

# 8312-73Ave Avonmore Community

PROPOSED RE-ZONING FROM RF1 TO RF3

PUBLIC HEARING OCT 6, 2020

PRESENTED BY METRO ENTERPRISES LTD/ANDREW HARBINSON

# Metro Enterprises

- ▶ INCORPORATED IN 2009
- ▶ FAMILY RUN, INFILL FOCUSED HOME BUILDING COMPANY
- ▶ VARIED PRODUCTS
  - ▶ Single family
  - ▶ Semi-Detached (Duplex)
  - ▶ Multi-generational
  - ▶ Rowhouse/Townhouse
  - ▶ Garage Suites

▶ [www.homesbymetro.com](http://www.homesbymetro.com)





# Single Family



# Semi-Detached/Duplex



Multi-Generational



# Rowhouses/ Townhouses



# Garage Suites

# Re-zoning from RF1 to RF3

- ▶ **Allows opportunity to provide the market place with a variety of housing choices at various price points.**
  - ▶ **Additional units on single site will help increase affordability**
  - ▶ **Allow more Edmontonians the opportunity for ownership of Infill housing**
  - ▶ **Helping COE achieve stated goal of 50% of new housing stock by 2050 to be generated by infill housing**



# Inspiration

- ▶ Multi-unit structure in Banff
- ▶ Quality materials and execution

# Transit Oriented Development (TOD)

- ▶ **50M FROM AVONMORE LRT STATION**
  - ▶ 2 minute walk to LRT station
- ▶ **PROXIMITY AND DENSITY OF DEVELOPMENT CAN HELP SUPPORT RIDERSHIP OF PUBLIC INVESTMENT IN VALLEY LINE LRT**
- ▶ **LTR CONNECTIVITY TO DOWNTOWN, BONNIE DOON SHOPPING CENTRE, BD LEISURE AND AQUATIC CENTRE, ROGER PLACE**
- ▶ **TRANSIT CONNECTIVITY TO WHYTE AVE SHOPPING/ ENTERTAINMENT DISTRICT AND UNIVERSITY OF ALBERTA**
- ▶ **CLOSE TO PUBLIC GREEN SPACES, I.E. MILLCREEK RAVINE**



# Missing Middle

## (RF3) Small Scale Infill Development Zone

### Uses

- Multi-unit Housing is introduced as a permitted use
- Allow Multi-unit Housing to be located anywhere that site size requirements are met, including mid-block, to allow mid-block townhouses, for example.
- Single detached, semi-detached, and duplex housing will remain as permitted uses
- Allow a single detached house to have both a garden suite and secondary suite

### Appearance

- Require an entrance feature for buildings facing a street
- Require all street-adjacent units with floor area on the main floor to have direct access to ground level in buildings larger than a detached house
- Building facade length limited to less than 28.1m wide

