

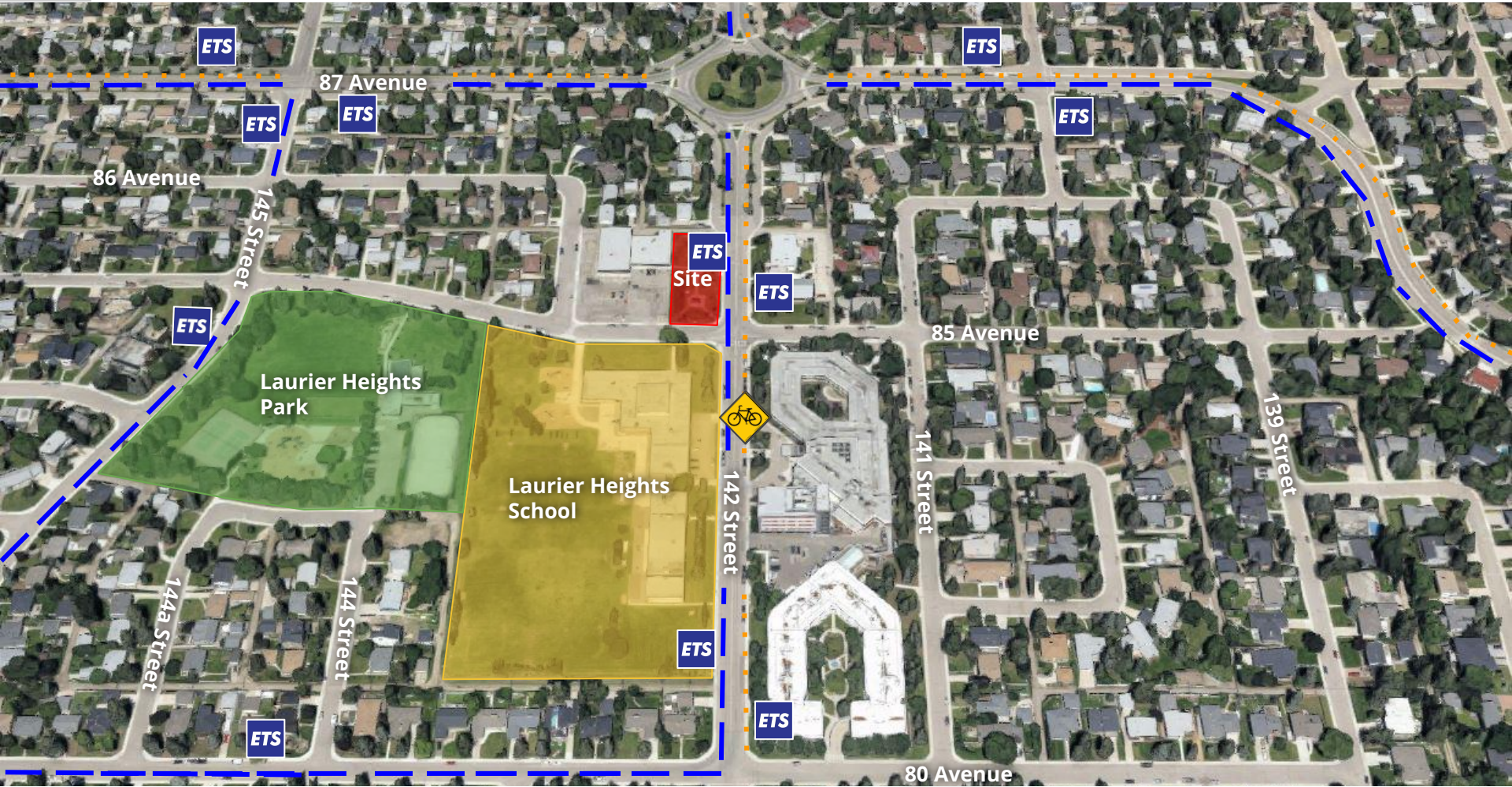


ITEM 3.9
BYLAW 20998
LAURIER HEIGHTS

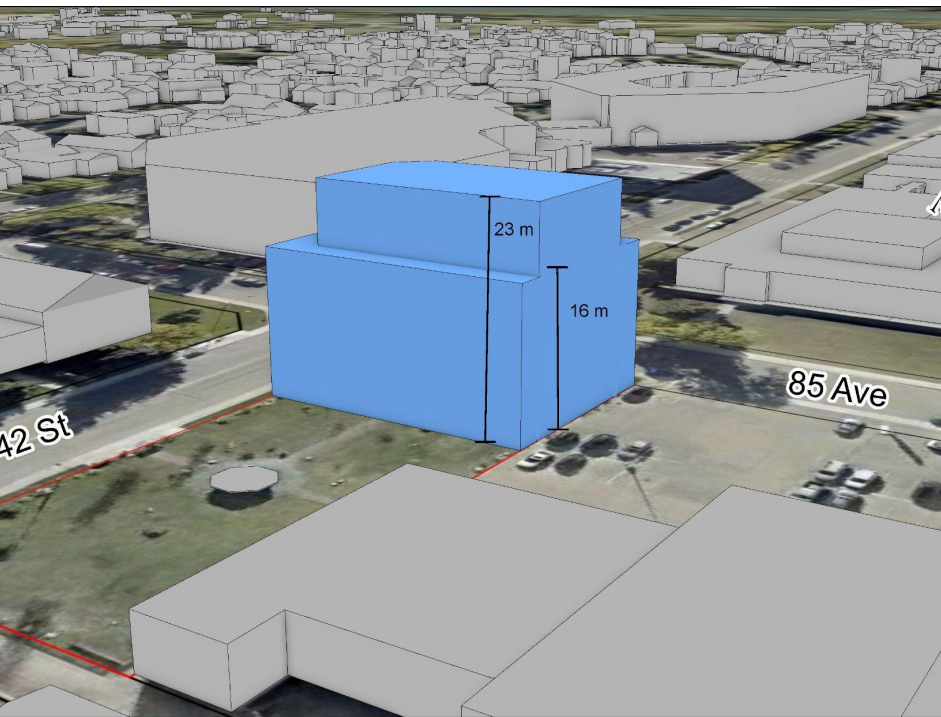
DEVELOPMENT
SERVICES
DEC 9, 2024



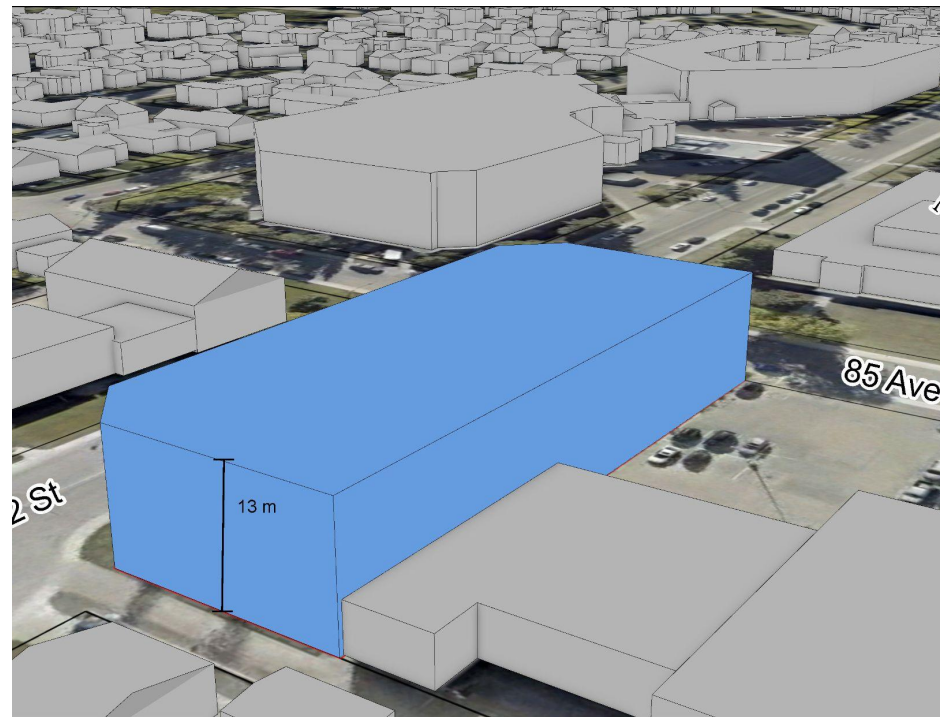
DC2.970 Aerial Image captured Fall 2023



3 PROPOSED ZONING



MAXIMIZE FAR, MAXIMIZE HEIGHT &
INCREASE REAR SETBACK



