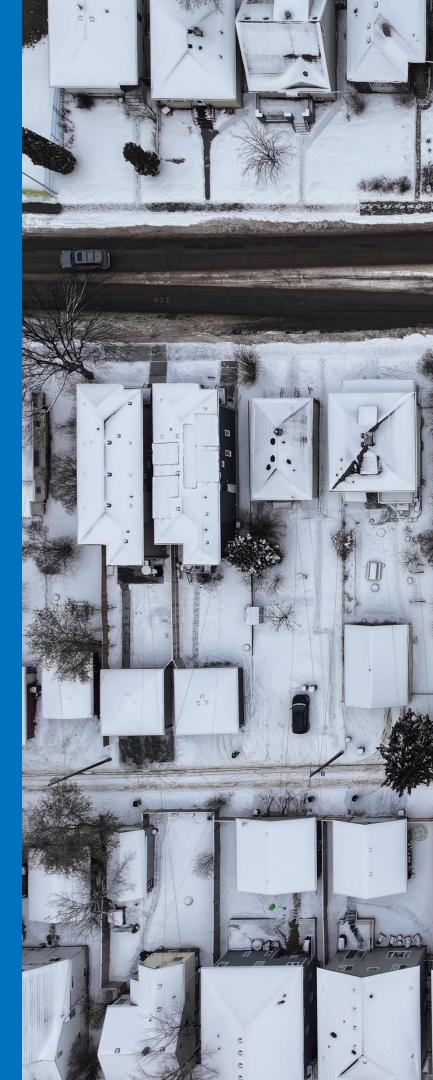


9703 and 9707 - 76 Avenue NW

Ritchie

RM h16 to RS Rezoning Bylaw # 21093

Presented By: Clarity Development Advisory Public Hearing Date: April 7, 2025



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C.



Dutch Elm Tree

Age: ~100 Years

....

