

**Presentation in support of:**

**Charter Bylaws 21214 and 21215 to amend District  
Policy and Zoning Bylaw**

**PARKALLEN COMMUNITY LEAGUE**

June 30 2025

May 28, 2024

- Parkallen Community League (and others?) requested the elimination of District Policies 2.5.2.5 and 2.5.2.6
- Why? Focused investments on intensification of development in the interiors of neighbourhoods rather than the Nodes and Corridors as directed by the City Plan
- Administration's proposed amendments in the form of Charter Bylaws 21214 and 21215, amending the District Policies and the corresponding regulation in the Zoning Bylaw take us in that direction



**We support passing Charter Bylaws 21214 and 21215.**

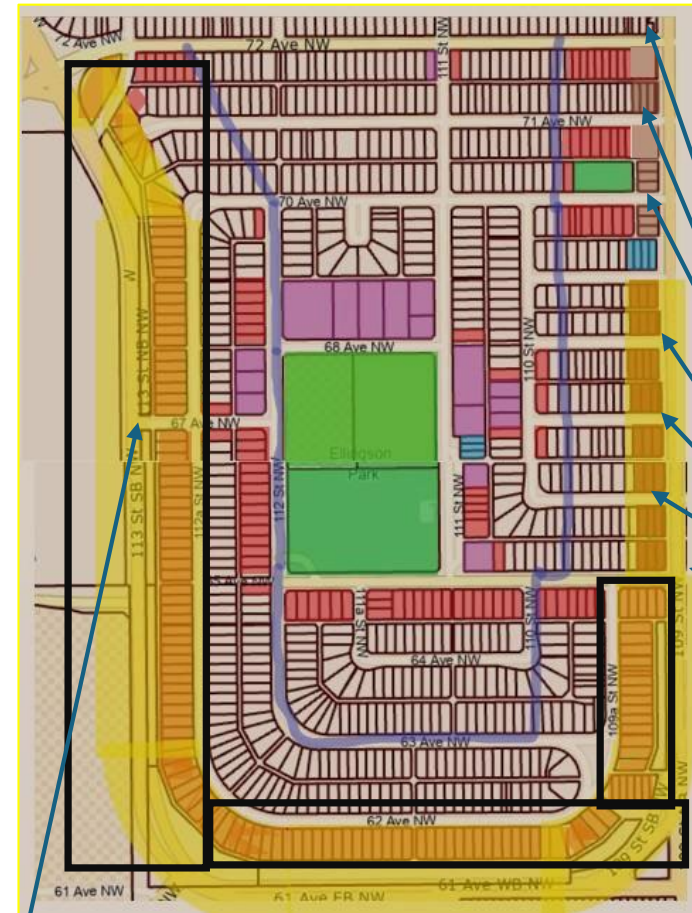
### Rationale for 2.5.2.5:

“...uses the term "support" instead of "consider" explicitly states the supported development scale and massing expectations, and restricts support for the RSMh12 Zone **to corner sites** within neighbourhoods provided the site meets at least **one** of the listed criteria.

Further, the Rationale for new policy 2.5.2.7 states:

“...communicate the **intention** that additional scale and density should **only be considered where a site's size and context can accommodate additional scale, provide appropriate transition to the surrounding development**, a greater number of dwellings and improved land-use efficiency vs a similar site.”

# Secondary Corridors



One Entrance to  
neighbourhood – no  
orientation to 113 St. or  
61 Ave.- SHOULD NOT BE  
SECONDARY CORRIDOR

