

New Small Scale Infill Opportunities

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June 20, 2023



Site Context

Location: 8312 - 73 Avenue in Avonmore

Rezoning: RF1 to RF3 on October 6, 2020
with unanimous support from City Council.
RF3 allows multi-unit housing.



Neighbourhood Context



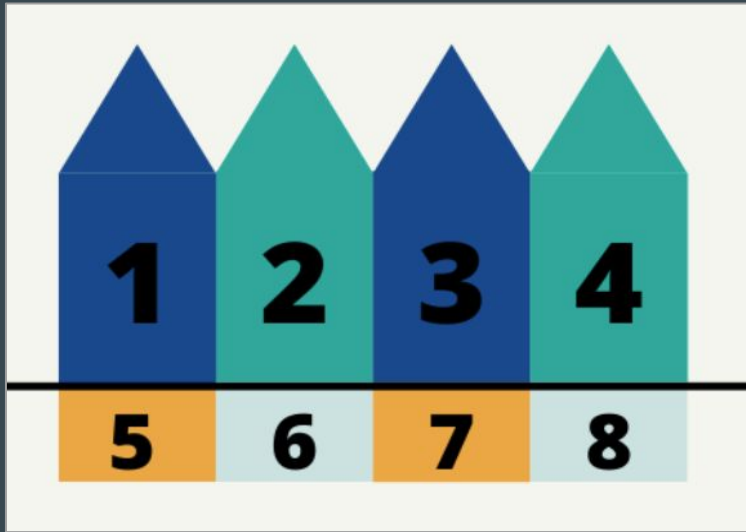
Policy

City policies support densification on the site:

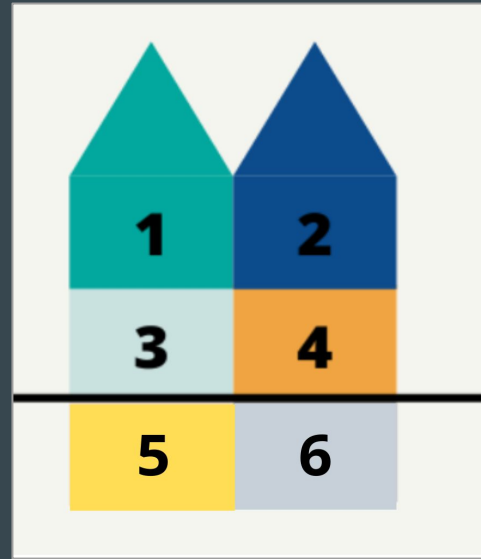
- Proposed development had a density of 99 units/ha.
- Avonmore LRT station is a Neighbourhood Station with recommended density of 125 units/ha (TOD Guidelines).
- City Plan encourages development in Bonnie Doon district node with minimum density of 150 people/ha.

