



ITEMS 3.18, 3.19 & 3.20
BYLAWS 21279, 21280 & 21281
SECORD

DEVELOPMENT
SERVICES
Sep. 15, 2025





3 COMMUNITY INSIGHTS

Respondents (28)

Opposition (28)

- Loss of commercial and essential services (20)
- Neighbourhood roads & utilities at capacity (20)
- Highway 16A / 231 Street intersection not safe (19)
- No room at K-9 school (5)
- Enough density already (5)
- Landfill setback (1)



CITY WEBPAGE
April 10, 2025



SITE SIGNAGE
April 23, 2025



1:1 COMMUNICATION
Ongoing



MAILED NOTICE
May 16, 2025

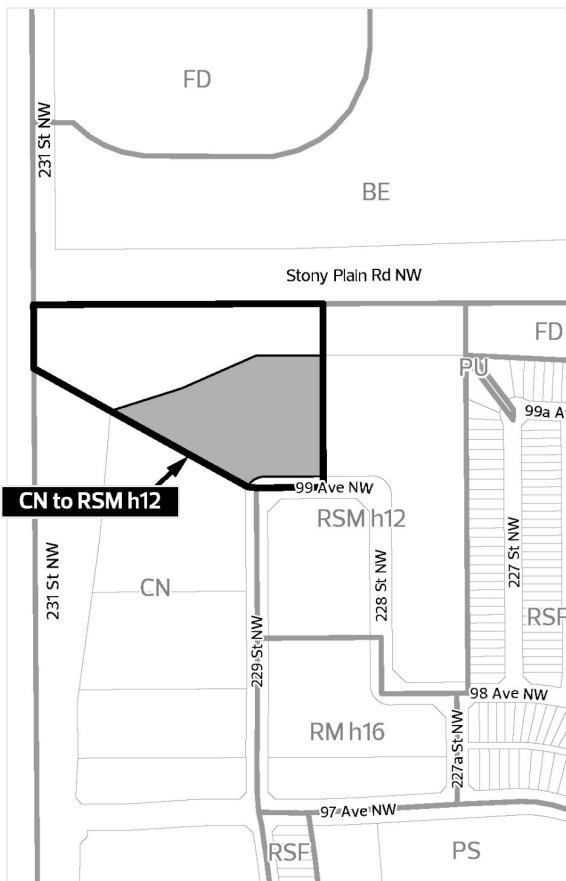


PUBLIC HEARING
NOTICE
Aug. 22, 2025



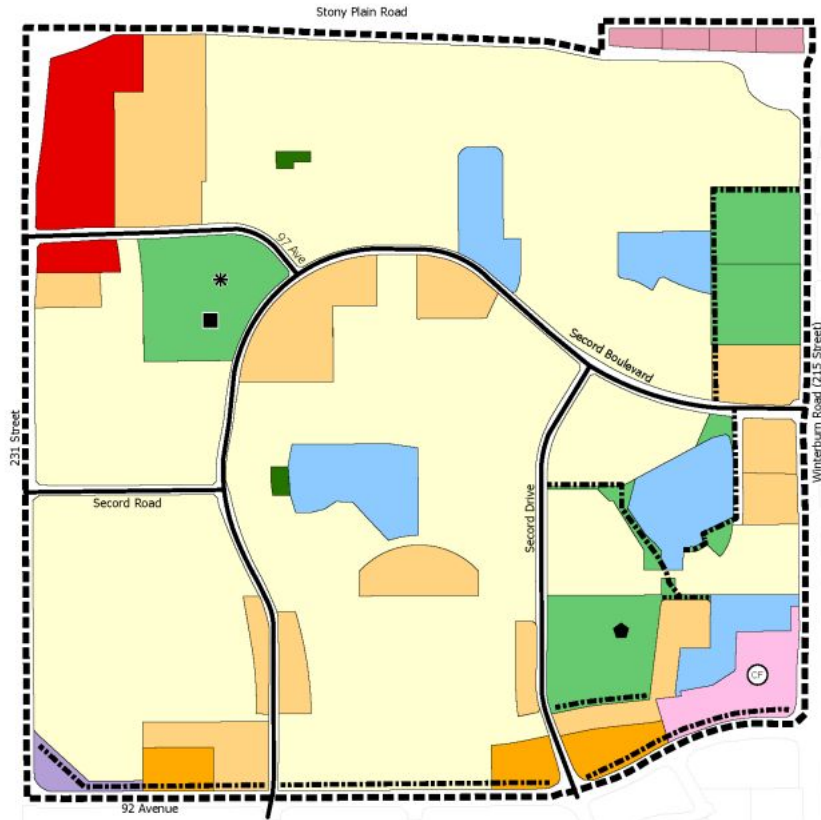
JOURNAL AD
Aug. 29, 2025 &
Sep. 6, 2025

PROPOSED ZONING



