

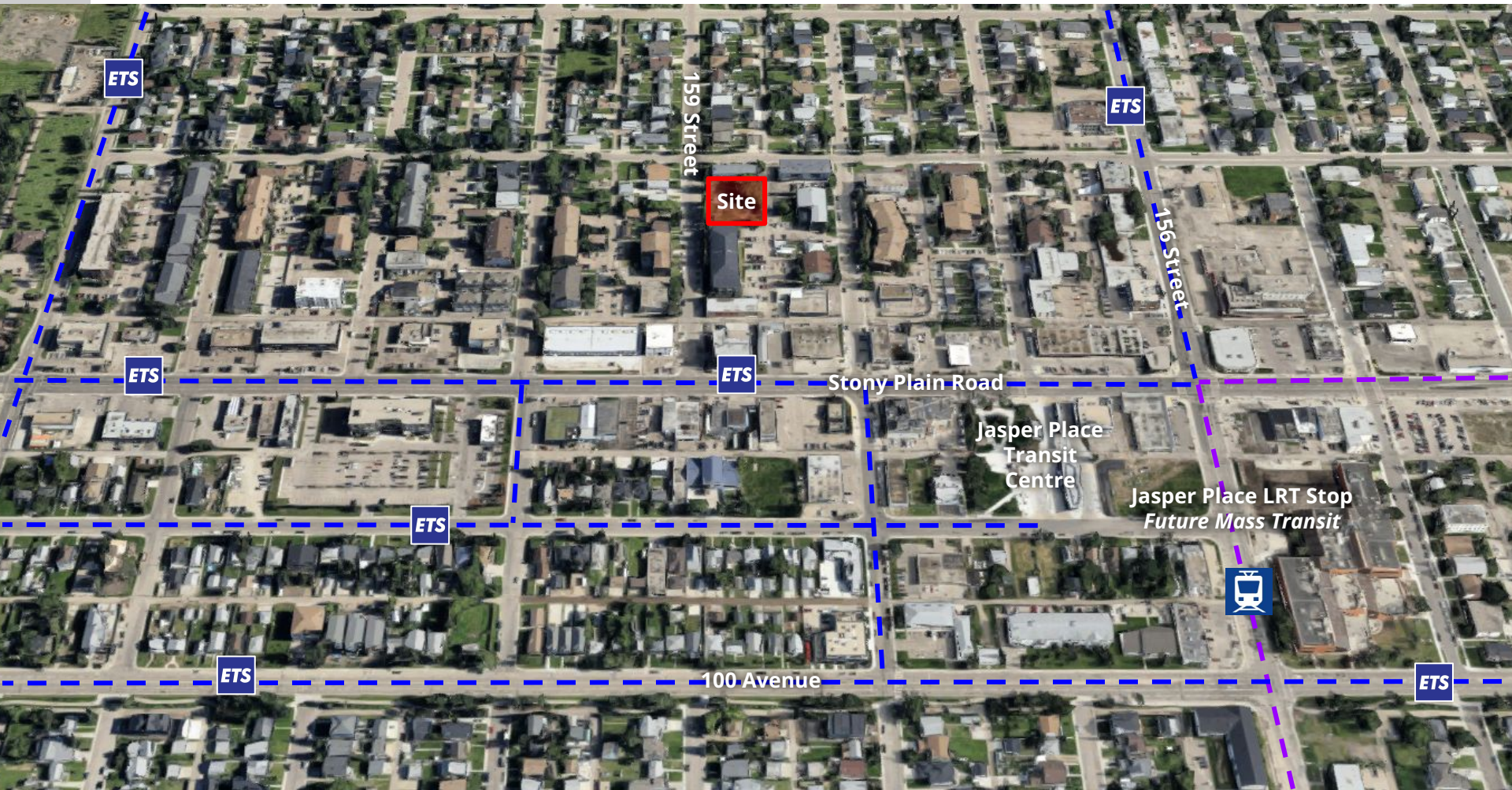


ITEM 3.14  
BYLAW 21031  
Britannia Youngstown

DEVELOPMENT  
SERVICES  
Jan. 24, 2025

Edmonton







### 3 PROPOSED ZONING



MAXIMIZE FAR, MAXIMIZE HEIGHT: REAR  
SETBACK INCREASE



MAXIMIZE FAR, MAINTAIN SETBACK  
MINIMUMS: HEIGHT REDUCES

## Comments (4)

### Comments in opposition:

- Increased parking/traffic congestion
- Decreased property values
- Disruptions from construction

