

ITEMS 3.9, 3.10 & 3.11
BYLAWS 21324, 21325 & 21326
THE UPLANDS

DEVELOPMENT
SERVICES
NOV. 19, 2025





Respondents (1)

Opposition (1)

- Disruptions to wildlife movement
- Land should remain undeveloped
- More Wildlife Crossing Signs would be beneficial



CITY WEBPAGE
November 6, 2024



MAILED NOTICE
November 15, 2024



1:1 COMMUNICATION
Ongoing



SITE SIGNAGE
November 25, 2024

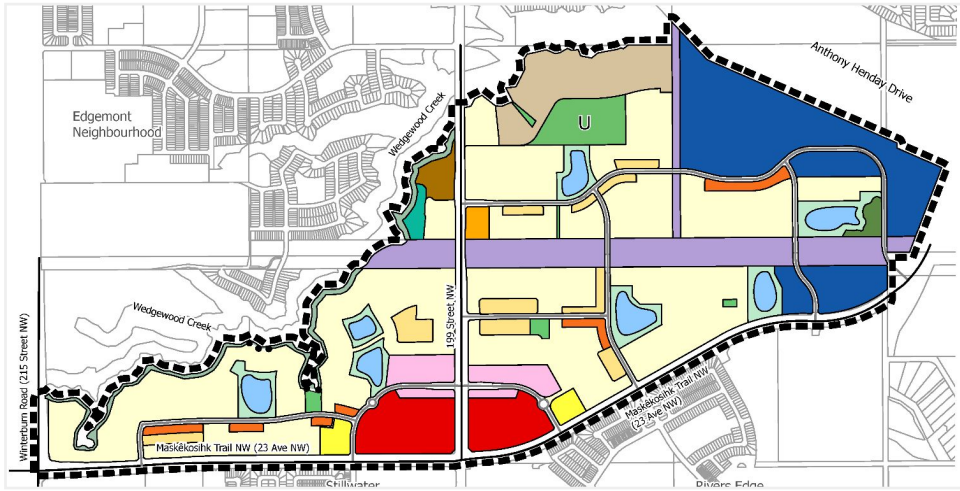