Built Form Comparison

1. TYPICAL RF3 DEVELOPMENT [VIEW FROM THE SIDE]

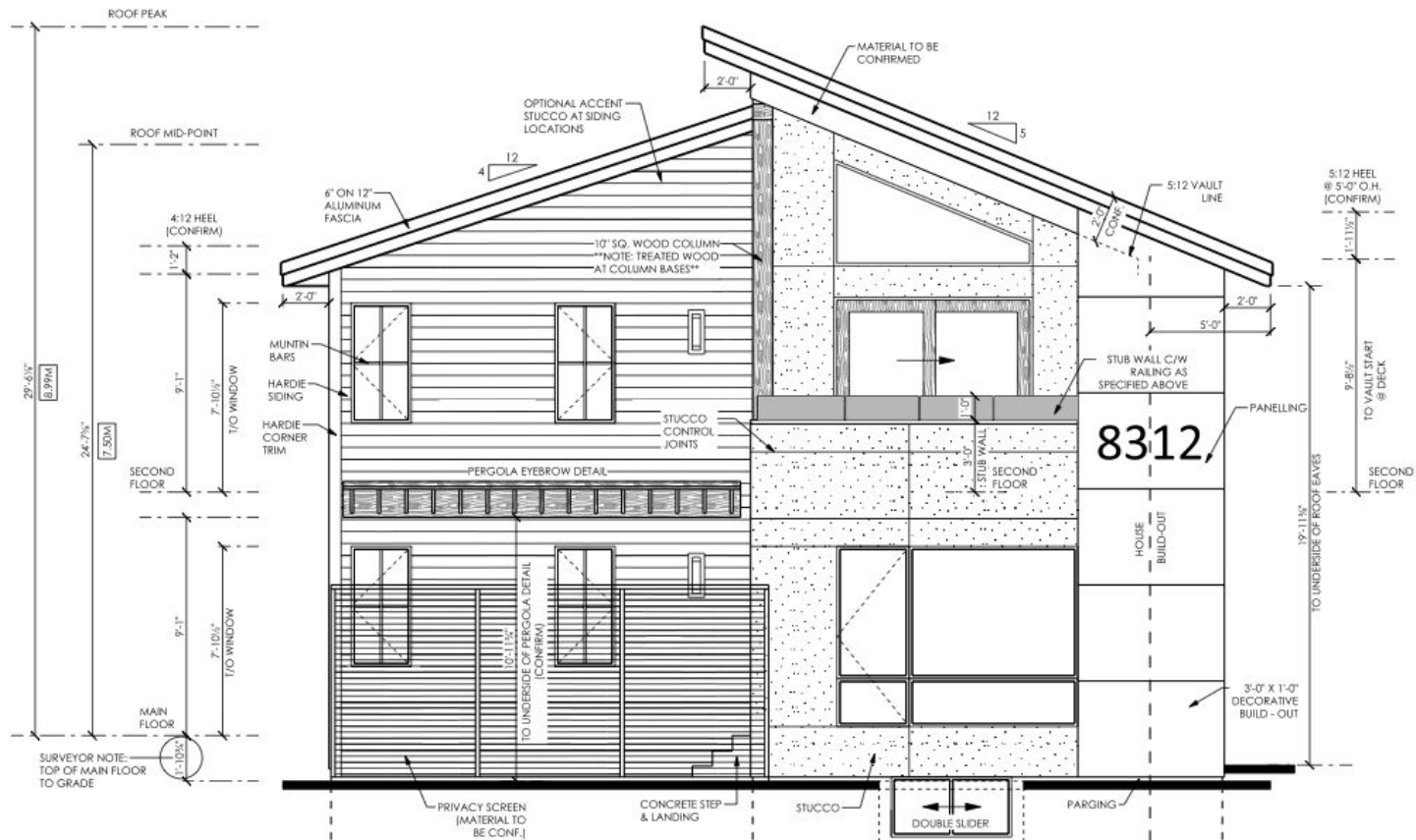


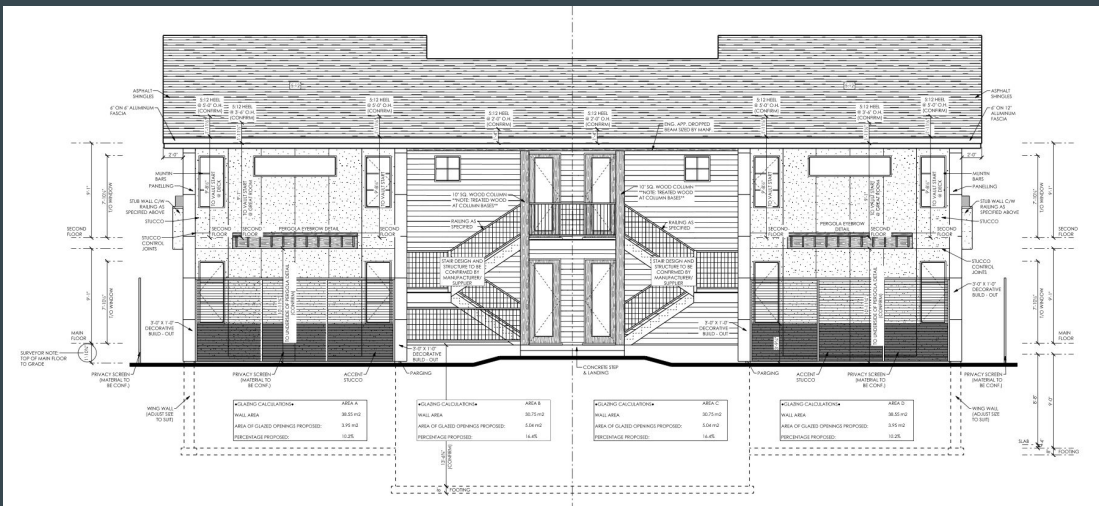
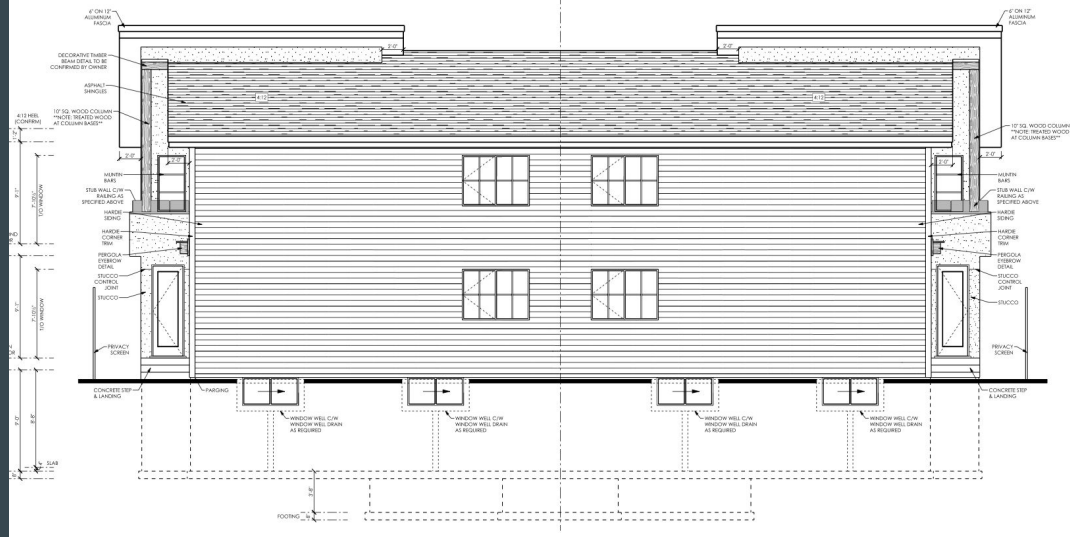
2. PROPOSED DEVELOPMENT: NOT ALLOWED [VIEW FROM THE FRONT]





