



ITEM 3.14
BYLAW 21150
MEADOWLARK PARK

DEVELOPMENT
SERVICES
May 7, 2025

Edmonton



3 COMMUNITY INSIGHTS

Respondents (20)

Opposition (18)

- Parking and Traffic congestion
- Frequent speeding and reduced safety
- Intersection prone to accidents
- Proposed height
- Privacy
- Sun shadow impacts
- Changing the character of the neighbourhood
- Opportunity for commercial uses
- Crime

Support (2)

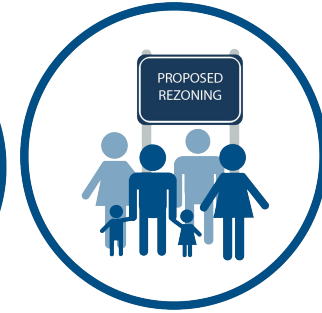
- An ideal location for increase in density
- Property will be renovated
- In proximity to transit



CITY WEBPAGE
February 14,
2025



MAILED NOTICE
February 21, 2025



SITE SIGNAGE
February 28,
2025



1:1 COMMUNICATION
Ongoing



PUBLIC HEARING
NOTICE
April 10, 2025

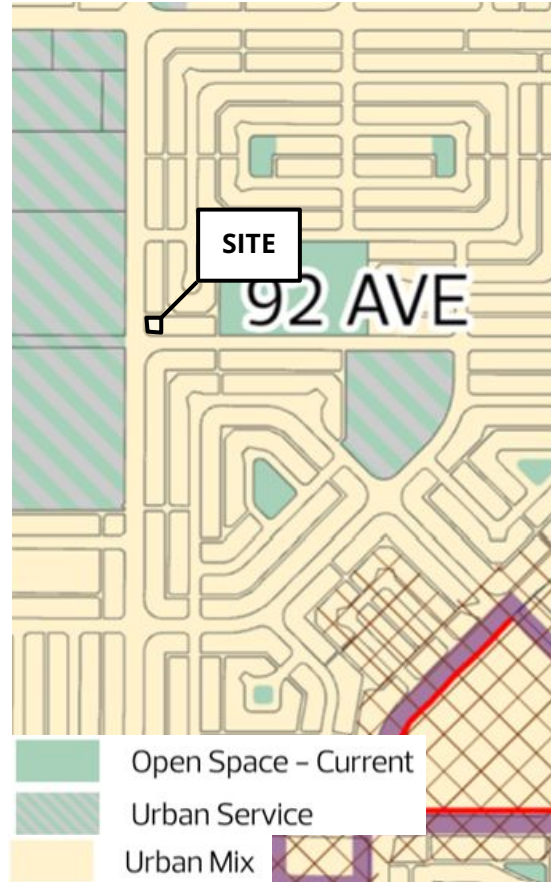


JOURNAL AD
April 17 & April
26, 2025

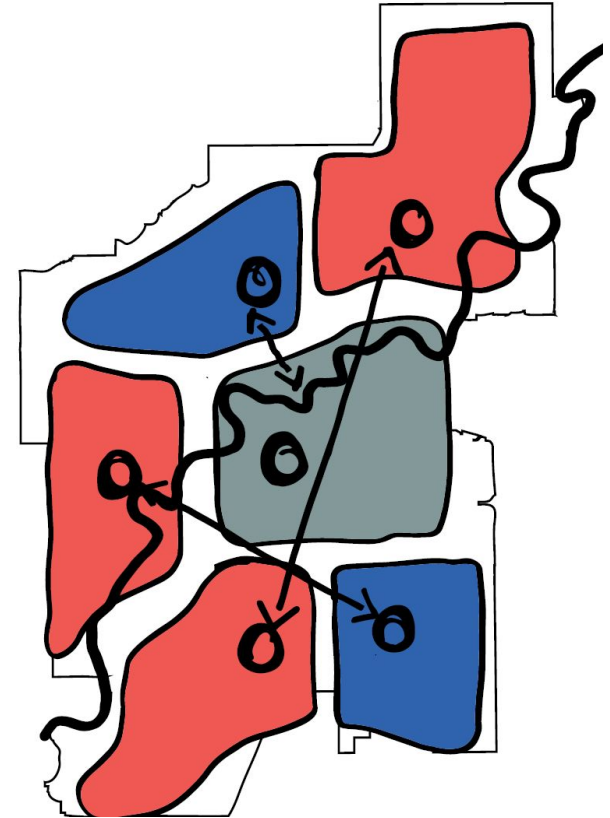
Urban Mix

2.5.2.5 - Support Low Rise development (residential, commercial or mixed use) in locations outside of Nodes and Corridors that meet **at least one** of the following criteria

- On corner sites at the edge of the neighbourhood where the block face fronts onto an Arterial Roadway or Collector Roadway, ✓
- On or adjacent to sites zoned for greater than Small Scale development or for commercial or mixed use development and along an Arterial Roadway or Collector Roadway, or ✓
- Within 400 metres of Mass Transit Stations and along an Arterial Roadway or Collector Roadway. ✓



JASPER PLACE DISTRICT PLAN - Map 4:
Land Use Concept



THE CITY PLAN - Community of Communities

5 EXISTING & PROPOSED ZONING



EXISTING RS ZONE



PROPOSED RM h16.0 ZONE



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**