PUBLIC HEARING
NOTICE
October 23, 2025

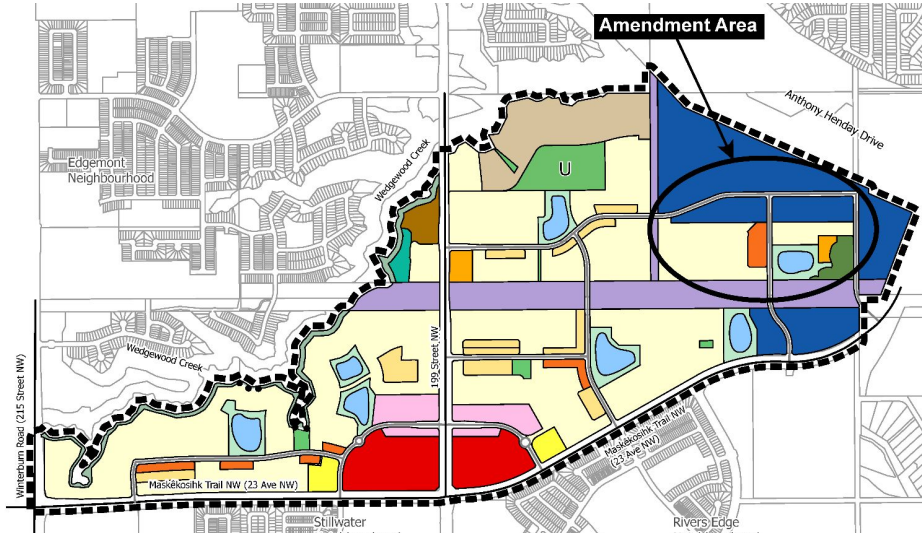


JOURNAL AD
October 31, 2025 &
November 8, 2025

PROPOSED AMENDMENTS - THE UPLANDS NSP



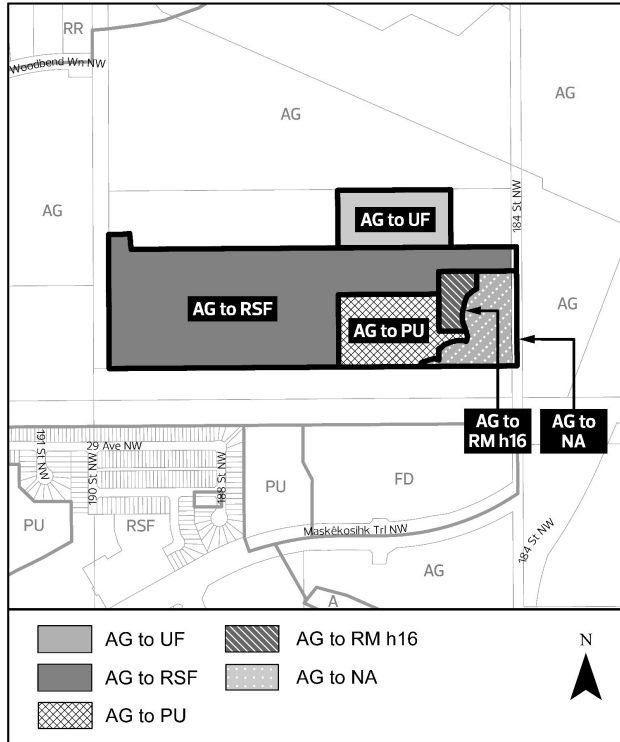
Current Land Use Concept



Proposed Land Use Concept

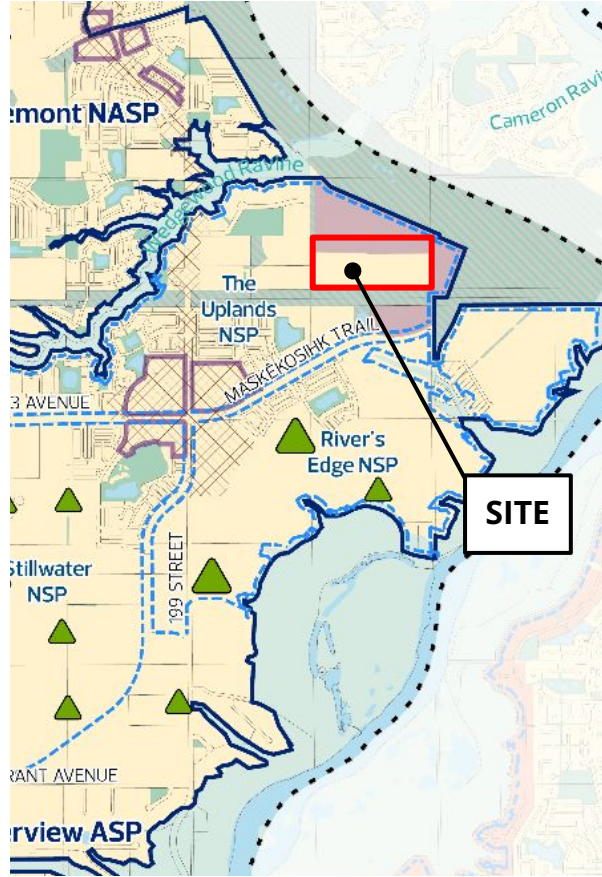
5 PROPOSED ZONING

BYLAW 21326

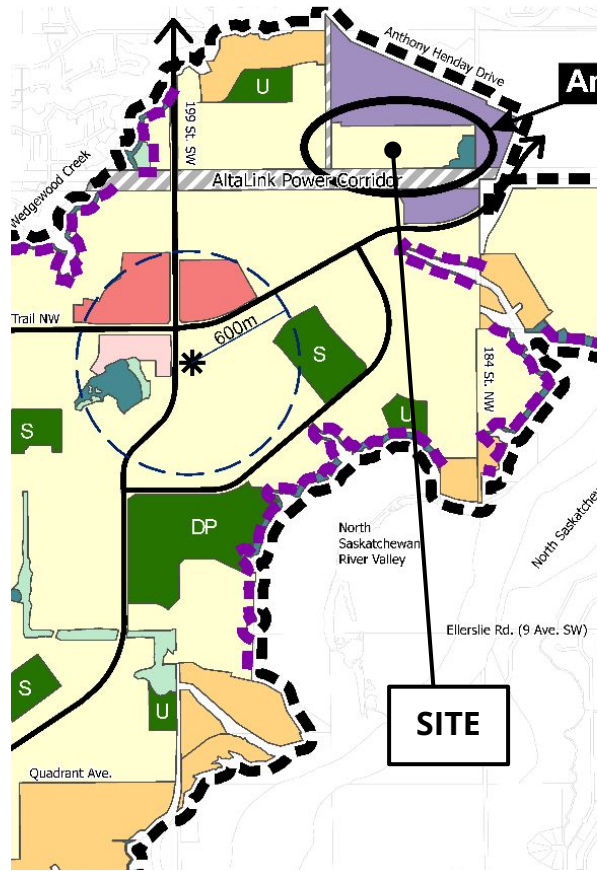


| REGULATION | RM h16 Proposed Zoning | UF Proposed Zoning |
|---|--|---|
| Principal Building | Multi-Unit Housing | Institutional, Community & Recreational Uses |
| Height | 16.0 m (4 storeys) | 16.0 m (4 storeys) |
| Max. FAR | 2.3 | None |
| Setbacks From Streets From Alleys From Sites | 1.0-4.5 m 3.0 m 1.5-3.0 m | 6.0 m 7.5 m 4.5 m |
| Floor Area Requirements | Commercial floor area limited to 300m ² ; no community restrictions | No Commercial Uses permitted, no community use restrictions |

