



PRELIMINARY
NOT FOR CONSTRUCTION

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| REVISIONS | YYYY.MM.DD |
|--------------------------------------|------------|
| 1 ISSUED FOR PRE-APPLICATION MEETING | 2022-10-31 |

GRANVILLE WEST TOWNHOUSES
3131 - GRANVILLE DRIVE NW, T6E5S1
Edmonton, Alberta

ZONING: Medium Density Multiple Family Zone (Rf6)
Discretionary Use: Multi-unit Housing on a Site larger than 1.4 ha

ADDRESS:
3131 GRANVILLE DRIVE NW
6841 WINTERBURN ROAD NW
PART OF S.W. 1/4 SEC. 19, TWP. 52, RGE. 25, W. 4 MER.
(C. of T. 172 066 440 +49)
AND PART OF N.W. 1/4 SEC. 19, TWP. 52, RGE. 25, W. 4 MER.
(C. of T. 172 066 440 +48)
ALL WITHIN THE S. 1/2 SEC. 19, TWP. 52, RGE. 25, W. 4 MER.

SITE AREA: 16,290 m²

DWELLING DENSITY ANALYSIS:
Maximum 80 dwellings/HA
80 x 1.629 = Maximum 130

Proposed: 92 townhouse units

MAXIMUM HEIGHT:
16.0 m for Pitch Roof

Proposed: 12.00 m

MAXIMUM SITE COVERAGE:
40%

Proposed:
5,516.67 m² = 33.86%
16,290.00 m²

SETBACKS:
FRONT: 4.50 m
REAR: 7.50 m
SIDE: 1 m per storey, with a min. of 2.00 m

AMENITY AREA:
MINIMUM 7.50 m²/UNIT
ALL UNITS HAVE A BALCONY WITH A MINIMUM SIZE OF 5.00 m² AND MINIMUM LENGTH AND WIDTH OF 1.50 m
IN ADDITION, THE CENTRAL COURTYARD (COMMON EXTERIOR AMENITY SPACE) HAS AN AREA OF 1,208 m² (13.13 m²/UNIT)

PARKING:
VISITOR PARKING PROVIDED 17 STALLS (INCLUDING 1 BARRIER FREE STALL)
Total provided: 4 short term bike stalls

NO BIKE PARKING REQUIRED (As per 54.5.1.b)
Total provided: 4 short term bike stalls

NO LOADING SPACE REQUIRED

PART 9 BUILDINGS
BUILDINGS ARE NOT SPRINKLERED

GARBAGE PICK-UP:
INDIVIDUAL PICK-UP BINS TO BE LOCATED IN THE FIRST METER FROM THE GARAGE FACADE.

SITE PLAN

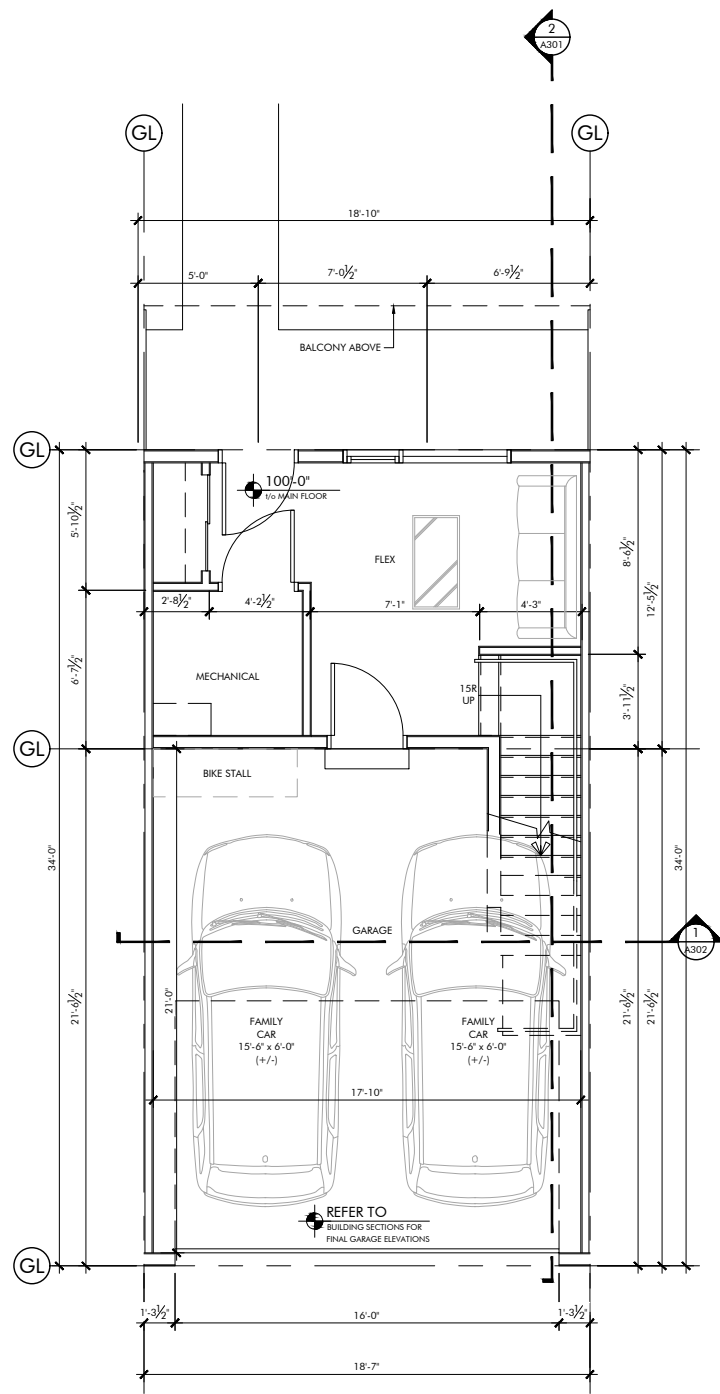
| | |
|---------------|-------------|
| OCT. 31, 2022 | A001 |
| JOB # 2308 | |
| DRAWN BY: IDL | |

