



RS to RSM h12.0

RS

31 St NW

29 St NW

102 Ave NW

102 Ave NW

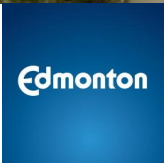


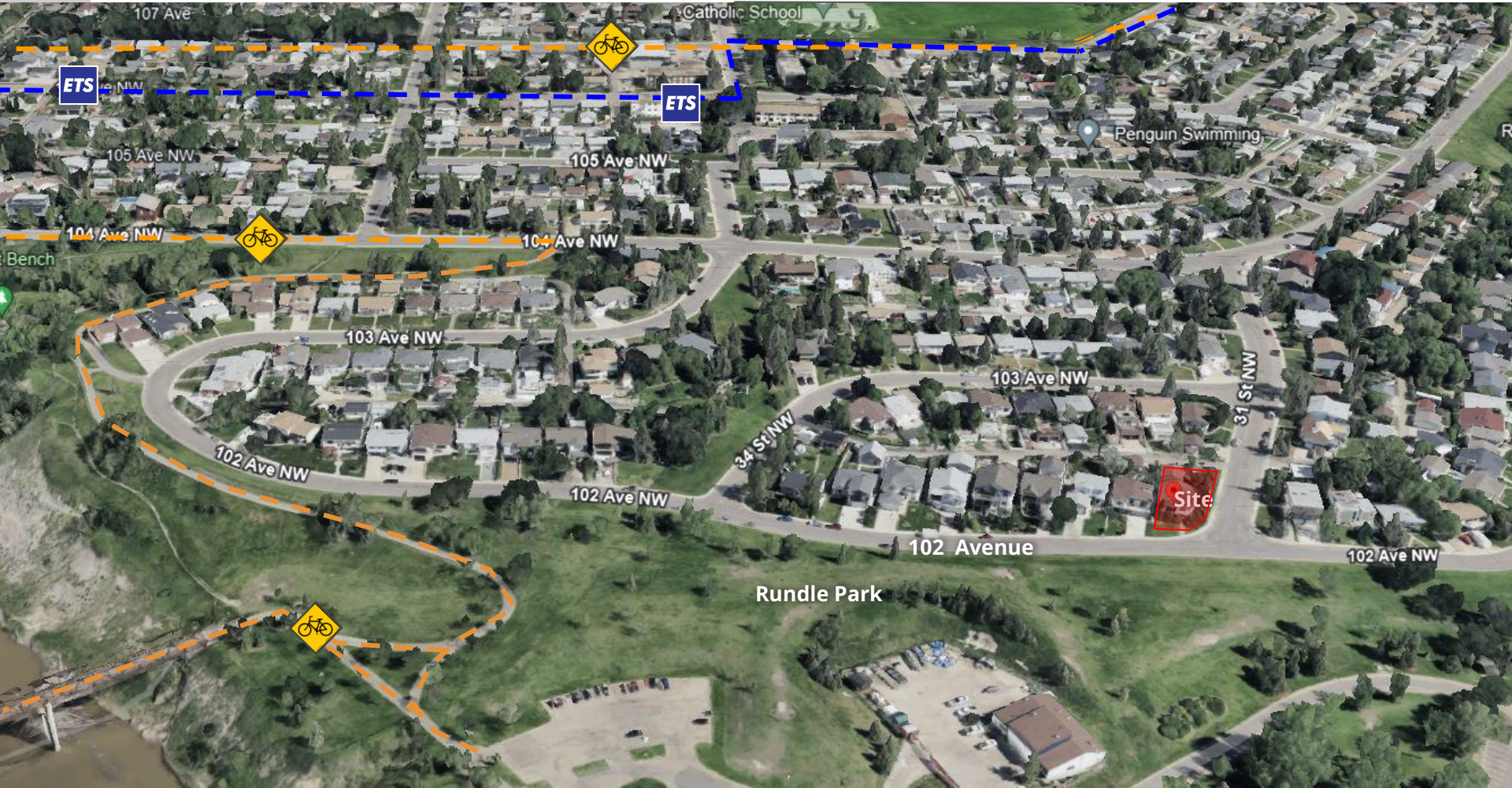
Aerial Image captured Fall 2023

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ITEM 3.25
BYLAW 20881
RUNDLE HEIGHTS

DEVELOPMENT
SERVICES
AUG 19, 2024





3 COMMUNITY INSIGHTS

Responses: 21

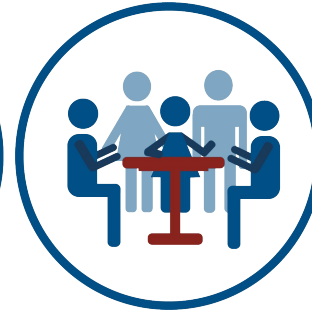
- Significant redevelopment Potential without rezoning (4)
- Will set a precedent (4)
- Lack of public transit (7)
- Breach of trust (4)
- Improve existing multi-unit housing before allowing more (1)
- Neighbourhood character (5)
- Parking (4)
- Land integrity (3)
- Safety (4)
- Property value (3)
- Rental/crime (2)



CITY WEBPAGE
Mar 7, 2024



MAILED NOTICE
Apr 4, 2024



CL MEETING
May 21, 2024



1:1 COMMUNICATION



SITE SIGNAGE
April 24, 2024

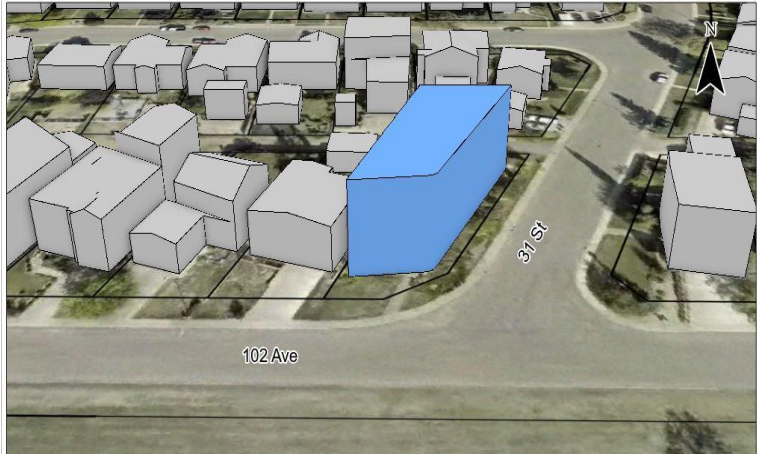


PUBLIC HEARING
NOTICE
July 25, 2024



JOURNAL AD
Aug. 2 & 10, 2024

4 ZONING COMPARISON



CURRENT: RS Zone

PROPOSED: RSM h12.0 Zone



REZONING SITE



NORTH CENTRAL DISTRICT PLAN

Policy

- a. In a Node or Corridor Area or within 100 m of a Node or Corridor Area.
- b. Within 400 m of a Mass Transit Station.
- c. Along an Arterial Roadway or Collector Roadway.
- d. At a corner site or adjacent to a park or open space.
- e. Adjacent to a site zoned for greater than Small Scale development.



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Aerial Image captured Fall 2023



ADMINISTRATION'S RECOMMENDATION: **NON-SUPPORT**

