

BRENTWOOD HOMES

REZONING

APRIL 2, 2024



Brentwood
BUILDS



BRENTWOOD
COMMUNITY
DEVELOPMENT
GROUP

GRAVITY ARCHITECTURE





Brentwood
BUILDS

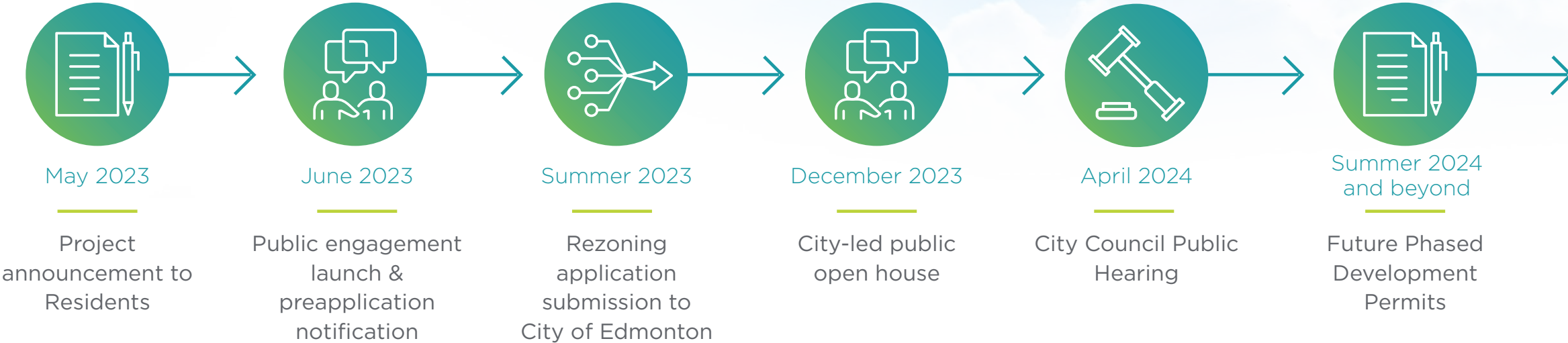
ABOUT BRENTWOOD

- + Not for profit company dedicated to providing affordable housing to the Edmonton community
- + Serve seniors, families and those with disabilities by providing housing and (with our partners) other support services
- + We believe stable, financially self-sufficient, housing is one of the corner stones to helping those with a lower income succeed

VISION & GOALS

- + Safe, inviting, & family-friendly
- + Accessible open space
- + Walking and cycling connections
- + Increase affordable housing opportunities
- + Small neighbourhood retail and services
- + Social, economic & environmentally sustainable development
- + Respects the neighbourhood character

Process & Approach



6 PUBLIC & RESIDENT ENGAGEMENT EVENTS

39 PUBLIC EVENT ATTENDEES

36 RESIDENT EVENT ATTENDEES

Engagement Summary

WHAT WE HEARD	WHAT WE DID
Provide a mix of built forms that is sensitive to the community context.	<ul style="list-style-type: none">• Sensitive built-form interface along 115 Avenue.• Variety of unit types throughout the site to meet different needs.• Focused increased height near similar built forms.
Mitigate parking and transportation impacts on neighbourhood.	<ul style="list-style-type: none">• Underground and on-street parking provided throughout the site.• Pedestrian crossing at 114 Avenue.• Multi-modal connections through the site.
Provide open spaces and paths to community destinations.	<ul style="list-style-type: none">• Pedestrian connections throughout the site.• Outdoor common amenity areas and private amenity areas throughout the site.
Consider commercial that meets community needs .	<ul style="list-style-type: none">• Small scale neighbourhood commercial opportunities in SE corner.