Remaining lifespan: ~30 years

Status: Very healthy



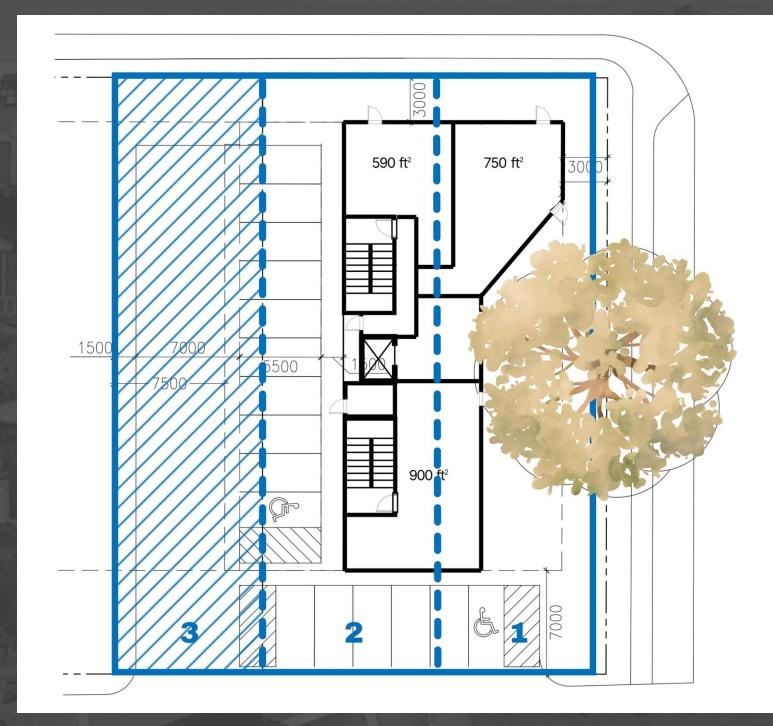
History



Demolition. Vacant since. Rezoned from RF3 to RF6



History



2022 to 2023

• Detai

•

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



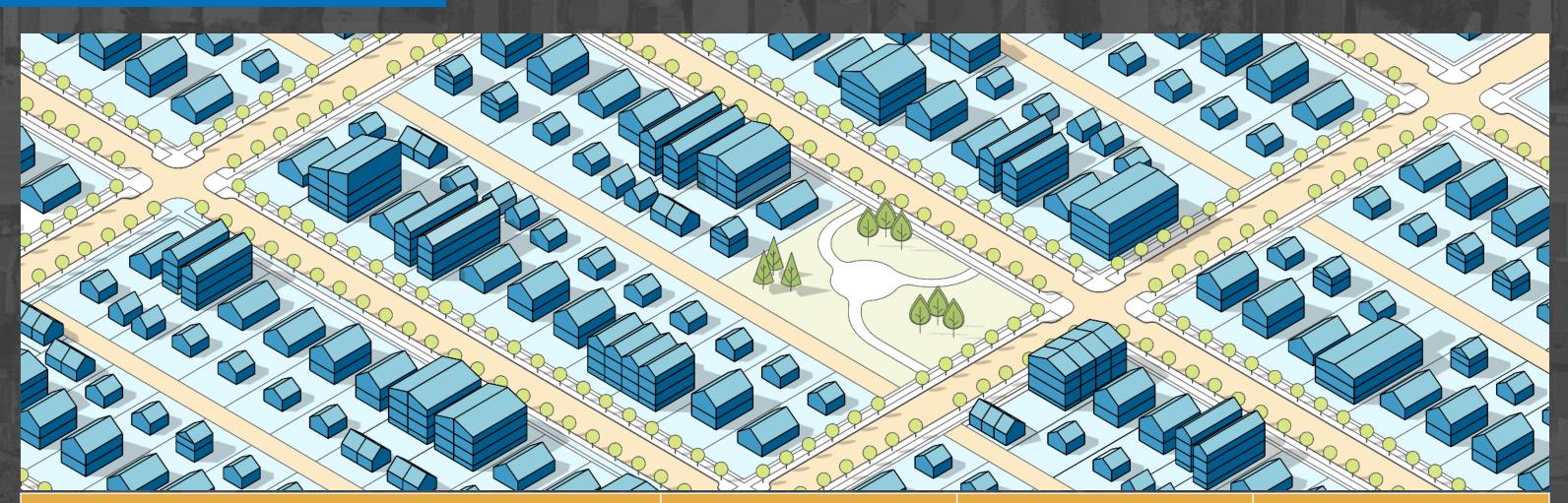
Activate vacant site with construction targeted for 2025

Restore flexibility from pre-ZBR, enabling a broader mix of housing types—including smallscale residential —to meet market interest on this site

Prioritize retention of the mature Dutch Elm, acknowledging its value to the neighbourhood



Comparison



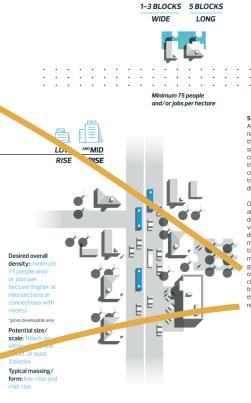
	RF6 (former)	RM h16 (current)	RS (proposed)
Maximum Site Coverage	40%	FAR 2.3	45%
Maximum Density	7 Units (80 DU/HA)	N/A	12 Units (128 DU/HA)
Single Detached, Semi Detached and Duplex Housing	Discretionary	Not Permitted	Permitted

C.

Secondary Corridors – City Plan

"not meant to be consistent for its entire length...

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



Secondary Corridors A secondary corridor is the vibrant residential and commercial street that serves as a local destination for surrounding communities. A secondary corridor feels more residential in nature than a primary corridor. Some secondary corridors will include city-wide mass transit with the others near or served by district transit.

are not as contiguous in terms of development patterns nor as highly visible from an urban perspective. As discrete sections of buildings become more continuous along the street over time, the experience of them becomes more functional and comfortable, gradually reinforcing cycles of investment over the long term. A secondary corridor is not meant to be consistent for its entrie length, but has an identify 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 ullet

Ensures compatibility with the surrounding land uses •

Prioritizes mature tree preservation •





Thank You.

Presented By: Clarity Development Advisory Public Hearing Date: April 7, 2025



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