

87 Ave NW

RS

145 St NW

**RS to MU h12.0 f3.0**

86 Ave NW

86 Ave NW

Aerial Image captured Fall 2023



ITEM 3.16  
BYLAW 20877  
LAURIER HEIGHTS

DEVELOPMENT  
SERVICES  
SEPT 9 2024





# SITE CONTEXT



## Comments

### Opposition (10)

- Increase in parking and traffic congestion in the area.
- Increase in crime.
- Changing the character of the neighbourhood.
- Existing vacant commercial spaces in the area.
- Reduced property values.
- Inadequate infrastructure to support the proposed redevelopment.

### Mixed/Questions (4)

- Require more information on the proposal.



CITY WEBPAGE  
April 25, 2024



MAILED NOTICE  
April 26, 2024



SITE SIGNAGE  
May 14, 2024



PUBLIC HEARING  
NOTICE  
August 15, 2024



JOURNAL AD  
August 23 &  
August 31, 2024



# 4 POLICY REVIEW - JASPER PLACE DISTRICT PLAN



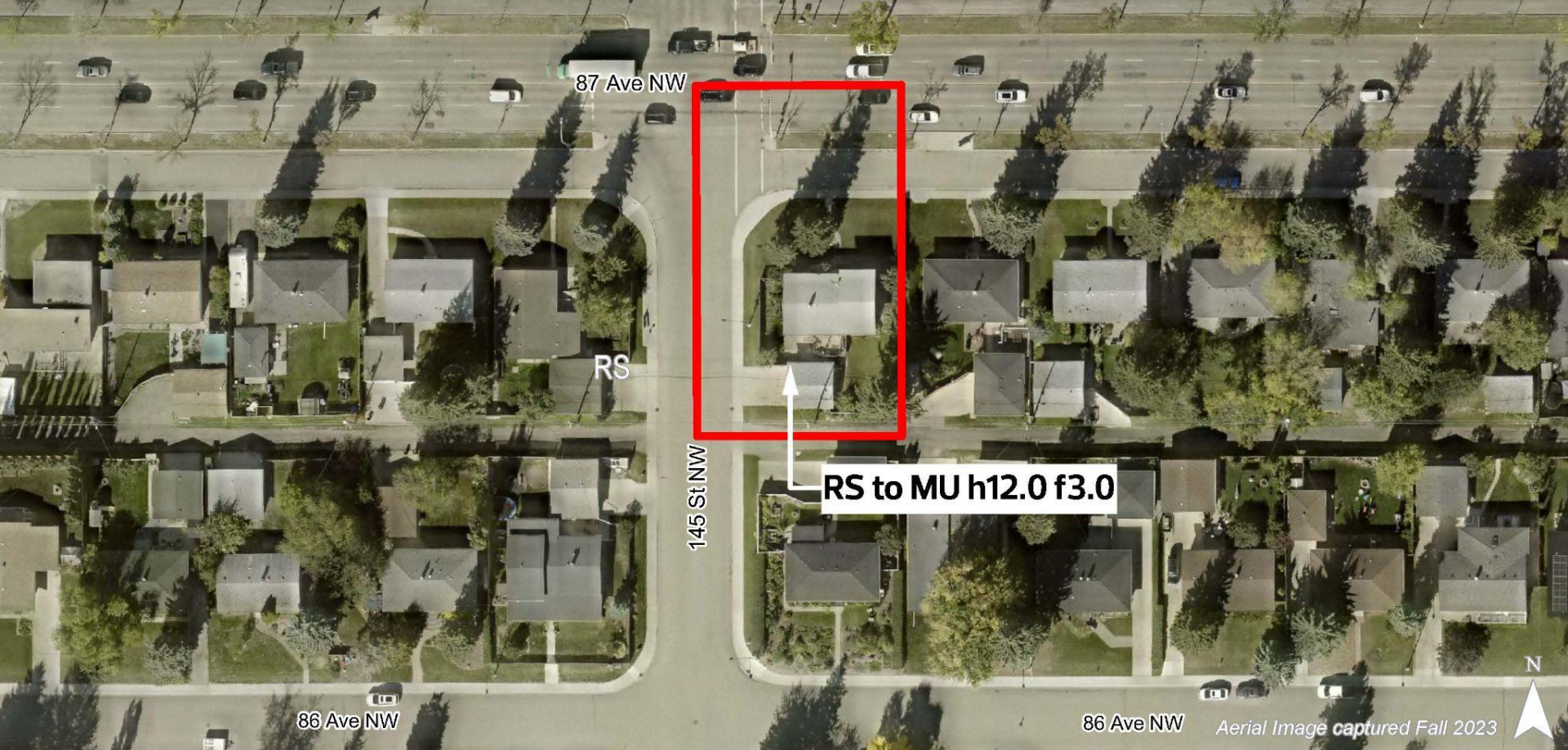
### Map 3: Nodes and Corridors

#### Transit

- Mass Transit Station - Planned

#### Nodes and Corridors

- District Node
- Meadowlark
- Secondary Corridor
- ① 19 149 Street
- ② 20 142 Street
- ③ 21 87 Avenue



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ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