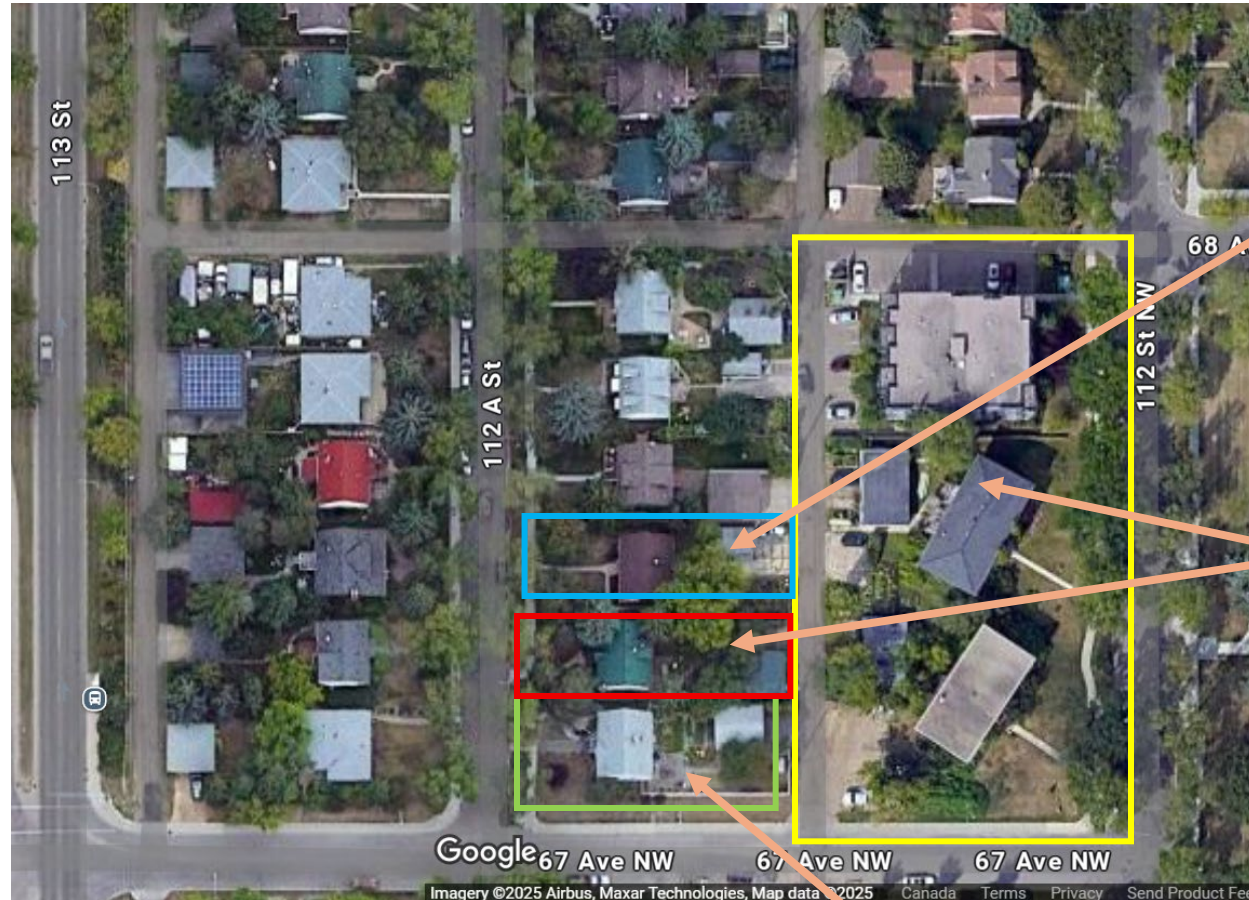
7 Entrances –  
orientation to  
109 St Corridor

# There is more work to do...

Even with the amendments the District Policy still provides too many opportunities outside of Nodes and Corridor for:

- Potential to overbuild beyond infrastructure capacity
- Unplanned up-zoning and/or land speculation caused by the lack of definition of “adjacent” and “along”,– when the first lot on a block is up-zoned, it can lead to up-zoning of properties on that block simply by virtue of their being next to an up-zoned lot(s)

# Quick Example...



3. Lot can be upzoned because of adjacency to upzoned lots (blue outline) and on and on...

2. House next to the corner (red outline) is upzoned and/or lots outlined in yellow get upzoned because they are "adjacent" to corner lot

1. Corner lot is upzoned.



# Further Work

- We support pausing up-zonings until the District Policy can be further refined and District Plans adjusted to match the intent of the amendments we are here to support today
- Provides an opportunity for meaningful consultation and consideration of our addition to the District Policy recommended in our May 28 2024 submission and our letter of June 25.