MAXIMIZE FAR, MAINTAIN SETBACK
MINIMUMS, & REDUCE HEIGHT

Comments

Opposition (15)

- Increased traffic congestion, specifically around the school (11x)
- Increase parking congestion in the area (7x)
- Height is too tall and it will cast shadow on the neighbouring properties (7x)

Support (3)

- Provides some basic amenities (3x)
- Will be a community hub (2x)



CITY WEBPAGE
August 30, 2024



MAILED NOTICE
September 9, 2024



1:1 COMMUNICATION
Ongoing



SITE SIGNAGE
September 16, 2024



COMMUNITY MEETINGS
Oct 1, 2024 & Nov 5, 2024



PUBLIC HEARING NOTICE
November 14, 2024



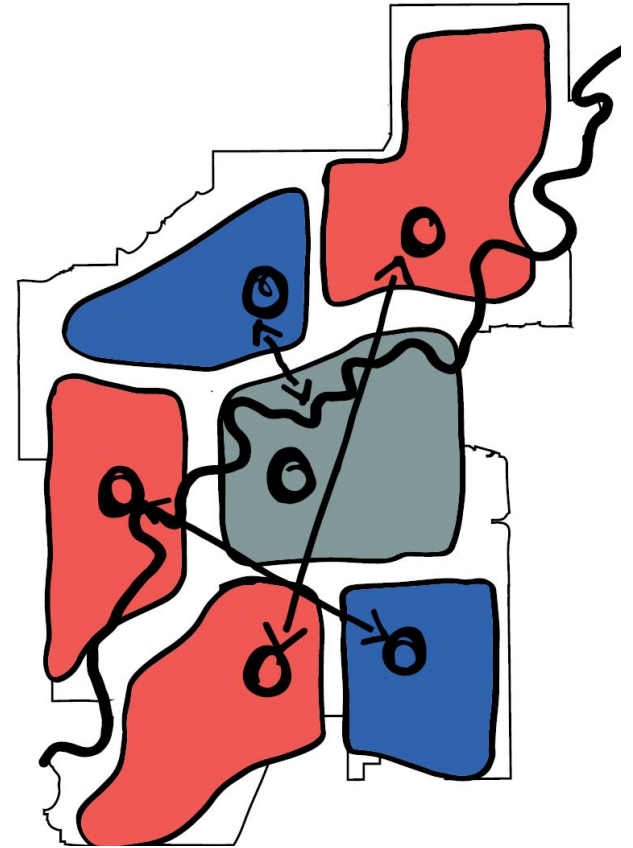
JOURNAL AD
November 22 & November 30, 2024