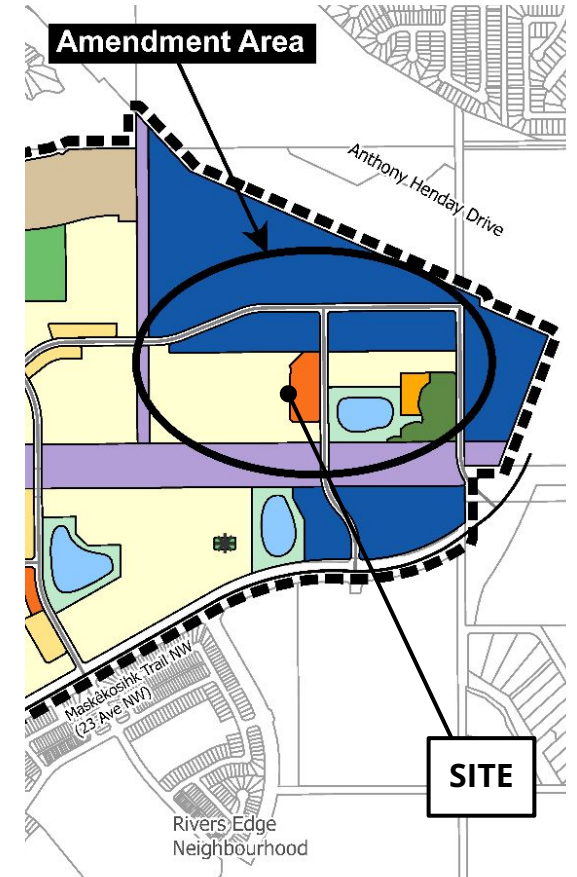
6 Policy Review



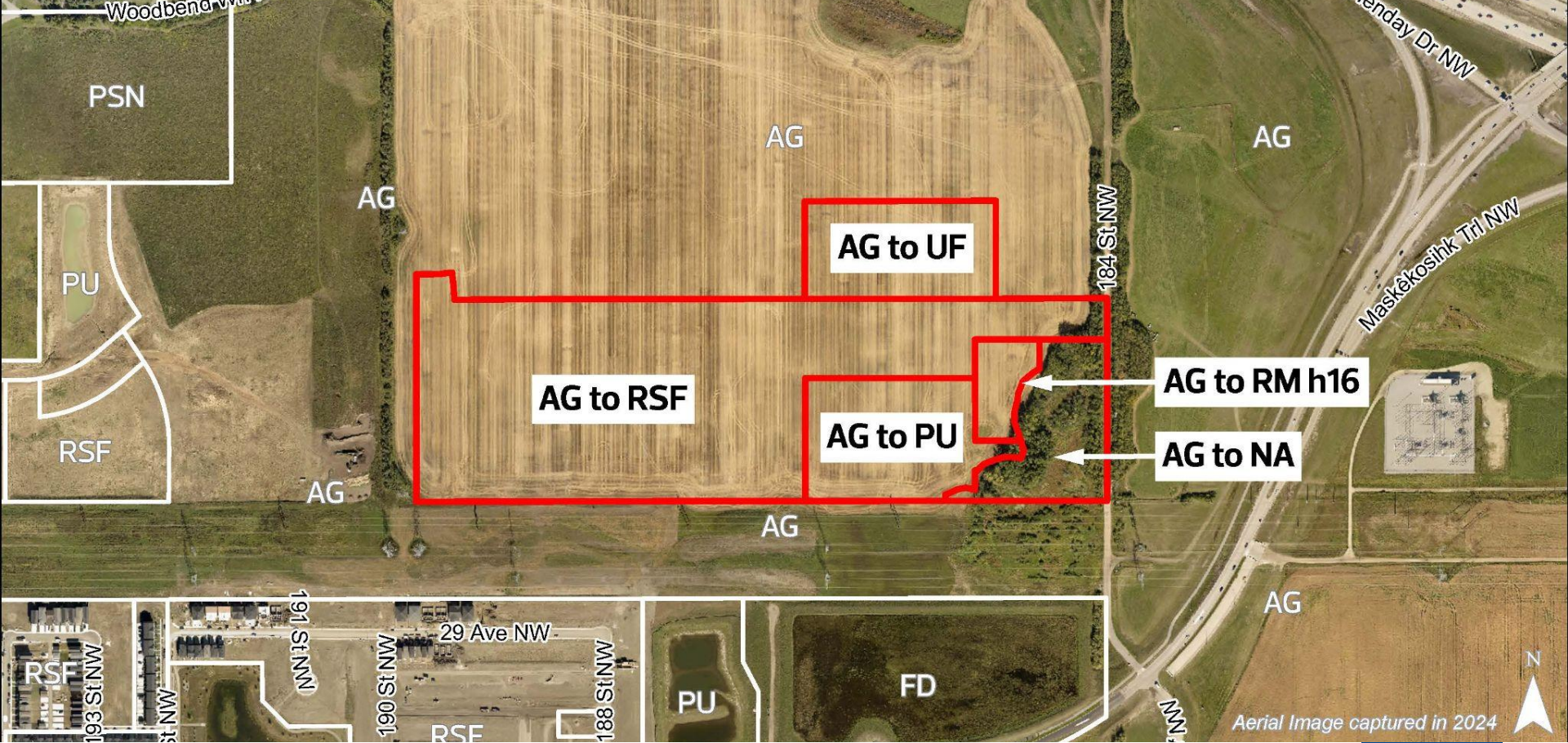
West Henday District Plan
Map 4: Land Use Concept



Riverview ASP



Uplands NSP



ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**