### Comments in support:

- Density near transit and service



CITY WEBPAGE  
Oct. 21, 2024



MAILED NOTICE  
Oct. 25, 2024



SITE SIGNAGE  
Nov. 15, 2024



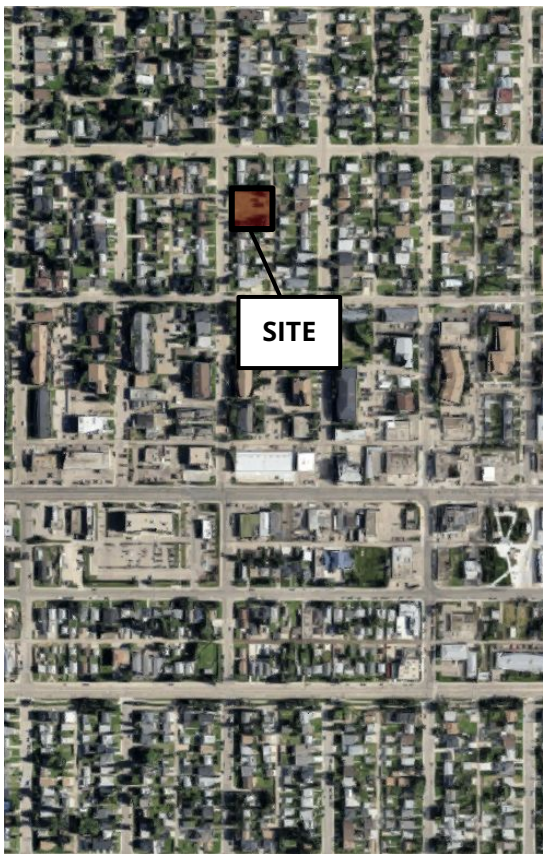
1:1 COMMUNICATION  
Ongoing



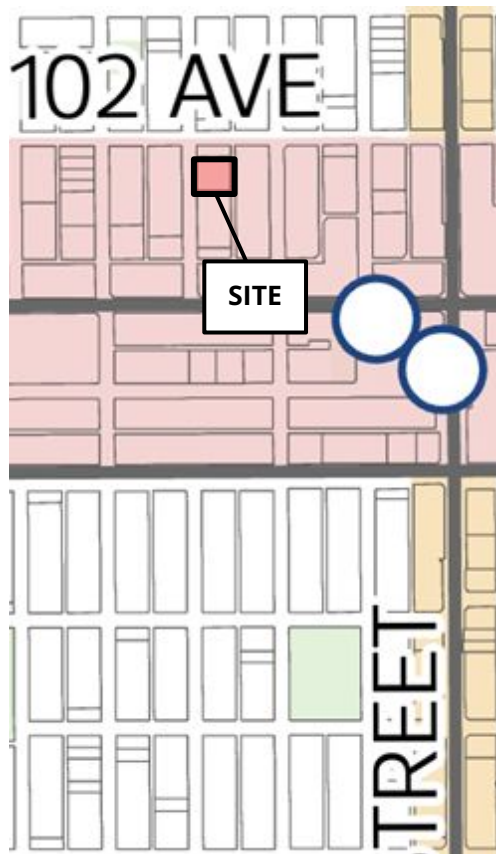
PUBLIC HEARING  
NOTICE  
Jan. 30, 2025



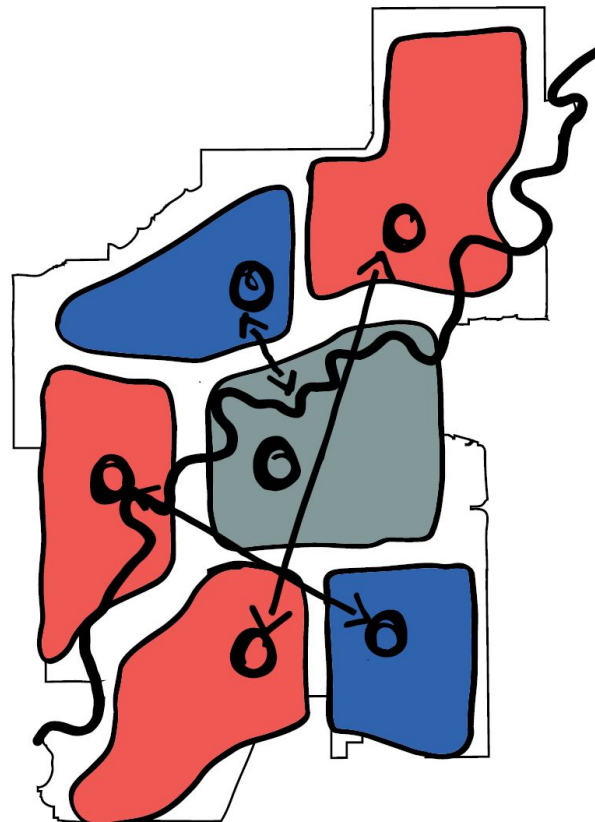
JOURNAL AD  
Feb. 7 & 15, 2025



SITE VIEW



JASPER PLACE DISTRICT PLAN



THE CITY PLAN - Rebuildable City





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**