

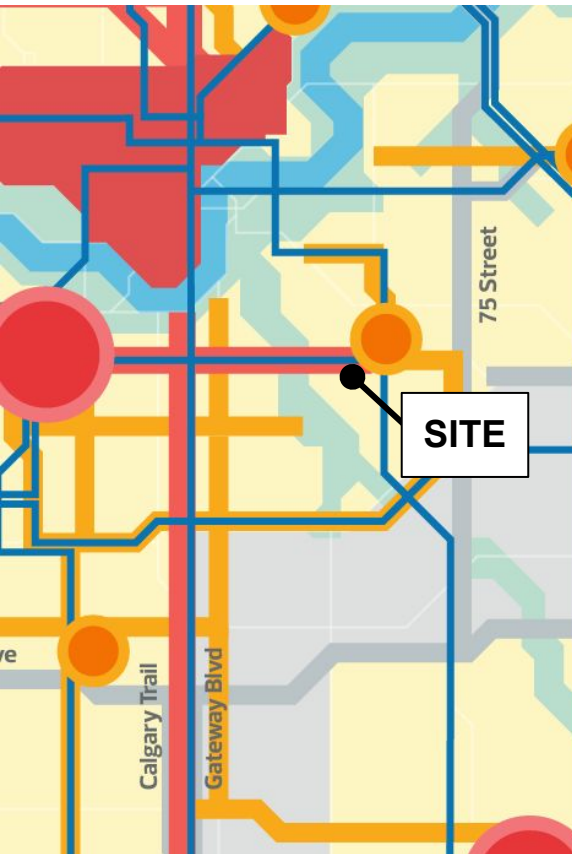


ITEM 3.8  
BYLAW 20977  
KING EDWARD PARK

DEVELOPMENT  
SERVICES  
NOV 4, 2024



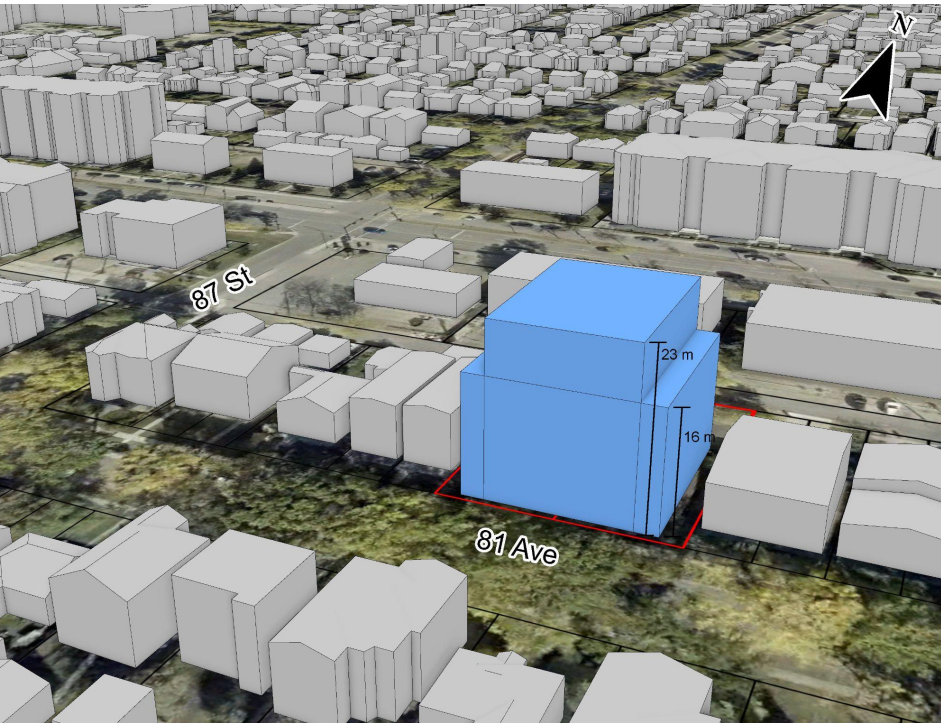




THE CITY PLAN

SOUTHEAST DISTRICT PLAN  
Nodes and CorridorsSOUTHEAST DISTRICT PLAN  
Land Use Concept to 1.25 Million

## PROPOSED ZONING



MAXIMIZE HEIGHT, MAXIMIZE FAR, &  
REDUCE REAR SETBACK



MAXIMIZE FAR, MAINTAIN SETBACK  
MINIMUMS, & REDUCE HEIGHT

# 5 COMMUNITY INSIGHTS

## Comments (32)

## Opposition (29)

- Traffic/parking congestion
- Too tall
- Out of character with low density neighbourhood

## Support (3)

- Good location near transit, amenities, and services
- More housing in growing city (housing crisis)
- Meets The City Plan goals for infill/active modes



CITY WEBPAGE  
May 27, 2024



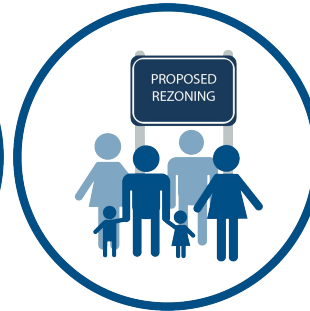
MAILED NOTICE  
May 31, 2024



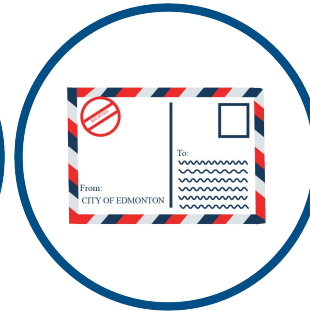
1:1 COMMUNICATION



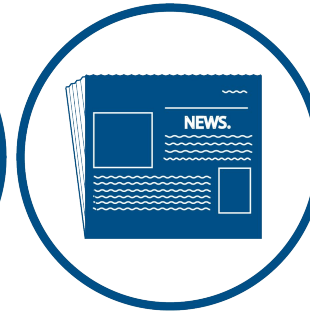
ONLINE  
ENGAGEMENT  
July 15 - 28, 2024



SITE SIGNAGE  
May 30, 2024



PUBLIC HEARING  
NOTICE  
Oct 10, 2024



JOURNAL AD  
Oct 18 & Oct 26,  
2024



MU h16  
f3.5 cf

RM h16

87 St NW

85 St NW

RS to RM h23.0

81 Ave NW

81 Ave NW

81 Ave NW

RS

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**