REGULATION	CN Current Zoning	RSM h12.0 Proposed Zoning
Typical Built Form	Local Commercial, Residential above Grade	Multi-Unit Housing & Row Housing
Height	12.0 m	12.0 m
Max FAR / Density	Max FAR: 2.0	Min Density: 45 du/ha Max Density: None
Setbacks Front (99 Ave / 229 St) Rear (231 St / Hwy 16A) Flanking / Interior Side	3.0 m 1.2 m 0-3.0 m	3.0-4.5 m 5.5 m 1.2-2.0 m
Max Commercial Retail Unit (CRU) Floor Area	2500 m ²	300 m ²

PROPOSED AMENDMENTS - SECOND NSP



BYLAW 20888
SECOND
 Neighbourhood Structure Plan
 (as amended)

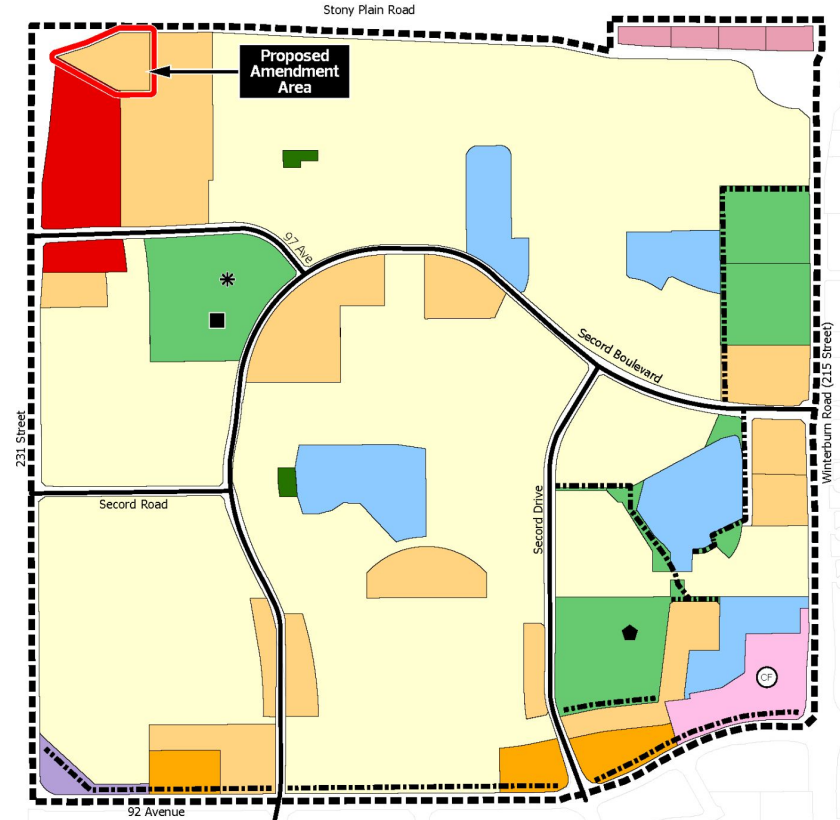


Figure 6 - Development Concept
SECOND
 Neighbourhood Structure Plan
 (as amended)





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

