

3598 Norwell Drive

Application to Rezone From R-1 to R-7

Site Context



Infill Development

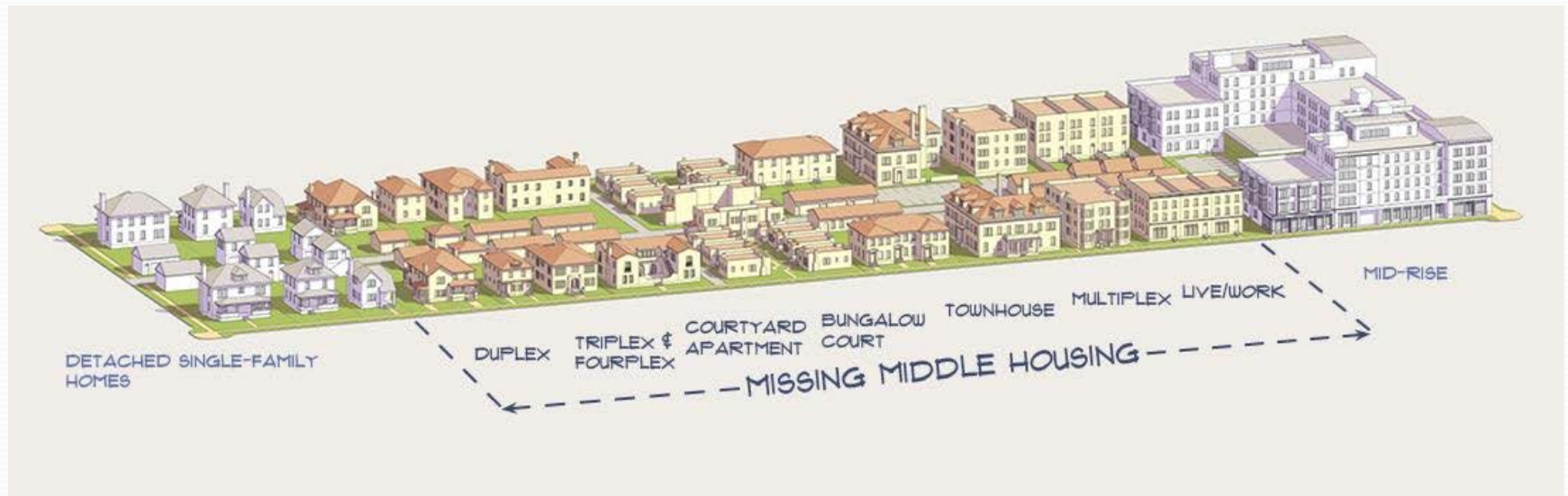
- Corridor land use designation within OCP
- Pedestrian oriented form to match walkable neighbourhood



- Innovativeness of R7 Zoning – Market demand supports form & tenure
- Transit and access to shopping & services

Housing for the Missing Middle

“Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.” (source: missingmiddlehousing.com)



Form of Development

- Transition from higher density to single family
- Duplex form allows for site permeability
- Single shared wall allows for more liveable units



Community Benefit and Public Consultation

- \$10,000 contribution towards improvements of Loudon Park
- We have approached the surrounding neighbors on Norwell, Saxman and 107th Street
- Comments included:
 - ...happy to see the area cleaned up
 - ...glad to see density similar to neighboring property
 - ...liked the ground orientation townhomes
 - ...no problem with the development on this lot