- OE 20' x 34' END UNIT (26 UNITS)
- BC 18'-7" x 34' CENTRAL UNIT (66 UNITS)

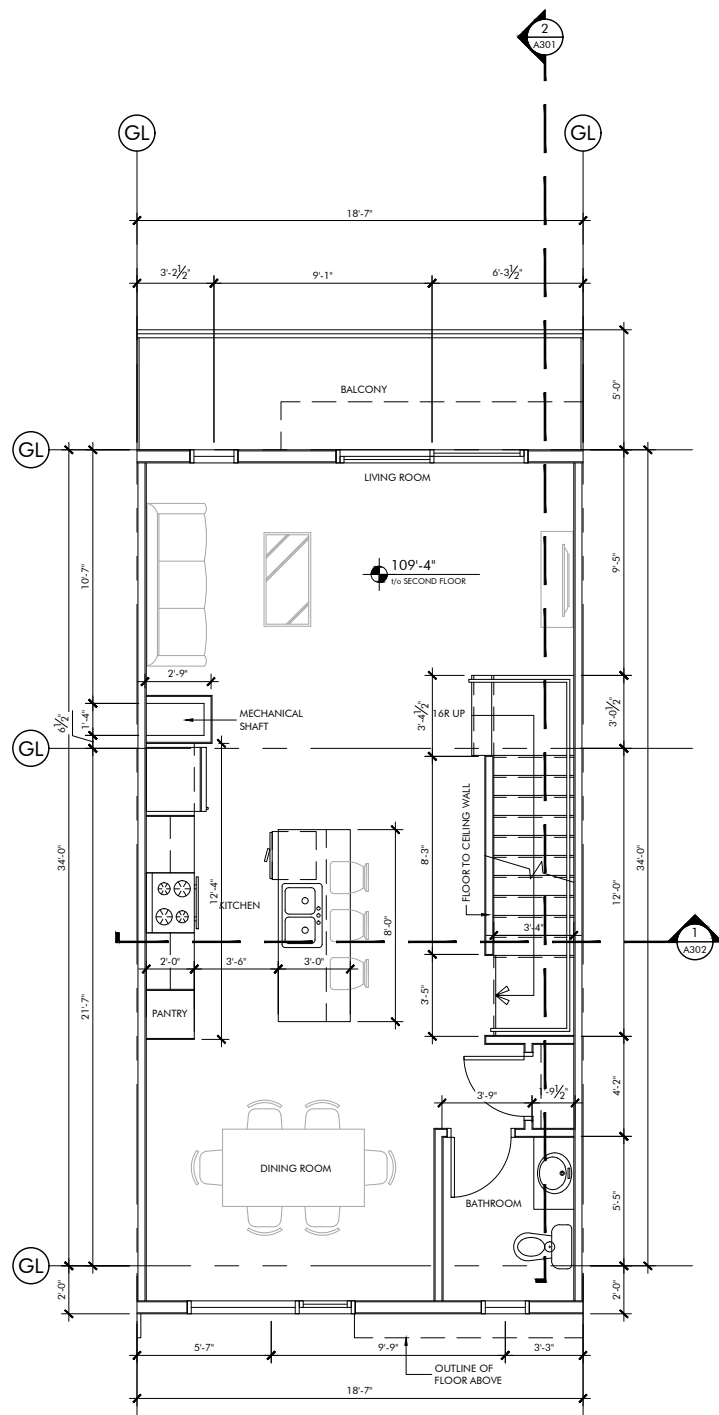
FLOOR AREA:

