



Aerial Image captured Fall 2024

ITEM 3.24
BYLAW 21257
AVONMORE

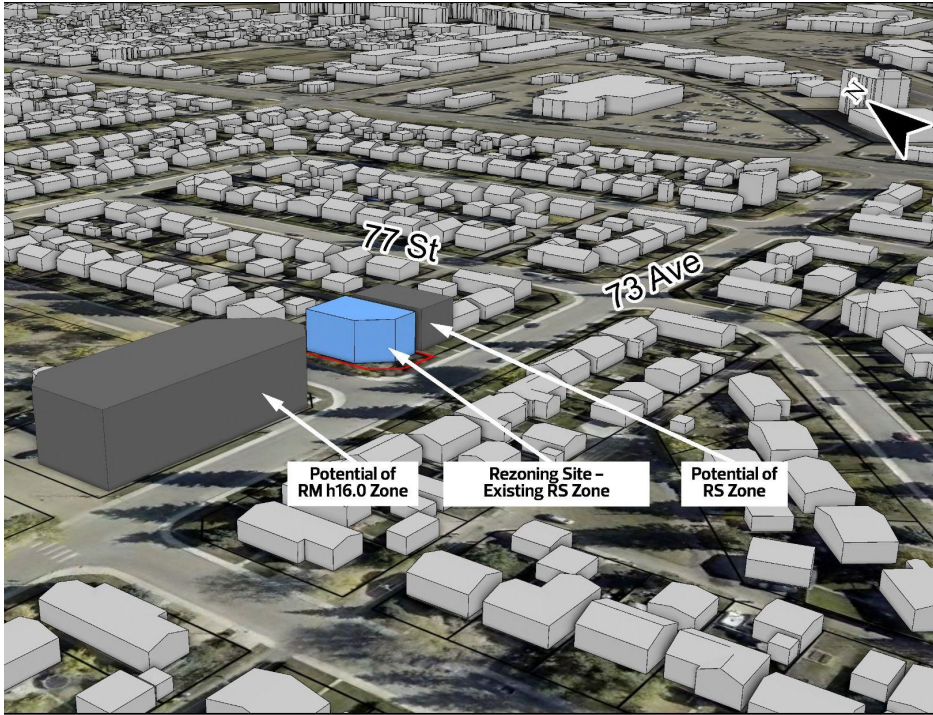
DEVELOPMENT
SERVICES
SEPT 15, 2025



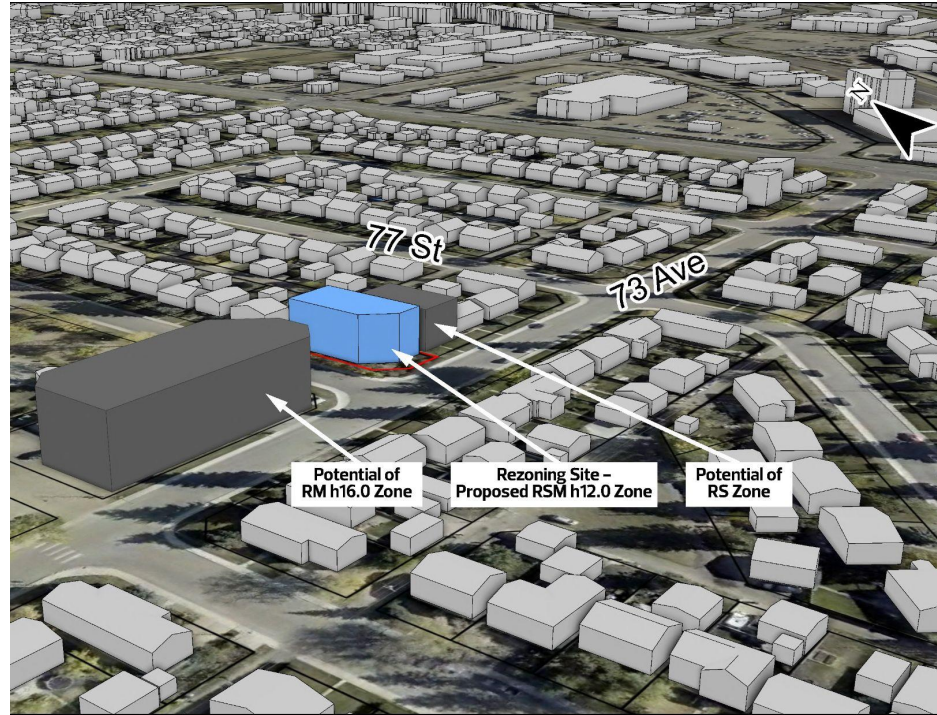
SITE CONTEXT



3 PROPOSED ZONING



EXISTING RS ZONE



PROPOSED RSM h12.0 ZONE

Respondents (5)

Opposition (3)

- Changes the existing character of the neighbourhood (x3)
- Increases the traffic congestion (x2)
- Increases noise in the area (x2)

Mixed/Questions

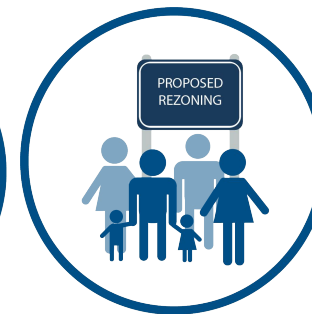
- Need more information on the proposal (x2)



CITY WEBPAGE
May 15, 2025



