

ITEM 3.4: Charter Bylaw 19430 - To allow for multi-unit housing, Avonmore

**EDMONTON CITY COUNCIL
PUBLIC HEARING
OCTOBER 6, 2020**

Chelsey Jersak, MA, RPP, Situate



situate
PLANNING + PLACEMAKING



Avonmore School

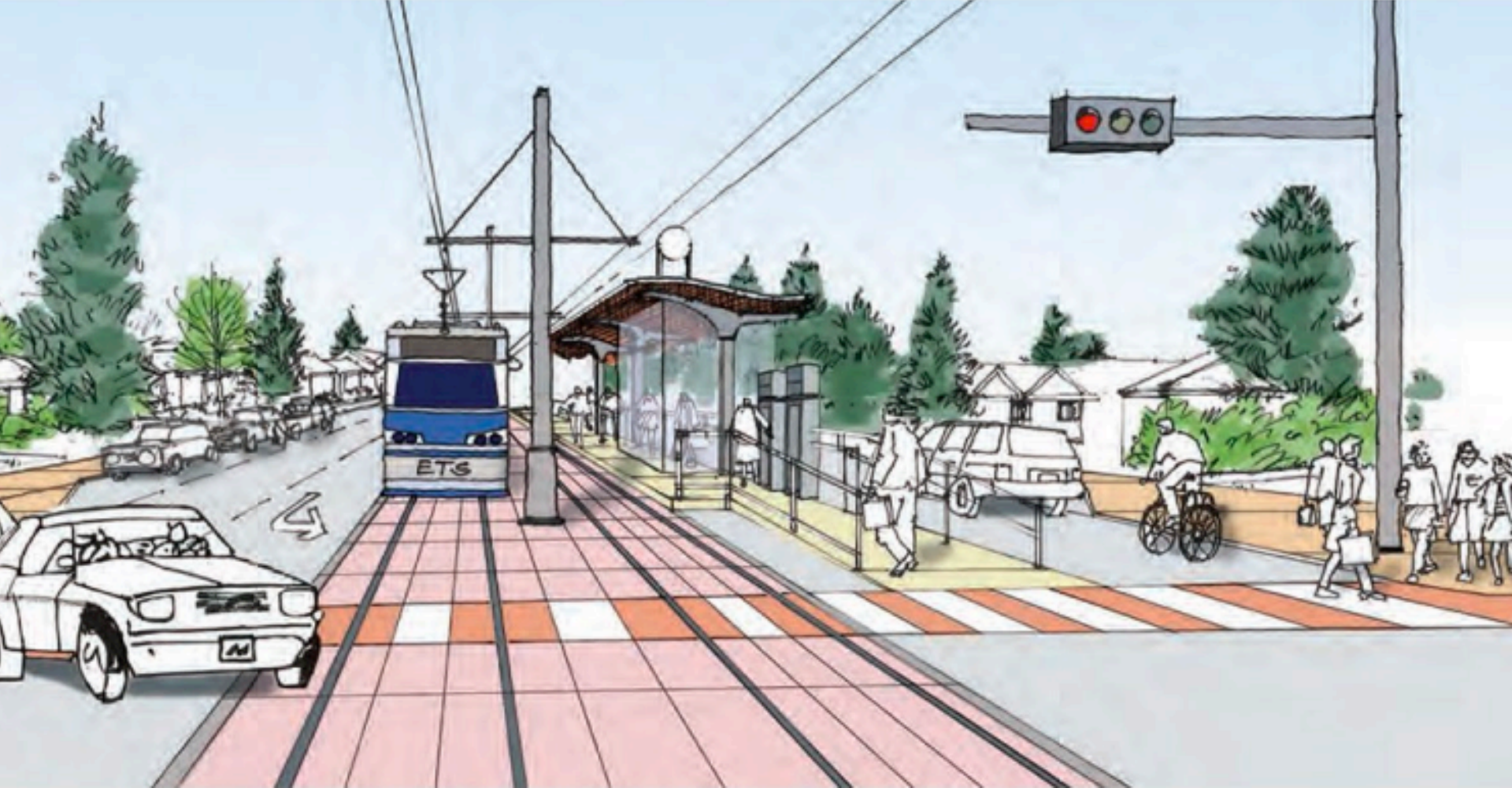
Mill Creek Ravine

Subject Site

Future LRT Stop
(Avonmore Station)

