

Urban Planning and Economy

Edmonton

**GROUND LEVEL ENTRANCES FOR
CLUSTER HOUSING OR
MULTI-UNIT HOUSING**

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Ground Floor Entrances

- Provide direct access to street
- Avoid blank walls
- Create visual interest



Ground Floor Entrances - Zoning Bylaw 20001

Residential Zones (RS, RSF)

- One main entrance facing the street or internal courtyard
- Additional entrances optional



Residential Zones (RSM, RM)

- Where dwellings are located on the ground floor
- Where building length is greater than 30.0 m and faces the street



Council Motion

*Report back on the potential to address the requirement that all Ground Floor Dwellings in Multi-unit Housing buildings **greater than 10 metres** in length that **face a street, shared-use path, or park**, provide an individual Ground Floor entrance in applicable residential or mixed use zones.*

Entrances Facing Parks and Pathways

- Physical separation between private site and parks / shared use path (i.e. fencing)
- Reduce conflicts between users, trespassing
- Establish maintenance responsibilities



Perceptions of Safety and Privacy

- 'Eyes on the street'
- 'Uncontrolled' points of access
- Specific designs and costs may be required to configure safe connections
- Fencing for privacy



Recommendation

1. Where building walls are longer than 12.8 metres facing the street

2. Applicable Zones:

- (RS) Small Scale Residential Zone
- (RSF) Small Scale Flex Residential Zone
- (RSM) Small-Medium Scale Transition Residential Zone
- (RM) Medium Scale Residential Zone

Questions and Thank You