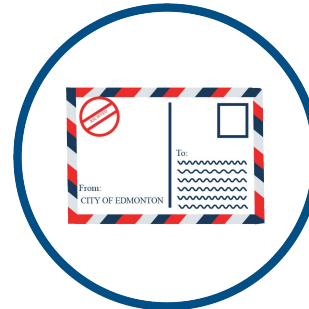
MAILED NOTICE
May 29, 2025



SITE SIGNAGE
June 27, 2025



1:1 COMMUNICATION
Ongoing



PUBLIC HEARING
NOTICE
Aug 21, 2025



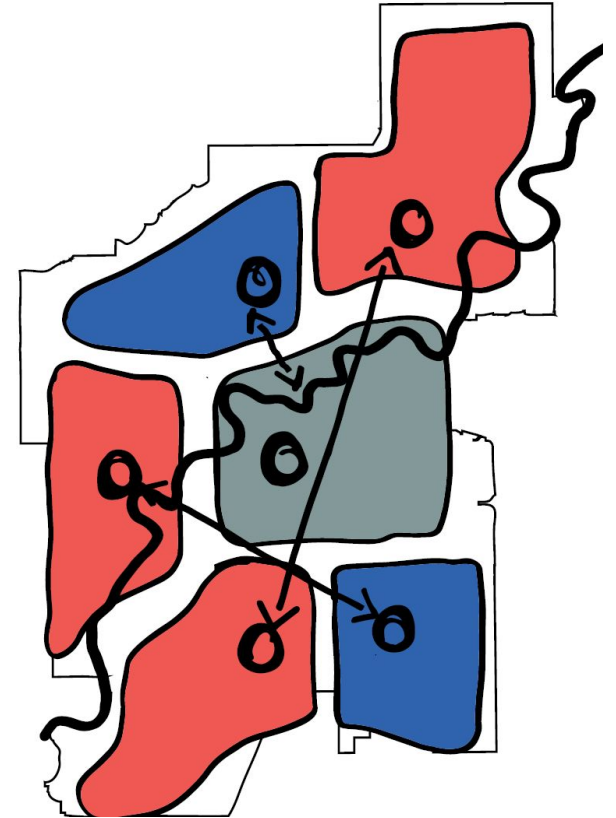
JOURNAL AD
Aug 29 & Sept 6,
2025

Local Node

- Support low rise development at Local Nodes.
 - The proposed zoning allows for a built form smaller than low rise development.



SOUTHEAST DISTRICT PLAN - Map 3:
Nodes and Corridors



THE CITY PLAN - Community of Communities



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ADMINISTRATION'S RECOMMENDATION: **APPROVAL**