

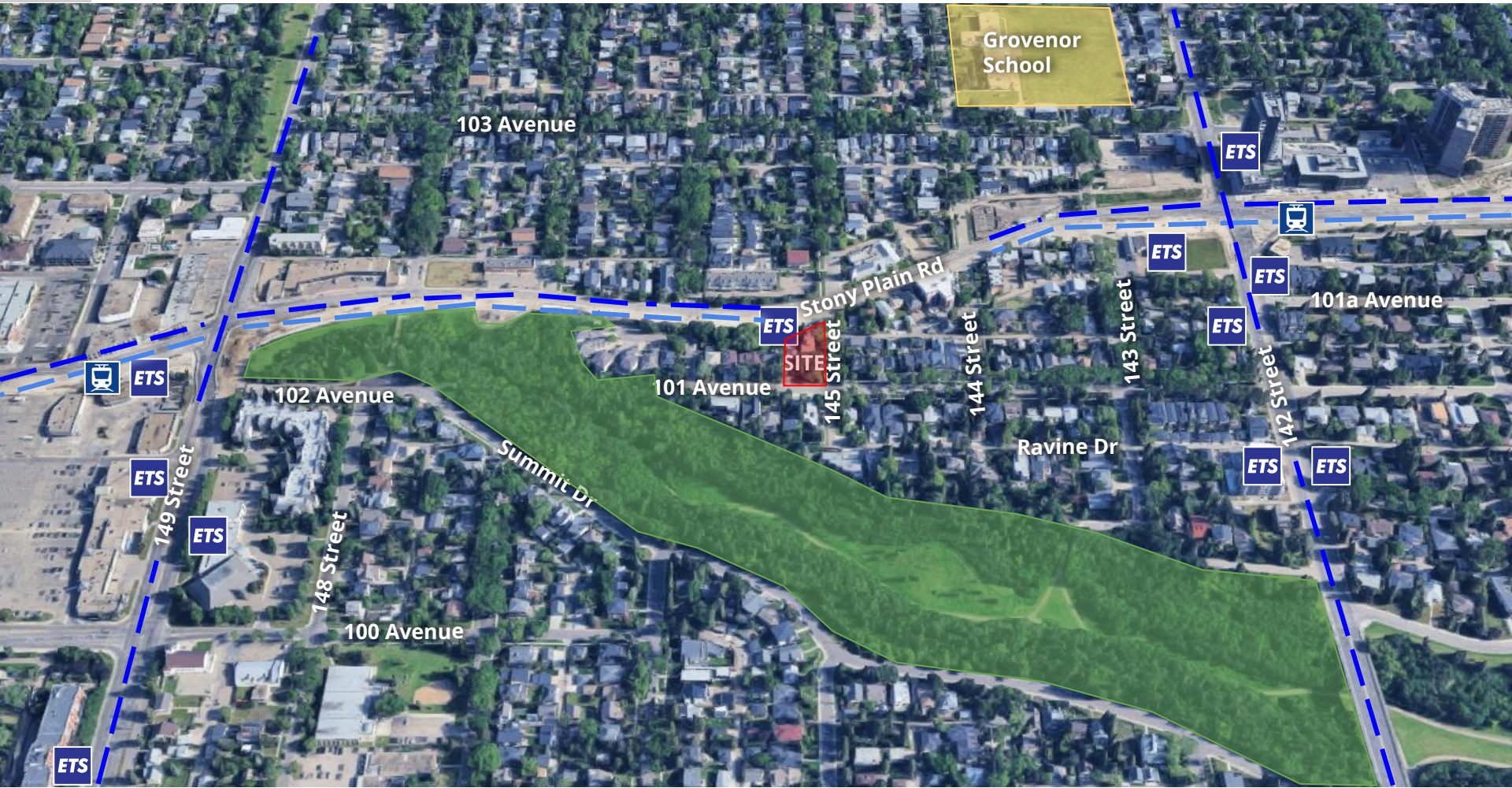


ITEM 3.25  
BYLAW 21249  
GROVENOR

DEVELOPMENT  
SERVICES  
SEPT 15, 2025



# SITE CONTEXT



# 3 PROPOSED ZONING



EXISTING RS & DC2.1000 ZONE



PROPOSED RSM h14.0 ZONE

## Respondents (20)

### Opposition (19)

- Parking congestion
- Height is too tall
- Absence of alley and challenges with garbage collection, deliveries and access for emergency services.
- Does not align with the existing character of the neighbourhood
- Proposed density is too high
- Mature trees will be impacted