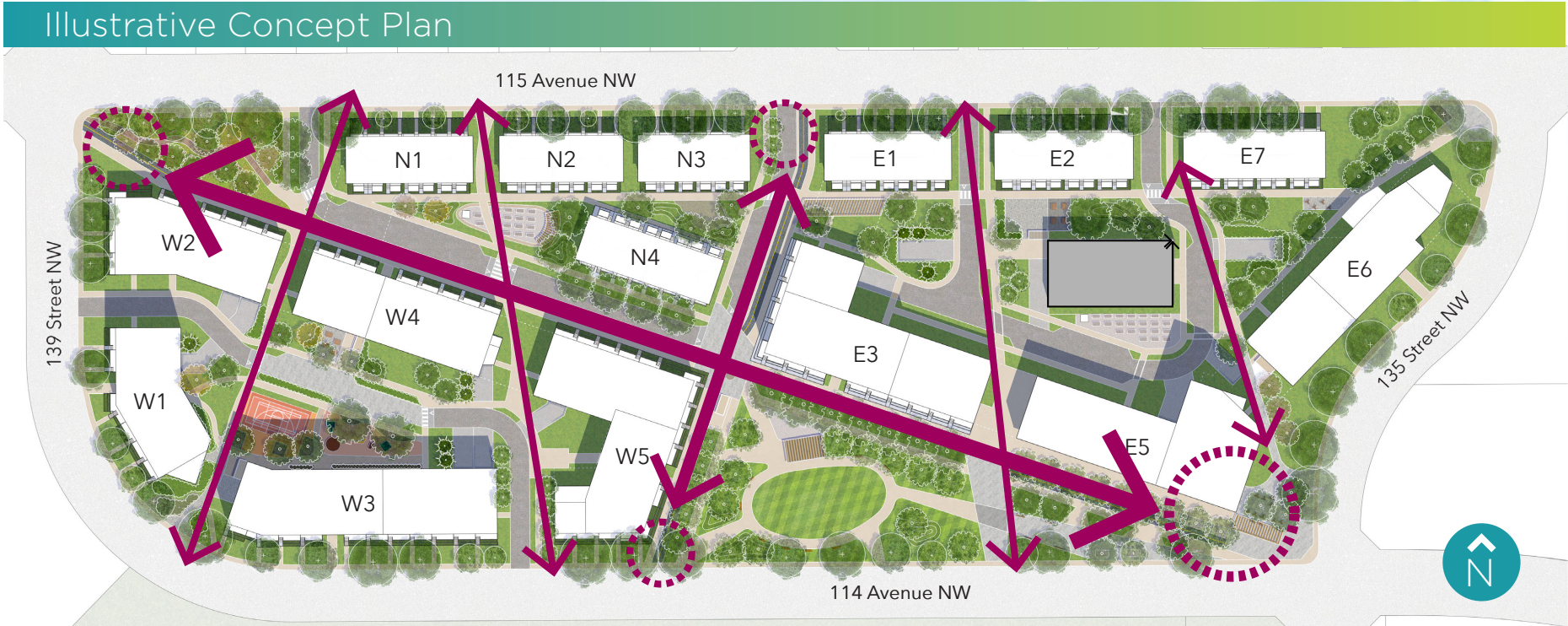


Master Plan

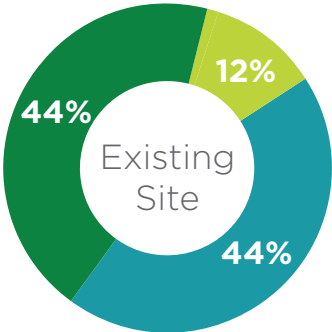
738 Units

851 Parking Stalls

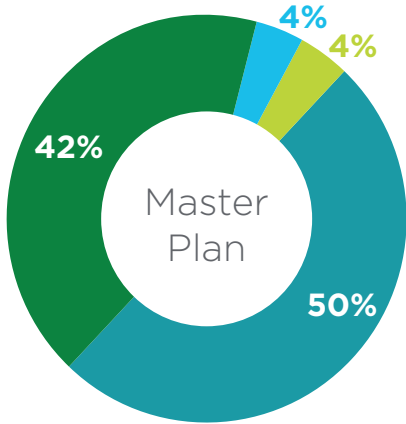
833K Sq. Ft.



