



## Presentation to Edmonton City Council

Bylaw 21202  
Mid-Block Row Housing

June 30, 2025



# OUR INTENTION & LOT LOCATIONS



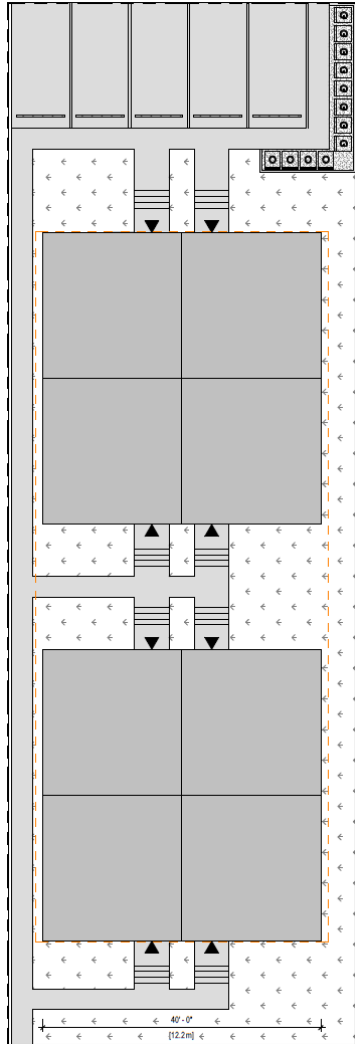
- ▶ Intention – To establish a well sized infill position surrounding our projects in Blatchford
- ▶ Step 1 – Design a concept that fits the typical lot sizes in the area
- ▶ Step 2 – Select lots of the required size that are also appropriately located for redevelopment



# OUR CONCEPTS

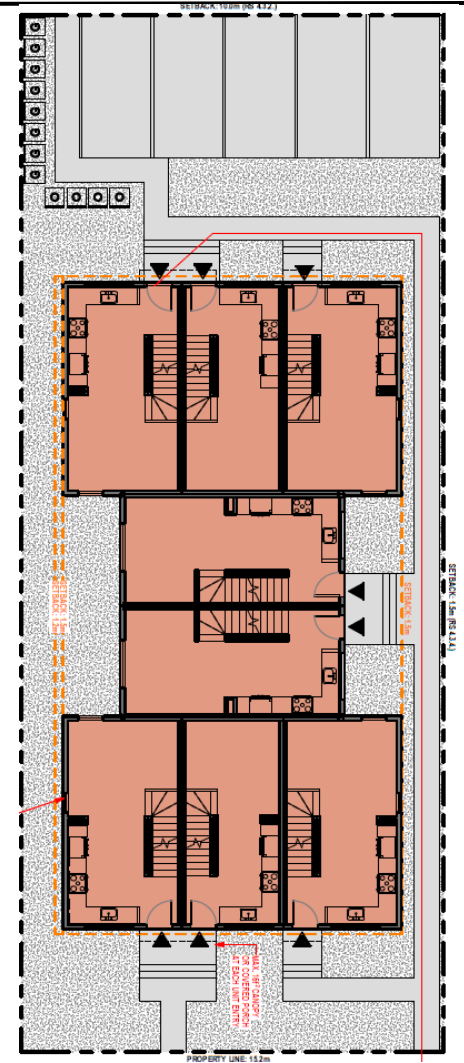
## Concept 1

- ▶ 50 x 150 Lots
- ▶ 2 x 4-Plex Blocks
- ▶ All units have an at grade entrance
- ▶ No entrances face side lot lines
- ▶ 5 Surface Parking Stalls on Site
- ▶ Landscaping and waste requirements achieved



