



Item 3.24 | Avonmore RSM h12

Bylaw 21257 - To allow for a range of small to medium scale housing

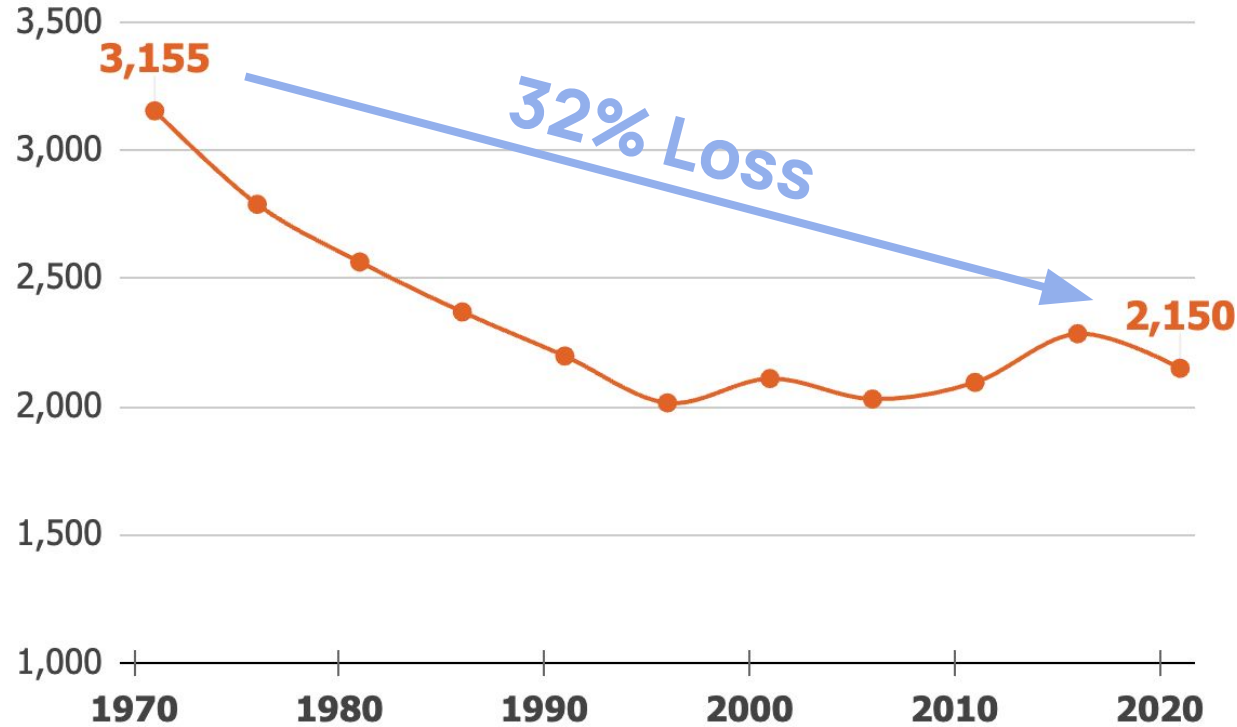
September 15, 2025 City Council Public Hearing