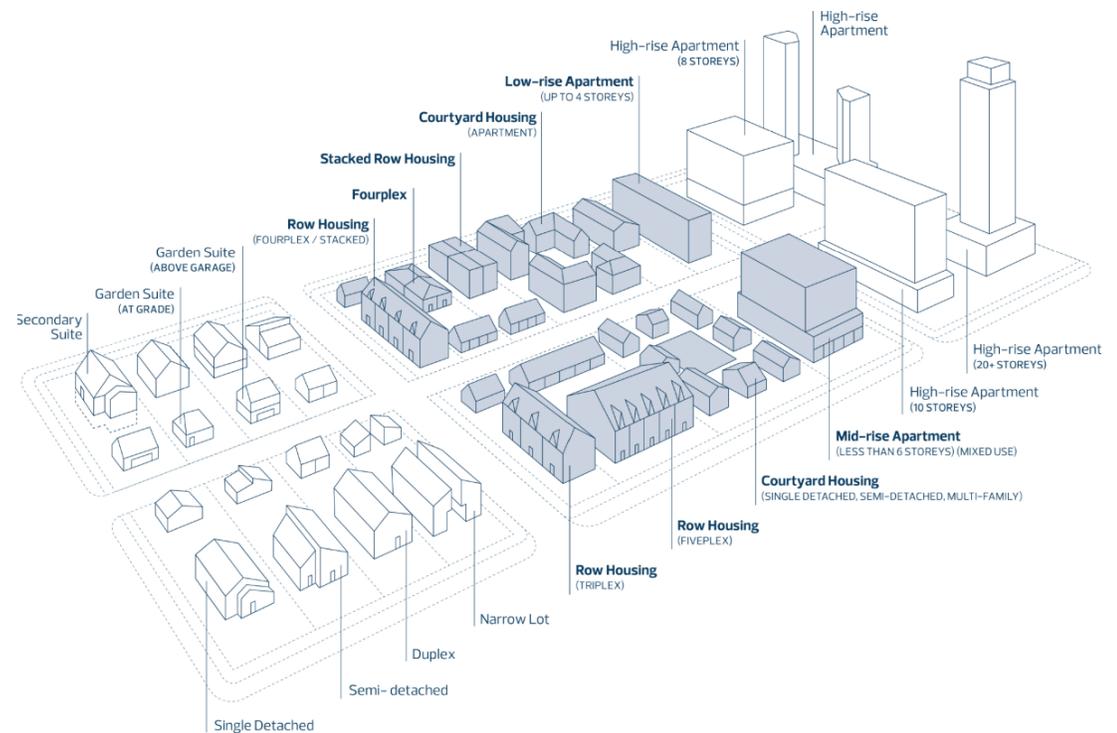
### Overlays

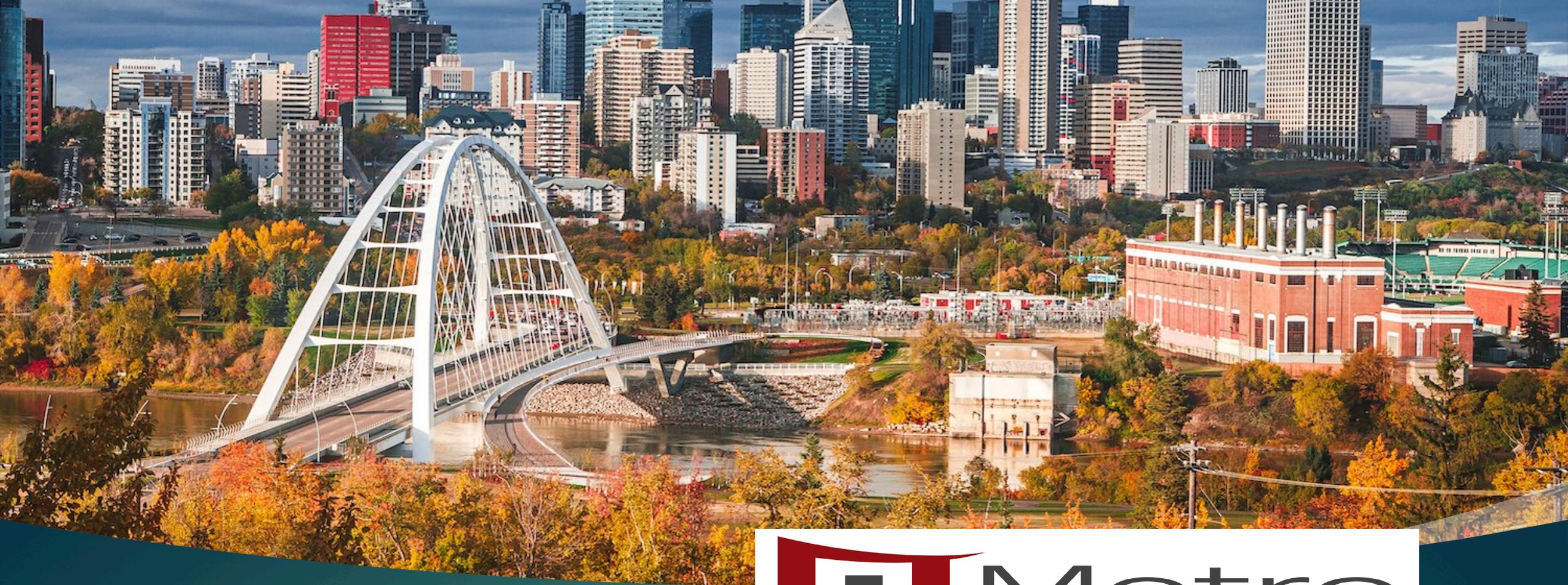
- Still subject to all regulations of the Mature Neighbourhood Overlay

### Other Regulations

- Remove the four dwelling limit set out in the purpose statement
- Revise allowable activities in rear and side yards, including storage and parking, while ensuring appropriate screening is provided

	Existing (including MNO sites)	New (including MNO sites)
Minimum Site Width	10m – 17m	7.5m
Minimum Site Depth	30m	No change
Minimum Site Area (Single-detached housing)	250.8m <sup>2</sup>	225m <sup>2</sup>
Minimum Site Area (all other housing forms)	300m <sup>2</sup> – 450m <sup>2</sup>	300m <sup>2</sup>
Maximum Site Coverage (Single, Semi-detached, Duplex Housing)	40% – 42%	42%
Maximum Site Coverage (Multi-unit Housing)	45%	No change





Questions?