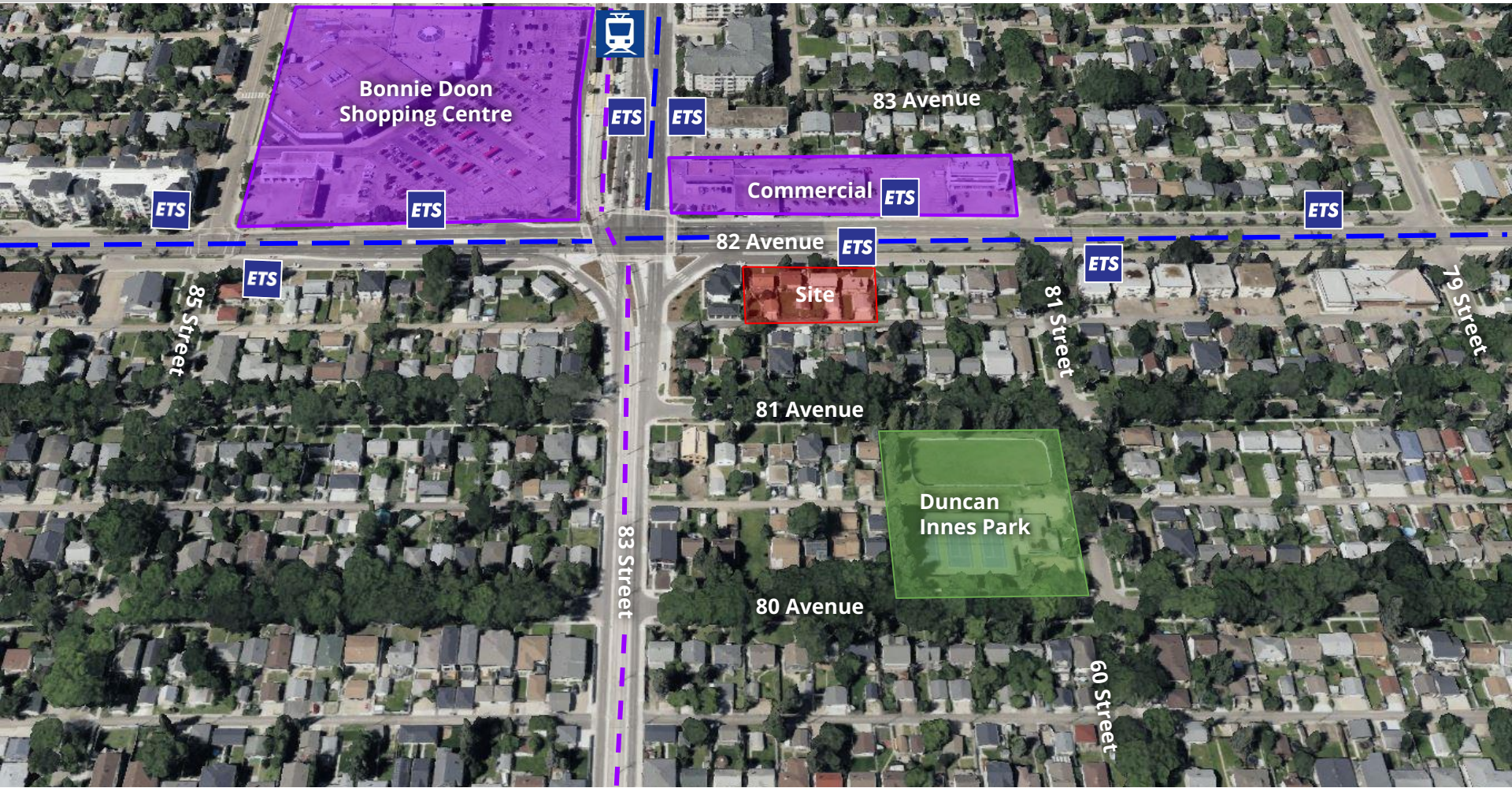


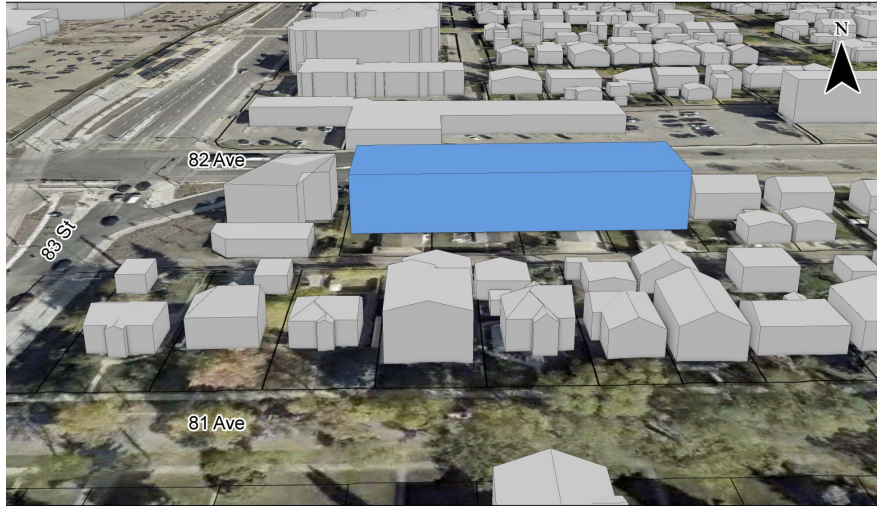
ITEM 3.17
BYLAW 20876
KING EDWARD PARK

DEVELOPMENT
SERVICES
AUGUST 19, 2024



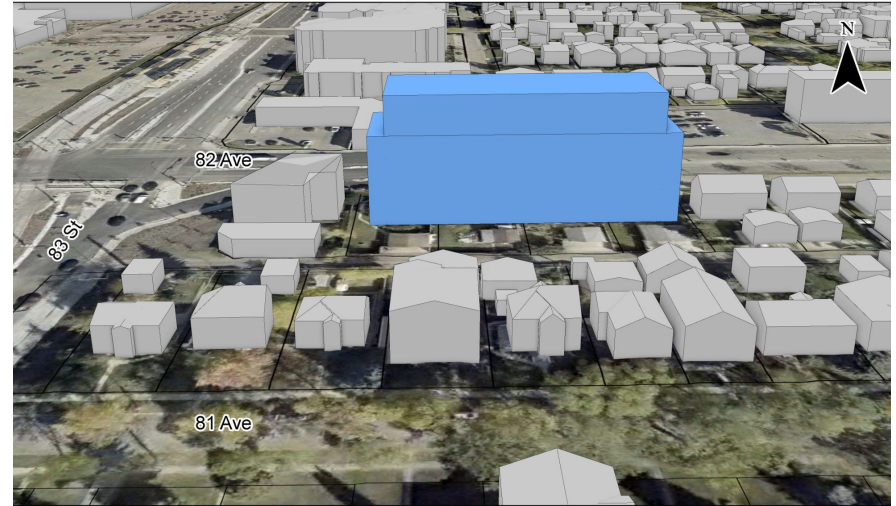


Existing RS Zone



Potential RS built form - looking north

Proposed RM h23.0 Zone



Potential RM h23.0 built form - looking north

Comments

Support (2)

- The proposed redevelopment will increase density and revitalize the area.
- It will be a great housing opportunity for students.

Opposition (1)

- Vehicle access to these sites from service road is confusing.
- Service road has reached its parking capacity.
- Bus stop is poorly situated on a narrow median.
- Height is out of scale and adjacent properties will lose privacy and property value.