### Support (1)

- Fits with the adjacent townhouses
- Proposed density increase is suitable for this location



CITY WEBPAGE  
April 7, 2025



MAILED NOTICE  
April 22, 2025



SITE SIGNAGE  
May 9, 2025



1:1 COMMUNICATION  
Ongoing



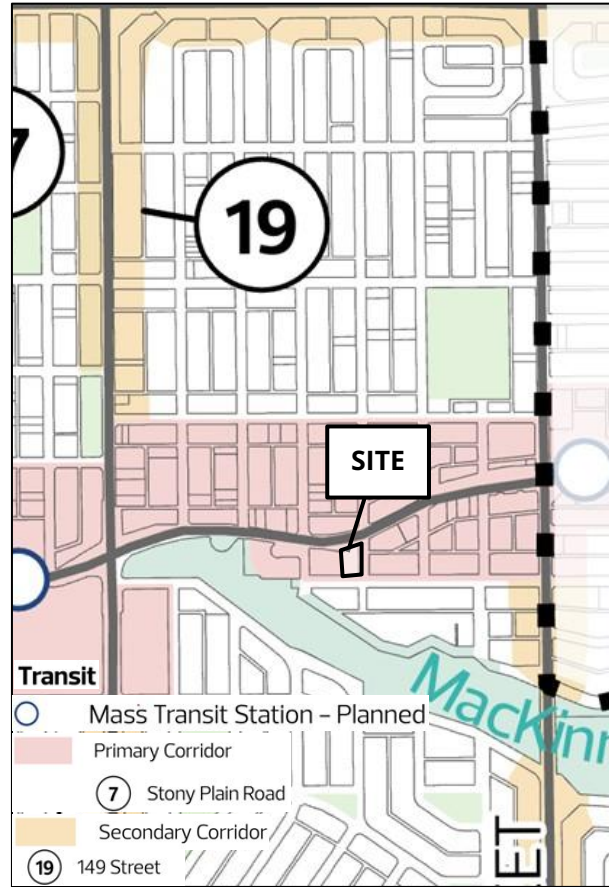
PUBLIC HEARING  
NOTICE  
Aug 21, 2025



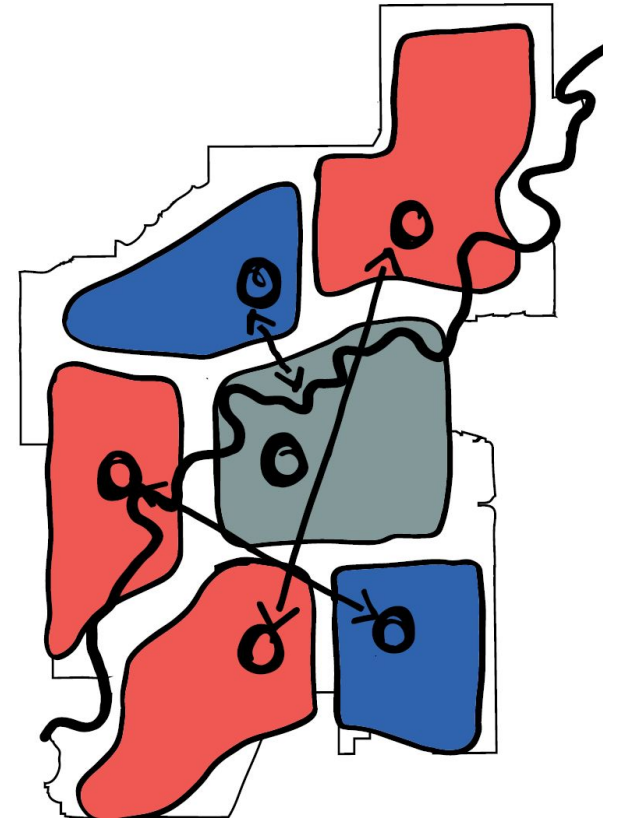
JOURNAL AD  
Aug 29 & Sept 6,  
2025

## Primary Corridor

- Support low rise and mid rise development throughout Primary Corridors.
  - The proposed zoning allows for a built form smaller than low rise development.



JASPER PLACE DISTRICT PLAN - Map 3:  
Nodes and Corridors



THE CITY PLAN - Community of Communities



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