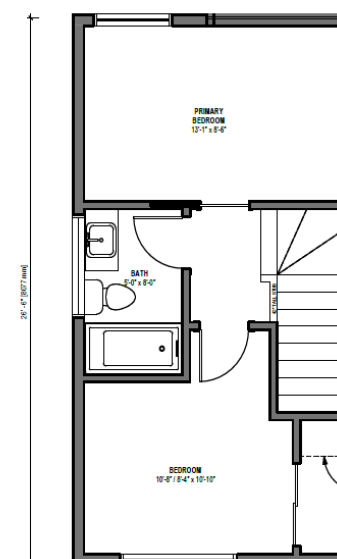
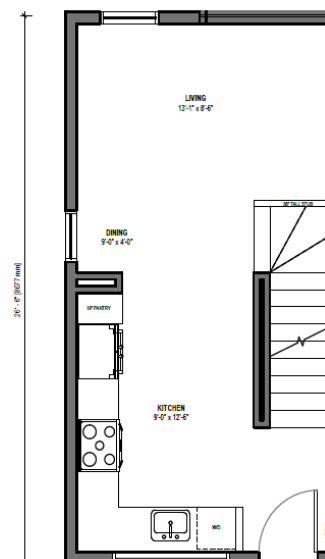
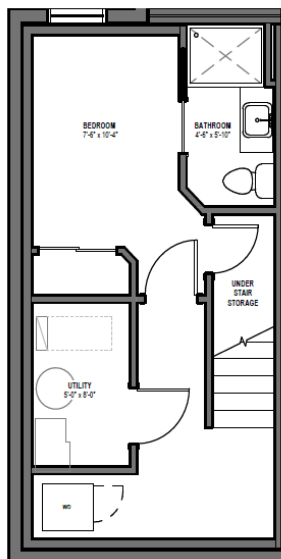
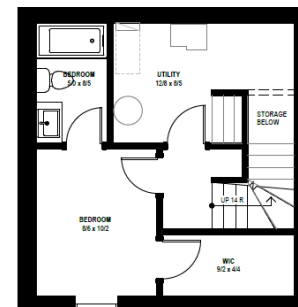
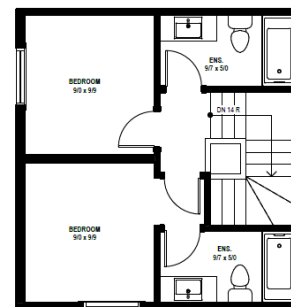
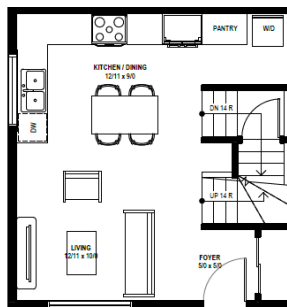
## Concept 2

- ▶ 50 x 130-140' Lots
- ▶ 1 x 8-Plex Block
- ▶ All units have an at grade entrance
- ▶ 2 entrances face side lot lines with setbacks over 3m
- ▶ 5 Surface Parking Stalls on Site
- ▶ Landscaping and waste requirements achieved



# OUR HOMES

- ▶ Range in size from 740 to 850 square feet
- ▶ Two bedrooms with options for a third bedroom in the basement
- ▶ Expected sales price of \$300,000
  - Mortgage payment of \$1550/month
  - Qualifying household income of \$73,000/year
- ▶ A reduction from 8 to 6 units would increase each home cost by \$31,000
  - Units become far less saleable
  - Increase of \$160/month on the mortgage payment
  - Qualifying income increases to just over \$80,000



# RECOMMENDATIONS

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- ▶ Approve the changes regarding entrance orientations, interior side yard setbacks and architectural & massing improvements
  
- ▶ Set a maximum unit count by lot size
  - 8 units on lots 50' or wider
  - 6 units on lots 30'–50'
  - 4 units on lots under 30'
  
- ▶ Add a requirement for on site vehicle parking
  - .5 parking to unit ratio
  
- ▶ Invest the time needed to consult and strategically adjust the zoning bylaw:
  - To prevent projects from being build that result in the valid concerns being raised today
  - To enable the right kind of projects built in the right kind of way
  - To allow developers to invest in land to build the housing we need with confidence