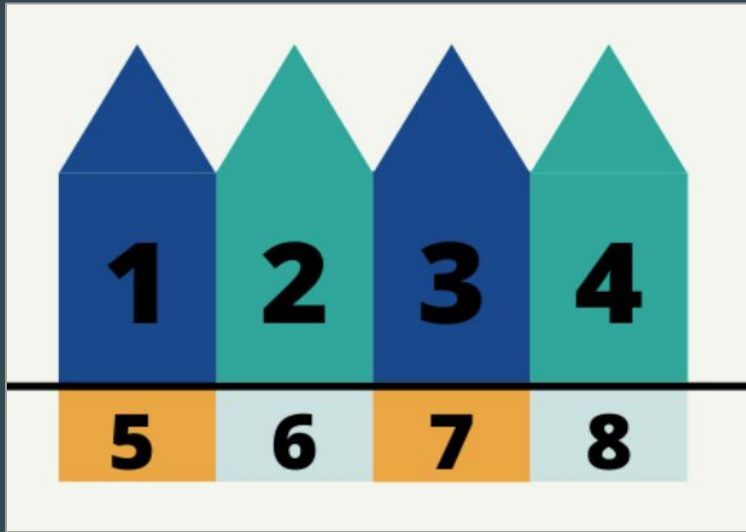
Entrance Feature



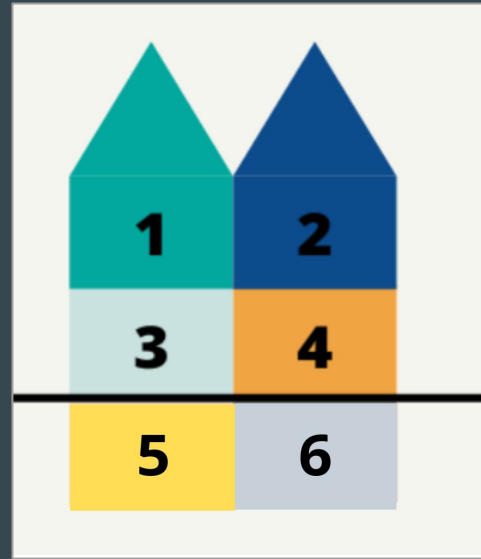


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2. PROPOSED DEVELOPMENT: NOT ALLOWED [VIEW FROM THE FRONT]



Summary

- Objective of City Plan: Add 50% of new housing units through infill city-wide at various scales, densities, and designs within all neighborhoods.
- Allowing for more housing configurations in the RS zone provides the following benefits:
 - Housing option for people with limited mobility
 - Different sizes and shapes of housing
 - Support for LRT (more compact, sustainable city)

Thank You!

