

# ATTACHMENT C

## Review of Land Use Options in the Draft Park Avenue Concept Plan (June 2023)

Option One: 1.75 - 2 acre (0.7 - 0.8 ha) rectangular parcel fronting onto Park Avenue	
Pros	Cons
Can accommodate more townhouse units to house more people, achieve the “Suburban Neighbourhood” land use objectives, and may allow for a more economically viable development.	Less area available overall for public park use.
Allows for circulation and driveway access options from both Park Avenue and Boardwalk Avenue.	Less agriculture area along Park Avenue frontage.
Allows for the housing units to front onto Park Avenue in compliance with DP guidelines, and consistent with the existing streetscape and siting of houses along Park Avenue.	
Allows for space to ensure the development does not impact the wetland, and can avoid the existing sanitary sewer main.	

Option Two: 1 acre (0.4 ha) square parcel fronting onto Park Avenue	
Pros	Cons
Allows for more space for public park use.	May not allow for an economically viable development given potential servicing, site and building construction costs.
Allows for circulation and driveway access options from both Park Avenue and Boardwalk Avenue.	Less agriculture area along Park Avenue frontage.
Allows for the housing units to front onto Park Avenue in compliance with DP guidelines, and consistent with the existing streetscape and siting of houses along Park Avenue.	
Developable area does not impact the wetland, may allow for protection of more heritage trees, and avoids the existing sanitary sewer line.	

Option Three: 1 acre (0.4ha) square parcel setback from Park Avenue	
Pros	Cons
Driveway access would likely be from Boardwalk Avenue only consistent with the MOESS.	May not allow for an economically viable development given potential servicing, site and building construction costs.
Developable area may allow for protection of more heritage trees.	Public park area is somewhat divided into three sections.
	Does not allow for street presence for the housing units as recommended by DP guidelines.
	Due to the limited road frontage more area onsite may be needed for driveway and emergency vehicle circulation.

Option Four: 1 acre (0.4ha) rectangular parcel setback from Park Avenue	
Pros	Cons
Driveway access would likely be from Boardwalk Avenue only consistent with the MOESS.	May not allow for an economically viable development given potential servicing, site and building construction costs.
Developable area may allow for protection of more heritage trees.	Road construction would be required to build ‘future road’ along the north property line (however this road will be needed anyway in future).
	Does not allow for street presence for the housing units as recommended by DP guidelines.
	Developable area may be impacted by proximity to the wetland and existing sanitary sewer line.