



9703 and 9707 - 76 Avenue NW

Ritchie

RM h16 to RS Rezoning
Bylaw # 21093

Presented By:
Clarity Development Advisory

Public Hearing Date:
April 7, 2025



RM h16

97 STREET

MU h16

76 AVENUE

SITE

RSM h12

RS

PS







Dutch Elm Tree

Age: ~100 Years

Remaining lifespan: ~30 years

Status: Very healthy

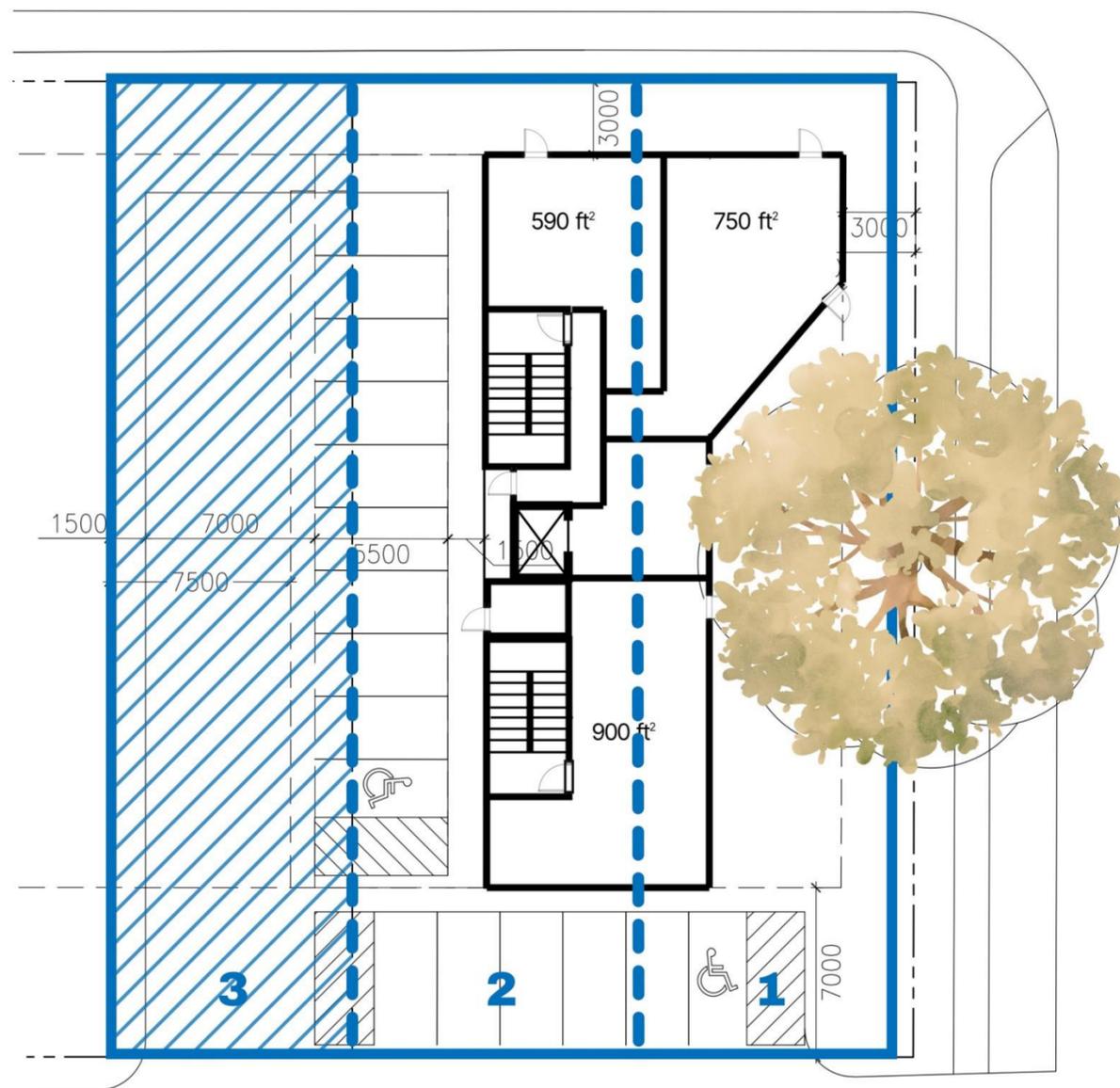
History



2018

- Demolition. Vacant since.
- Rezoned from RF3 to RF6

History



2022 to 2023

- Acquired by Timber Haus
- Detailed analysis of development options

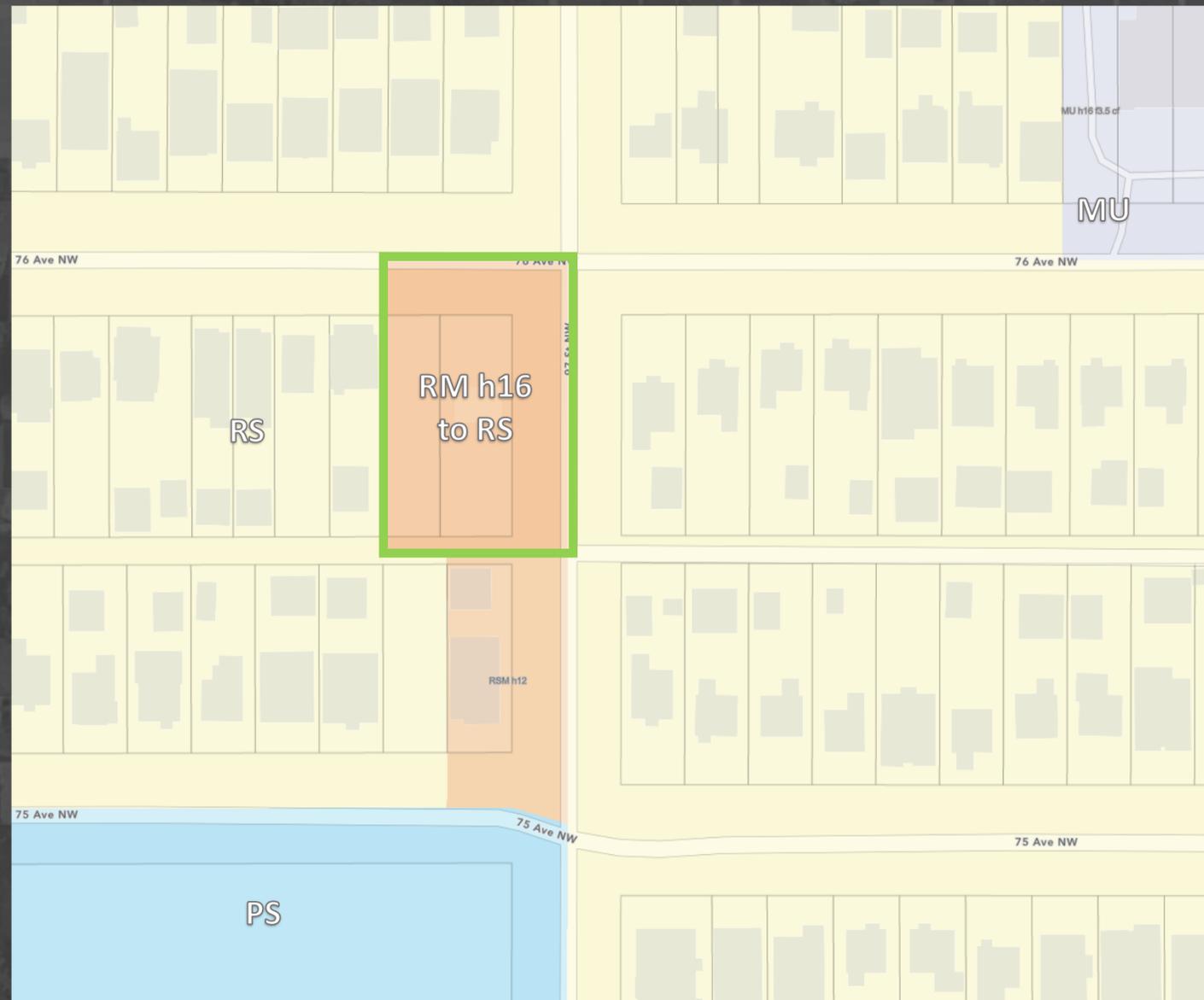
History



2024

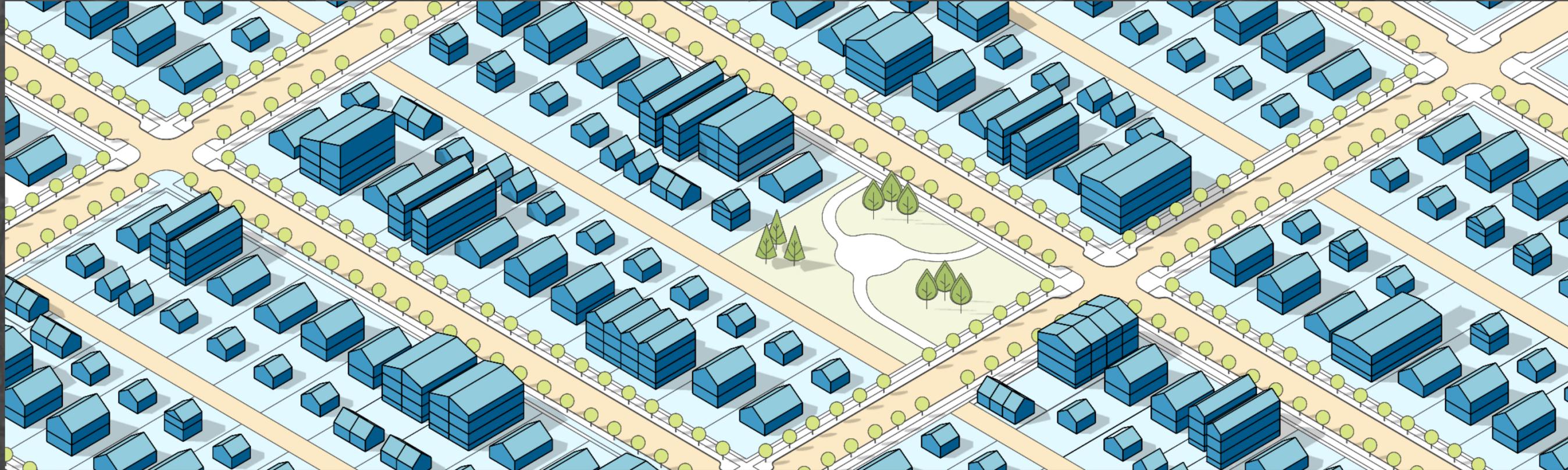
- *Zoning Bylaw Renewal*
RF6 to RM h16
