

- 2.3.4 New opportunities for residential development on City owned lands should be identified and aggressively pursued. The City should, in appropriate ways and where feasible, facilitate the creation of residential development opportunities on privately owned land.
- 2.3.5 The redesignation of privately-owned lands in the community from R-2/R-2A (low density detached housing) to RM-1 or RM-2 (low density/family oriented townhousing) for small sites (.4 ha. or less) on a limited basis is in the best interest of the community if they meet the conditions set out in the Implementation Section (2.4.).
- 2.3.6 The City Administration should work with the Community to facilitate processing of applications for residential development.

Multi-unit Housing

New development possibilities as outlined in the above policies envisage and encourage some new townhousing development in Inglewood in the range of 12 to 30 units per acre with a 3 storey maximum height. Individual projects of this density and height containing up to approximately 10 units can be absorbed into the existing R-2 areas as outlined in 2.4.5 below with careful design. No wholesale redevelopment of major portions of any residential street is supported without full public review and an amendment to the ARP. This policy encourages low to medium density townhousing; however, many sites may only be appropriate for detached housing while other sites (generally those not surrounded by

existing development) may be able to accommodate higher density apartment housing.

To encourage a variety of housing type, medium density (up to 40 upa) low to medium profile residential projects may be considered on a limited basis, where unique site and edge conditions merit an alternate approach to the typical block-lot configuration. **19P2006**

Infill Housing

New narrow lot housing (infill) has been built in Inglewood as in other inner city communities. This type of housing has been very controversial in several communities because it often entails the construction of two homes on a site which originally accommodated a single bungalow. The new homes are usually narrower, taller and extend much further back in the yard than the adjacent older homes causing a variety of shadowing, privacy, and streetscape impacts.

City Council has adopted a number of measures designed to ensure the opportunity for public review and appeal of infill housing applications and decisions. Generally the quality of infill housing being constructed in the inner city is very high and the new buildings are often replacing deteriorated houses in the community.

In Inglewood sensitively designed infill development will be valuable to maintain the overall quality of the housing stock, increase the population and provide variety in available housing. It should however respect the existing development.

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