CITY WEBPAGE
April 25, 2024



MAILED NOTICE
May 1, 2024



SITE SIGNAGE
June 11, 2024

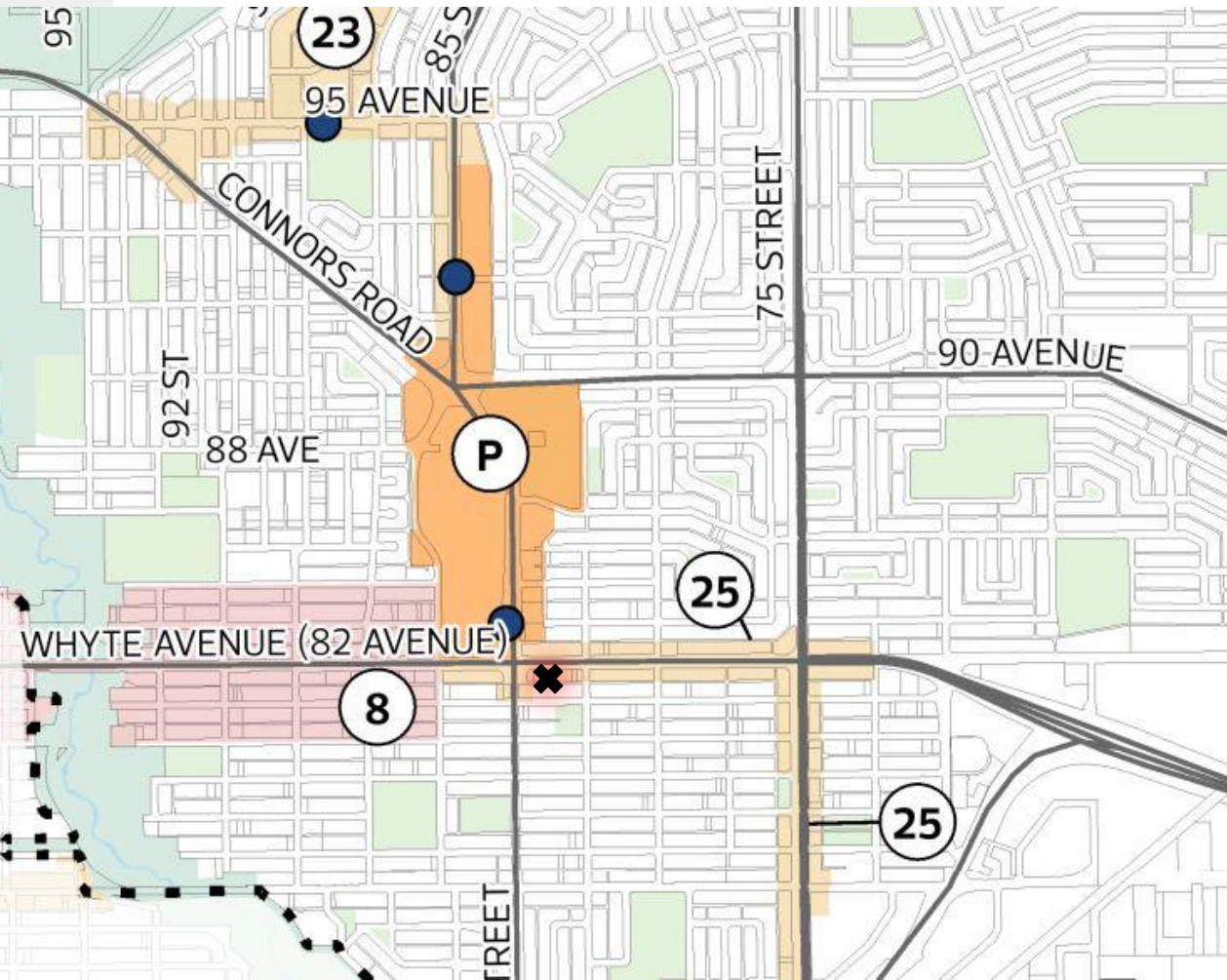


PUBLIC HEARING
NOTICE
July 25, 2024



JOURNAL AD
August 2 &
August 10, 2024

POLICY REVIEW - SOUTHEAST DISTRICT PLAN



Map 3: Nodes and Corridors

Transit

- Mass Transit Station - Current

Nodes and Corridors

- District Node
- Ⓟ Bonnie Doon
- Primary Corridor
- Ⓢ Whyte Avenue
- Secondary Corridor
- Ⓜ 95 Avenue
- Ⓜ Whyte Avenue/75 Street



DC2.1058

f3.5 cf

82 Ave NW

CN

RS

82 Ave NW

82 Ave NW

83 St NW

81 St NW

RM h16

RS

RS to RM h23.0

N

Aerial Image captured Fall 2023

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