Allison Rosland, MPlan

°situate

Bringing
Folks
Back to
Avonmore

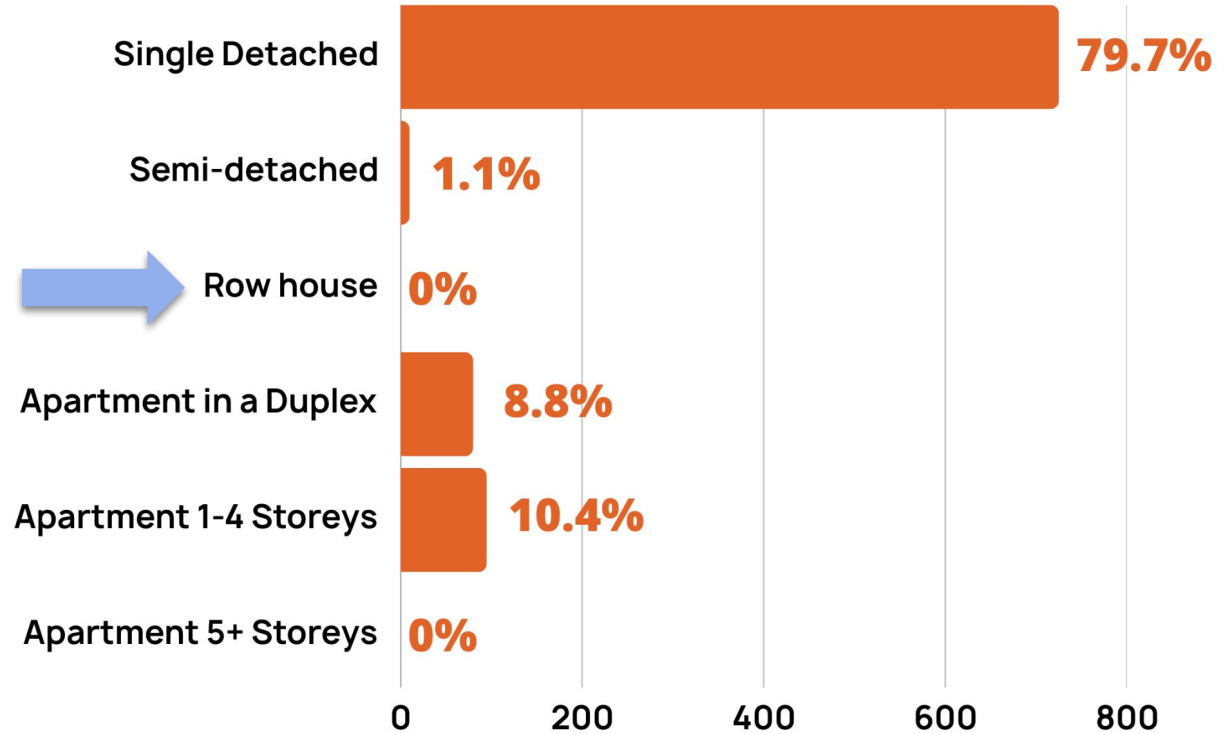
Population from 1971 to 2021



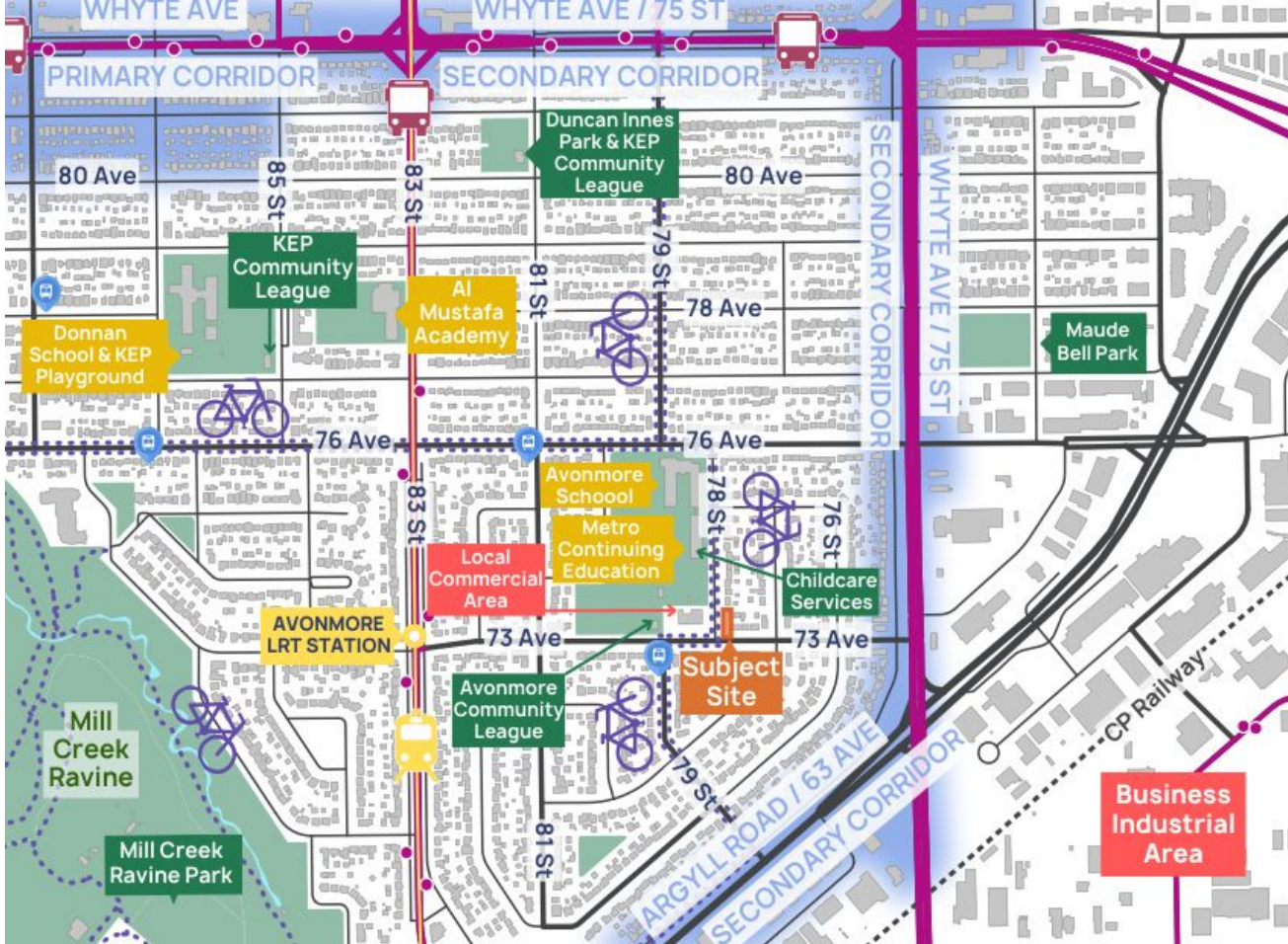
Statistics Canada

**We
Need
Housing
Choice**

Dwelling Types in Avonmore



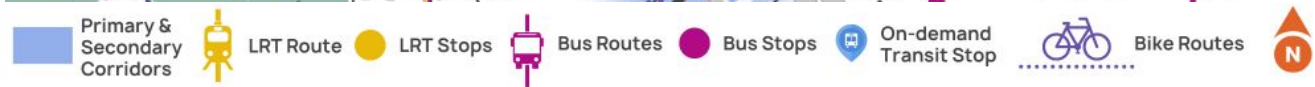
2021 Statistics Canada



Local Node

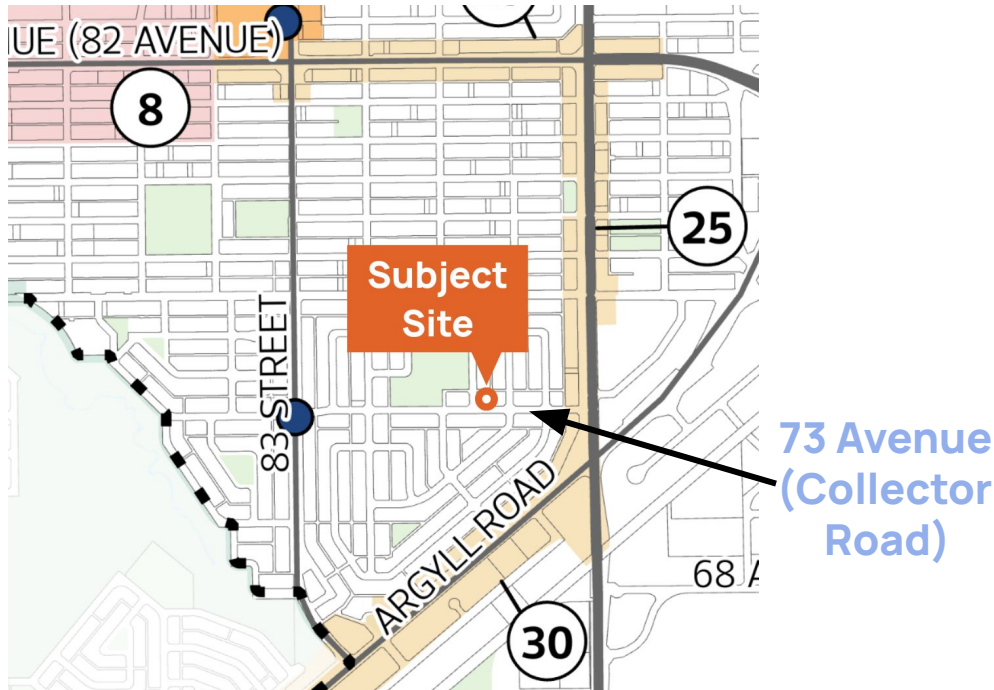
Nearby
Commercial &
Community
Uses

Strong
