

Infill Homes: A New Vibe on the Block

By Shima Talebi, Head of Design, Splendid Homes Corp.

Infill developments are a sustainable way of keeping the city healthy whilst preventing urban sprawl. When you build an infill house or development, it is like you are renewing an old neighbourhood both physically and economically. It is not just about maximizing existing infrastructure, enhancing the aesthetic of the community, and preserving the history per se. It is also about giving people of various incomes and stages of life the opportunity to obtain a wide range of housing options in mature communities where they can function soundly—bringing life to neighbourhoods surrounded by old and derelict houses and unused parcels of land.

Splendid Homes take pride in positively participating in this effort by revitalizing existing neighbourhoods in all the custom homes and multi-family development projects we undertake. In our new proposed mixed-use development project at 2 Kingston Row, we made sure that we are providing a design that will



promote the objectives prescribed for mature communities. The Kingston Row-St Mary's Rd Junction Project is an infill development where three lots will be consolidated to create a three-story mixed-use building with two commercial units at grade fronting St. Mary's Road and sixteen residential dwelling units on the second and third floors. Since the site of this proposed development is in a mature community along a regional mixed-use corridor poised for growth, we are for certain bringing a new vibe to the area!

There were various factors that the project team considered during the planning stage to ensure that the development is well-rounded. Some of these factors include access to the site, privacy concerns, architectural design and façade development, servicing constraints, parking, prospect commercial use, and city policies. Residents were invited to add inputs on how the development can adapt to the context of the existing neighborhood wherein two rounds of public consultation were conducted to fully capture everyone's participation. Thus, with the benefits of

infill developments, our proposed mixed-use development at 2 Kingston Row surely leans toward the betterment of the existing community.

If you want to participate in this movement, Splendid Homes will be very happy to help you with the process of infill development.

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