- Unsuccessful sales attempts due to site constraints
- Current interest in small scale residential development

Proposal – RS Zone



- **Activate** vacant site with construction targeted for 2025
- **Restore flexibility** from pre-ZBR, enabling a broader mix of housing types—including small-scale residential—to meet market interest on this site
- **Prioritize** retention of the mature Dutch Elm, acknowledging its value to the neighbourhood

Comparison

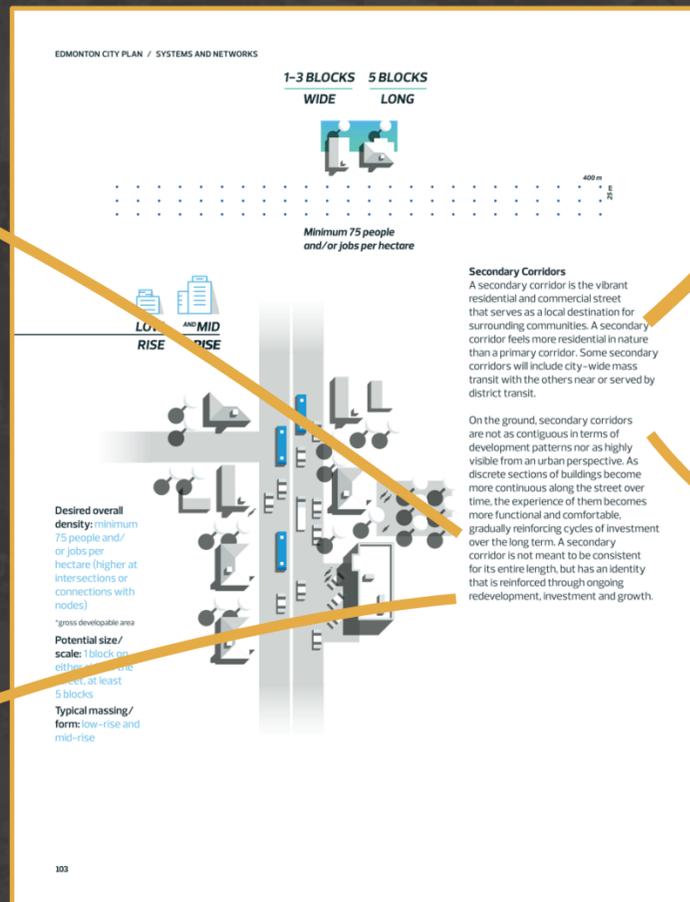


	RF6 (former)	RM h16 (current)	RS (proposed)
Maximum Site Coverage	40%	FAR 2.3	45%
Maximum Density	7 Units (80 DU/HA)	N/A	12 Units (128 DU/HA)
Single Detached, Semi Detached and Duplex Housing	Discretionary	Not Permitted	Permitted

Secondary Corridors – City Plan

“not meant to be consistent for its entire length...”

“...an identity that is reinforced through ongoing redevelopment, investment and growth.”



“...feels more residential in nature than a primary corridor.”

“...not as contiguous in terms of development patterns nor as highly visible...”

Summary

- **Activates** a long-vacant site with housing development
- **Ensures compatibility** with the surrounding land uses
- **Prioritizes** mature tree preservation



Thank You.

Presented By:
Clarity Development Advisory

Public Hearing Date:
April 7, 2025

