



CN

109 St NW

MU h45 f7 cf

108 St NW

PSN

111 Ave NW

111 Ave NW

RS

109 St NW

RSM h12

DC2.924, RSM h12.0 to  
MU h45.0 f7.0

RM h16

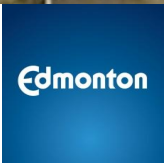
RS  
W

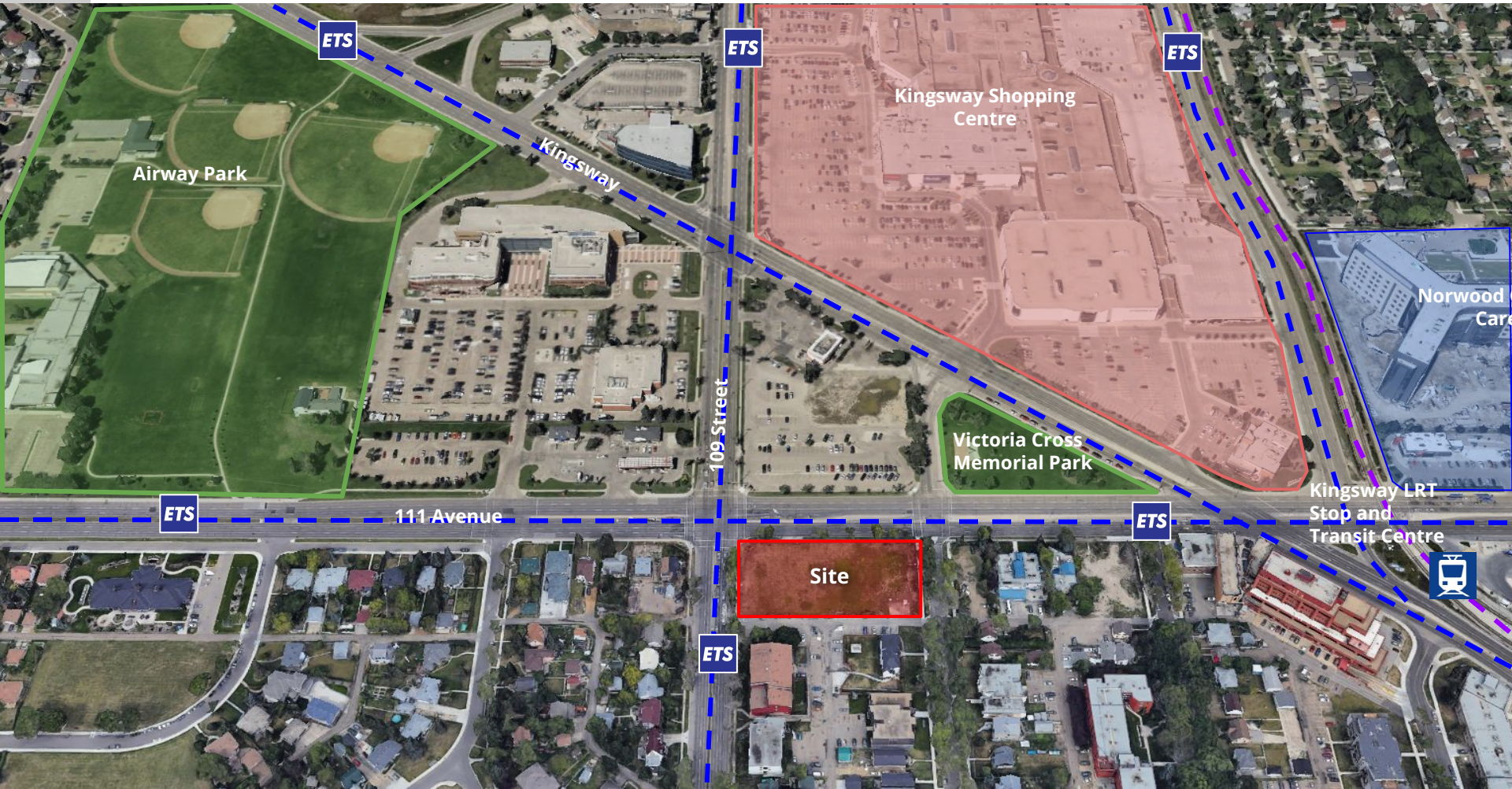
Aerial Image captured May 2022

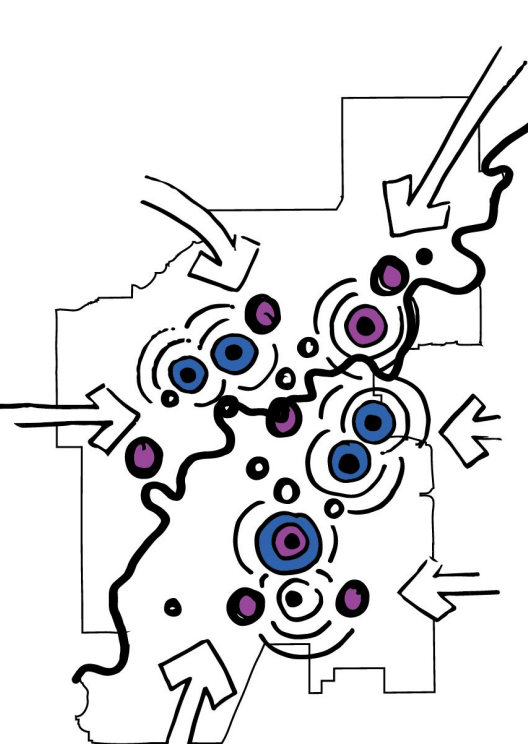


ITEM 3.8  
BYLAW 20991  
CENTRAL MCDOUGALL

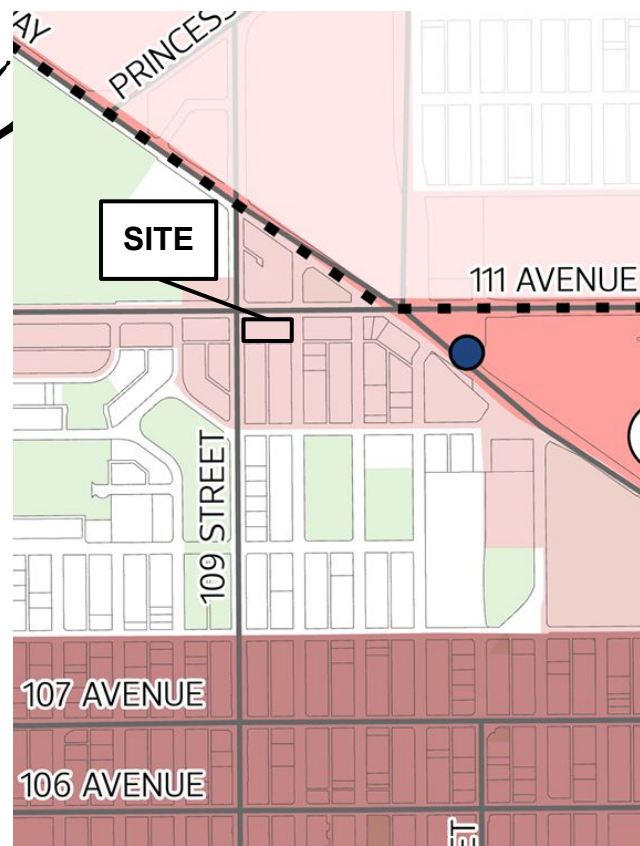
DEVELOPMENT  