Local Nodes

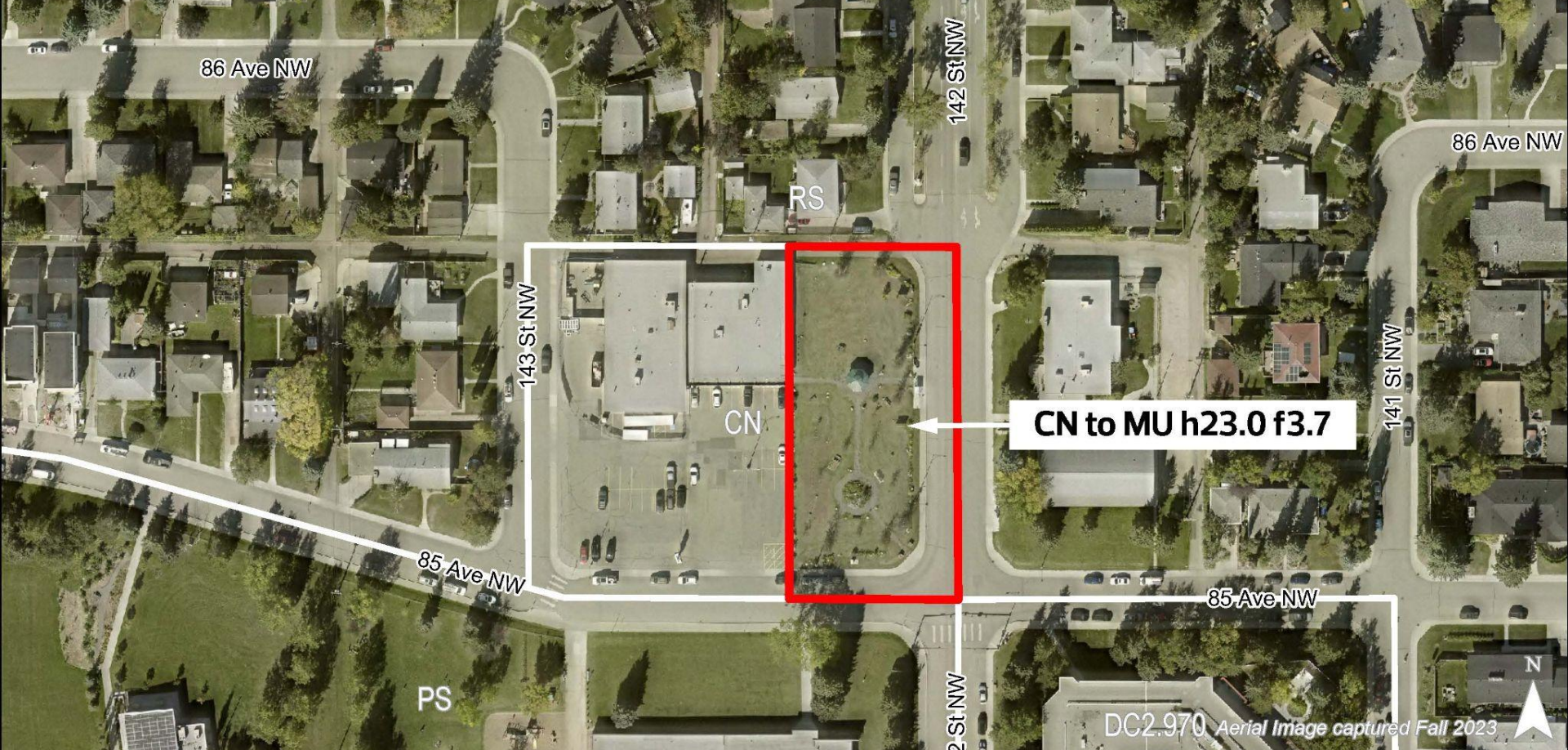
- Focal points for neighbourhoods in urban mix
- Must include commercial and community uses; park, community hall, religious assembly or school
- Support mid rise along arterial and collector roadways; site size and context allow for transition



JASPER PLACE DISTRICT PLAN
(Map 4: Land Use Concept)



THE CITY PLAN - Community of Communities



CN to MU h23.0 f3.7

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**