| |
|---|
| 1 (3 storeys): 1,627.19 m ² |
| 2 (3 storeys): 1,627.19 m ² |
| 3 (3 storeys): 1,091.96 m ² |
| 4 (3 storeys): 735.14 m ² |
| 5 (3 storeys): 1,091.96 m ² |
| 6 (3 storeys): 1,627.19 m ² |
| 7 (3 storeys): 1,627.19 m ² |
| 8 (3 storeys): 1,627.19 m ² |
| 9 (3 storeys): 735.14 m ² |
| 10 (3 storeys): 1,091.96 m ² |
| 11 (3 storeys): 735.14 m ² |
| 12 (3 storeys): 1,627.19 m ² |
| 13 (3 storeys): 1,448.78 m ² |
| TOTAL: 16,693.22 m ² |

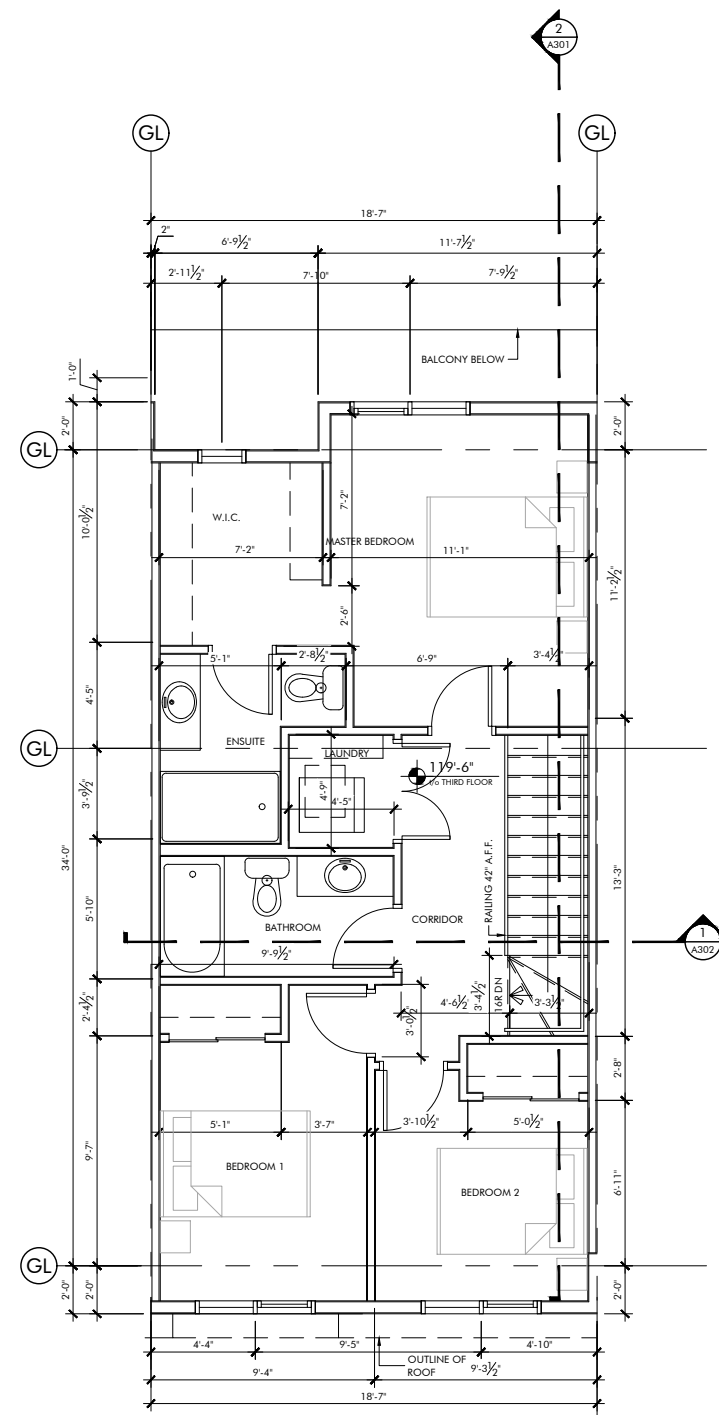
1 SITE PLAN
A001
1:300



MAIN FLOOR: 168 SF



SECOND FLOOR: 669 SF



THIRD FLOOR: 694 SF

TOTAL: 1,531 SF

18'-7" x 34' TYPE
LAUNDRY AT THIRD

1/8" = 1'-0"

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3131 GRANVILLE DRIVE NW, EDMONTON, AB.