502 New Affordable Homes



- Studio/1 Bdrm: 29
- 2 Bedroom: 103
- 3 Bedroom: 104



- Studio/1 Bdrm: 30
- 2 Bedroom: 370
- 3 Bedroom: 308
- 4 Bedroom: 30

Building Form + Massing

- Existing Apartment Building
- Stacked Townhouse
- At-grade Residential Apartment Units
- Residential Apartment Units
- Complementary Site Uses (Commercial)

Massing Density Model



Types of Open Space & Amenities



Natural Play Area



Community Terrace



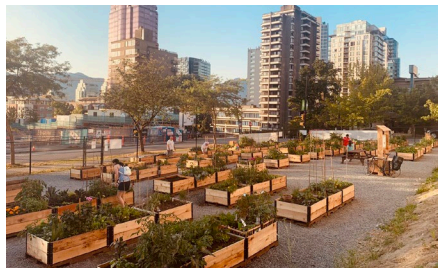
Courtyard Pathway



Entrance Plaza



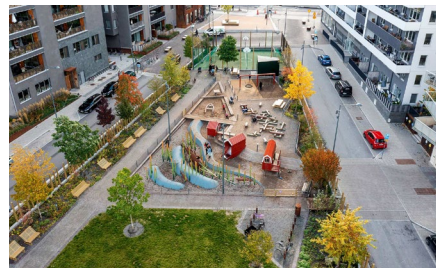
Rain-sensitive Plaza



Community Garden



Community Green



Play Space



Flush Street



Play Forest

Renderings + Perspectives

Community Green - Gateway Corner View



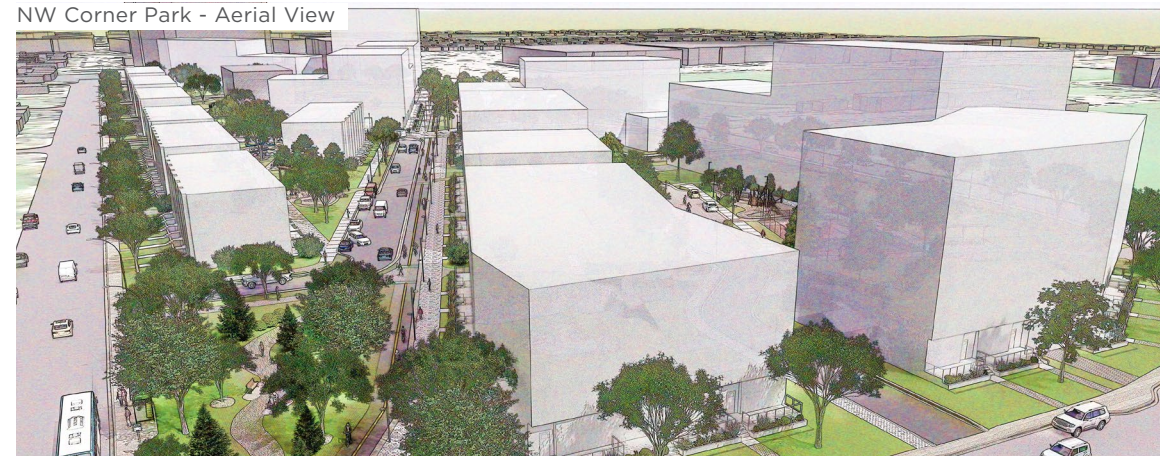
Community Green - Aerial View



Courtyard Pathway - Aerial View



NW Corner Park - Aerial View



Renderings + Perspectives

NW Corner Park - Ground View



Flush Street - Playground View



Flush Street - Aerial View



Community Garden





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