Active
Transportation
and
Transit
Connectivity



Supporting City Goals & Policy

Scona District Plan Land Use Concept

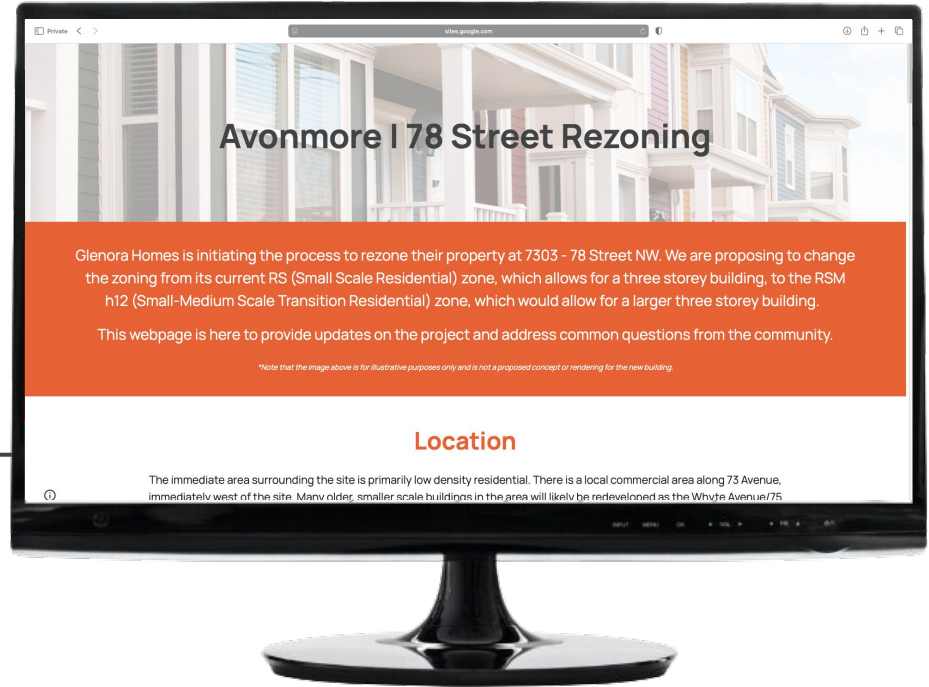


Urban Mix Policy 2.5.2.5 Alignment

Notwithstanding 2.5.2.4, within the Redeveloping Area, support more intense small-scale residential development with greater massing on **corner sites** in locations outside of a Node or Corridor Area that meet at least one of the following criteria:

- a. Within 100 metres of a Node or Corridor Area
- b. Within 400 metres of a Mass Transit Station
- c. **Along an Arterial Roadway or a Collector Roadway** ✓

Neighbour Relations



Addressing Community Concerns



Park &
School

78 Street (Local Road)

Commercial
(RM h16.0)

Site

73 Avenue (Collector Road)

73 Ave NW

73 Ave NW

Thank You

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