
 - Postcards were left with contact information to provide feedback
- Online meeting with the Parkview Community League was held
- Common concerns included traffic and parking, too much density on-site, and the RF5 zone not matching the character of the neighbourhood
- Residents and property owners wanted to see the site redeveloped to improve the built form on the site

ENGAGEMENT SUMMARY



Legend



Proposed Rezoning Site



Engagement Area

SUMMARY

- The proposed RF5 Zone is compatible with the surrounding land uses
- Site constraints will limit development and ensure there is only a modest increase in density
- Redevelopment will likely result in a building footprint and height that is similar to the existing single-family homes surrounding the site
- Engagement was done in the area to gather feedback from the community

THANK YOU



E1NS

RF5 SITE 15803C 97 AVENUE - GLENWOOD



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