SERVICES  
NOV 12, 2024



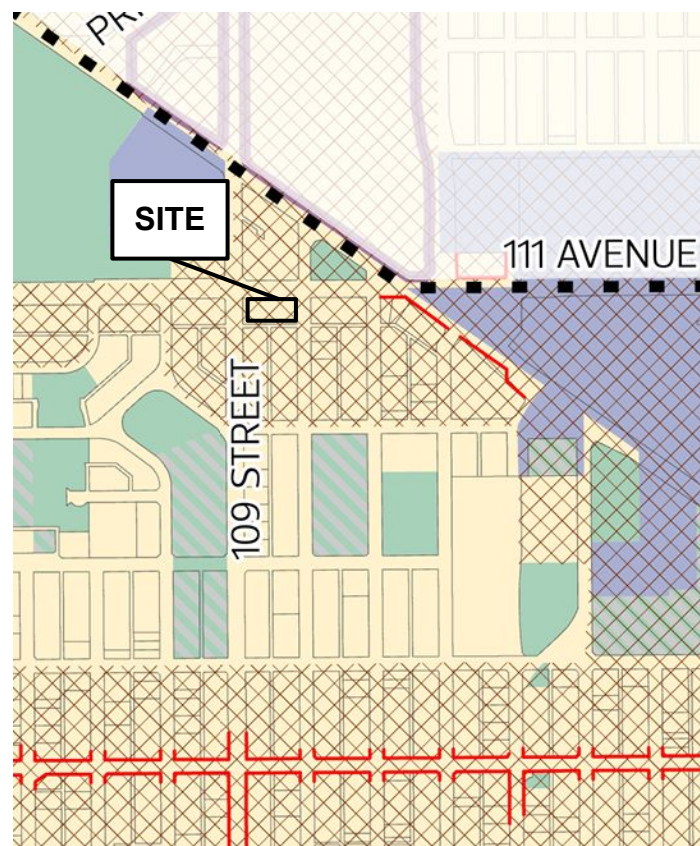




THE CITY PLAN  
A rebuildable city

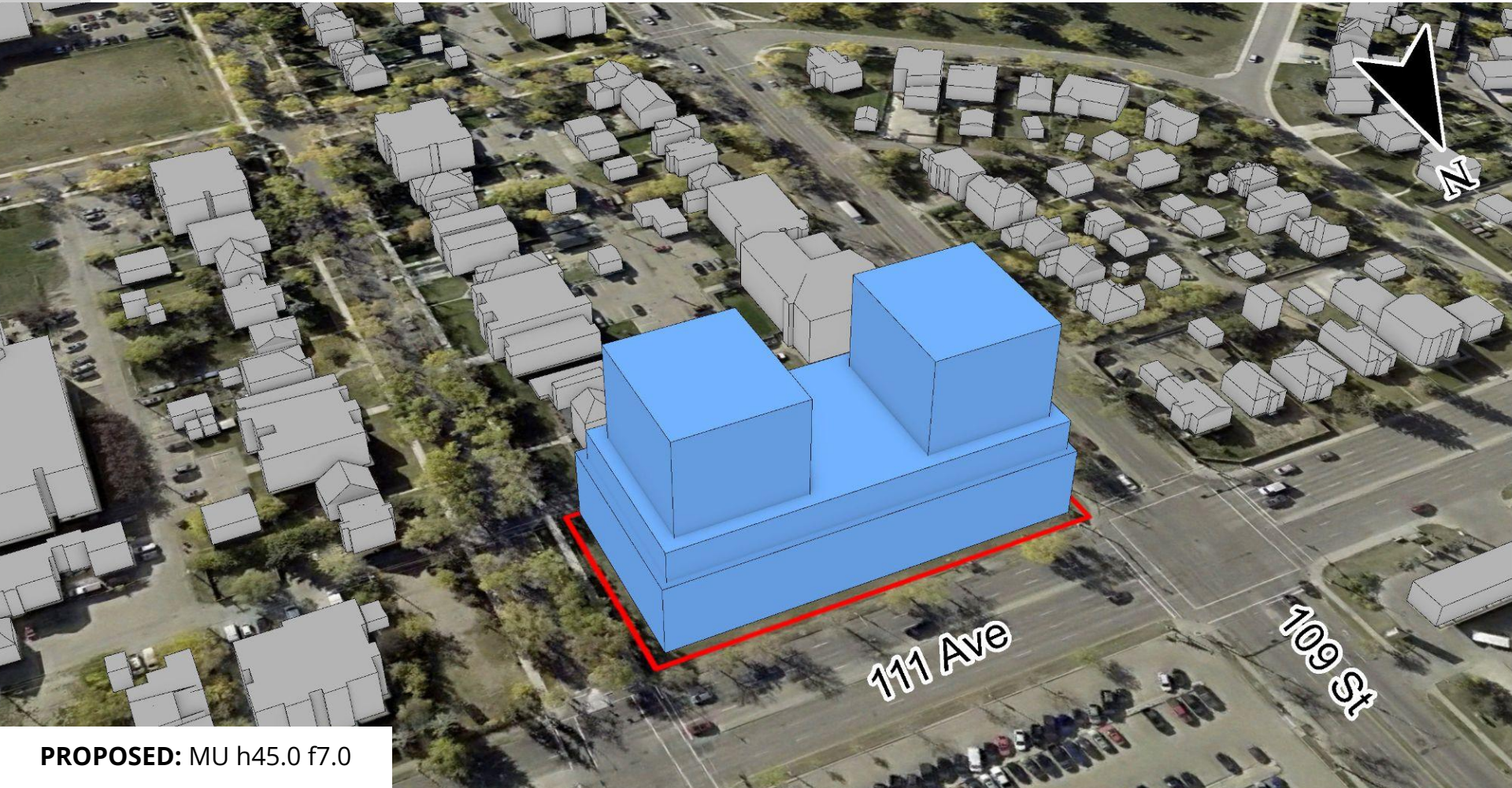


CENTRAL DISTRICT PLAN  
Nodes and Corridors



CENTRAL DISTRICT PLAN  
Land Use Concept to 1.25 Million

# PROPOSED ZONING



**PROPOSED:** MU h45.0 f7.0

## Responses (3)

### Opposition (3):

- On-street parking congestion will worsen (3)
- Too tall (2)
- Concern about infrastructure capacity
- No bars

### Other:

- Want to see affordable housing (2)
- Support ground floor commercial (2)
- Glad height is not increasing (1)



CITY WEBPAGE  
Feb 6, 2024



MAILED NOTICE  
Feb 8, 2024



1:1 COMMUNICATION



SITE SIGNAGE  
Mar 6, 2024



JOURNAL AD  
Nov 22, 2024 &  
Nov 30, 2024



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