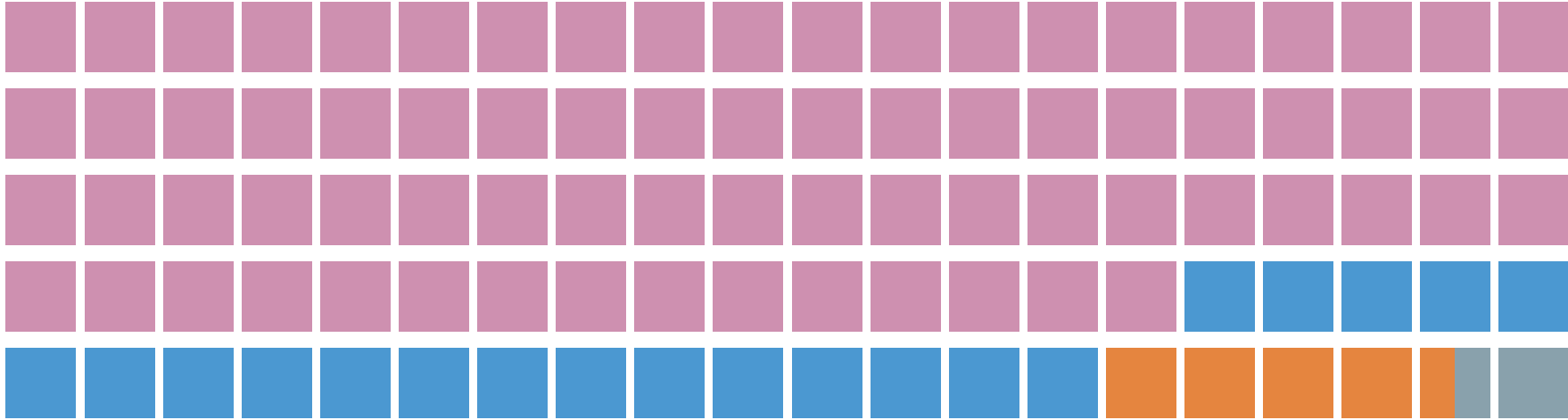
Argyll Park

500m



Source: [Valley Line Southeast Booklet](#), City of Edmonton

HOUSING DIVERSITY



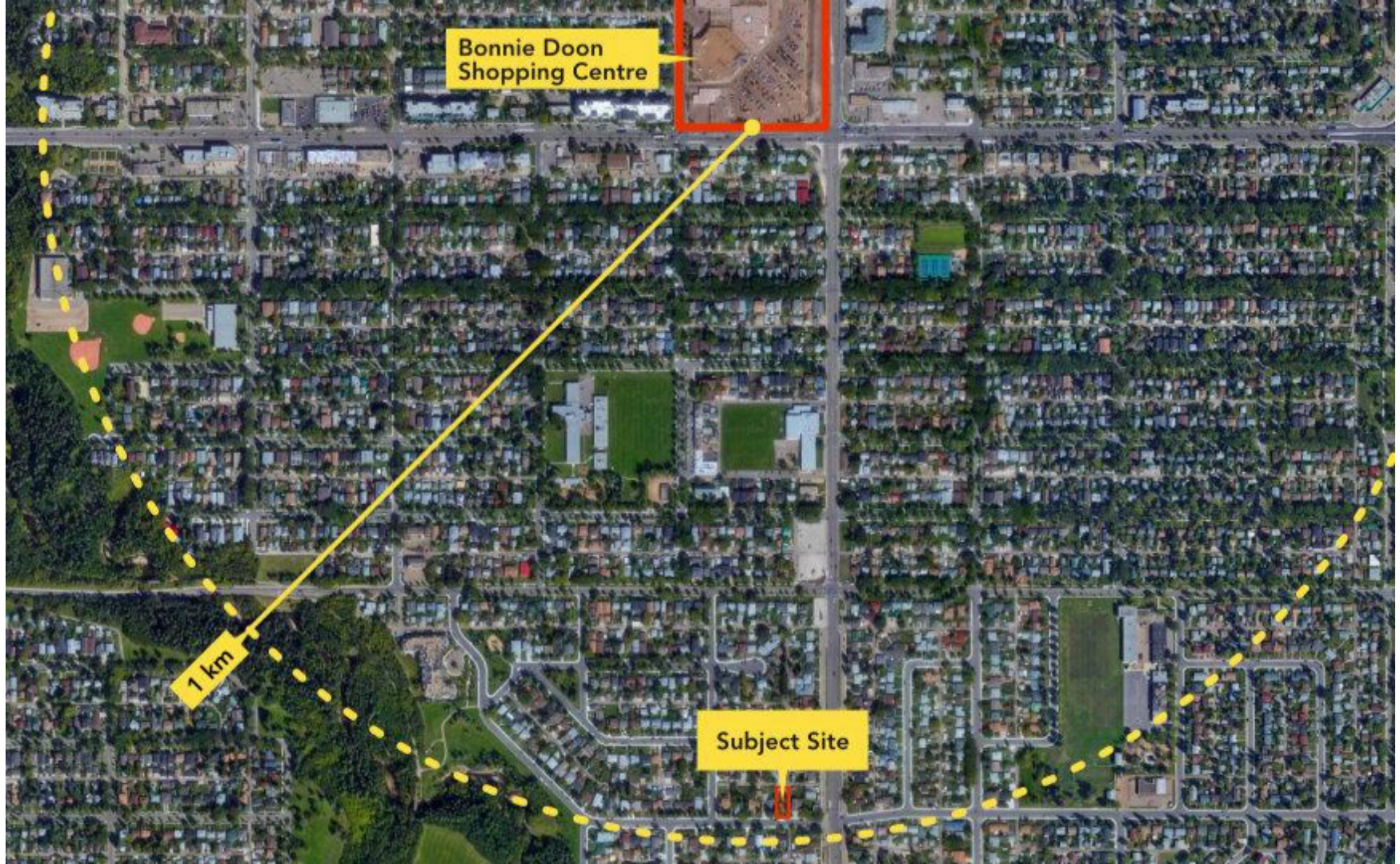
- Single detached houses
- Apartments/Condos (1 - 4 storeys)
- Moveable dwellings
- Semi detached houses
- Row housing

Bonnie Doon Shopping Centre



1 km

Subject Site



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QUESTIONS?

°situate

PLANNING + PLACEMAKING



2.2 Edmontonians have the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs.



2.2.1 Promote compact, mixed use development within districts that supports equitable access to employment, education and amenities.

2.2.1.1 Design and retrofit street layouts to facilitate intensification and ongoing adaptability.

2.2.1.2 Improve local open space and public amenities to support density increases.

2.2.1.3 Anticipate, avoid and mitigate displacement of vulnerable populations as redevelopment occurs.

2.2.1.4 Use full City authority in the provision of environmental reserve, municipal reserve, or municipal or school reserve, or cash-in-lieu in accordance with the Municipal Government Act.

2.2.1.5 Facilitate housing and job growth and intensification within nodes and corridors.

2.2.1.6 Enable ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential area.

See Map 3
Nodes and
Corridors
Network

See Map 1
City Plan
Concept

