



Aerial image captured Fall 2024



ITEM 3.14  
BYLAW 21150  
MEADOWLARK PARK

DEVELOPMENT  
SERVICES  
May 7, 2025



# SITE CONTEXT



# 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)

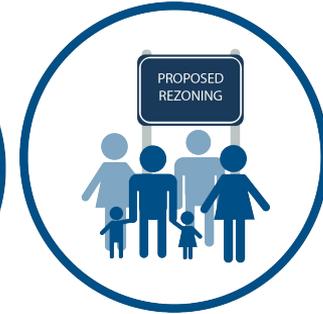
- An ideal location for increase in density
- Property will be renovated
- In proximity to transit



CITY WEBPAGE  
February 14,  
2025



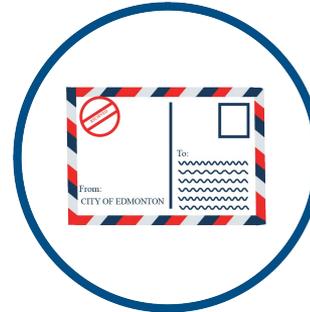
MAILED NOTICE  
February 21, 2025



SITE SIGNAGE  
February 28,  
2025



1:1 COMMUNICATION  
Ongoing



PUBLIC HEARING  
NOTICE  
April 10, 2025



JOURNAL AD  
April 17 & April  
26, 2025

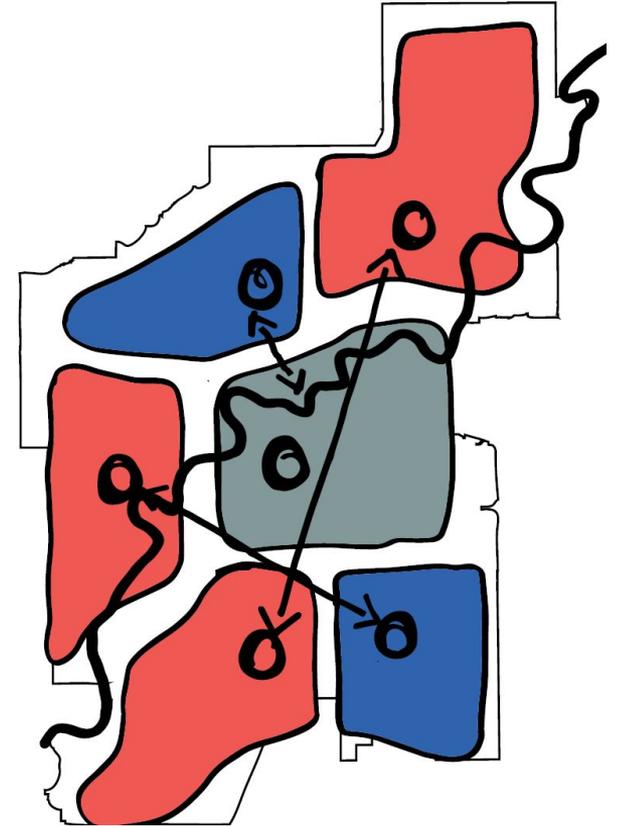
## Urban Mix

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**