



ITEM 3.8
BYLAW 21311
MAYFIELD

DEVELOPMENT
SERVICES
NOV 19, 2025



3 COMMUNITY INSIGHTS

Respondents (31)

Opposition (29)

- Parking/traffic congestion
- Lack of infrastructure
- Impact on neighbourhood accessibility & character
- Restricts aging in place
- Rather have smaller scale infill

Support (0)

Questions (1)

- What is the future building design/# of units.



CITY WEBPAGE
July 15, 2025



MAILED NOTICE
July 25, 2025



1:1 COMMUNICATION
Ongoing



SITE SIGNAGE
Aug 10, 2025



PUBLIC HEARING
NOTICE
Oct 23, ,2025



JOURNAL AD
Oct 31 & Nov 8,
2025

ZONING COMPARISON

**CURRENT:** RS Zone**PROPOSED:** RSM h12.0 Zone

2.5.2.5 Within the Redeveloping Area support more intense Small Scale residential development with greater massing on corner sites in locations outside of a Node or Corridor Area that meet **at least one** of the following criteria:

- a. Within 100 metres of a Node or Corridor Area,
 - b. Within 400 metres of a Mass Transit Station, or
- ✓ Along an Arterial Roadway or a Collector Roadway.



Jasper Place District Plan



109 Ave NW

RS

164 St NW

109 Ave NW

RS to RSM

163 St NW

Aerial Image captured Fall 2024

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ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

