

ITEMS 3.16
BYLAW 21330
Mayfield

DEVELOPMENT
SERVICES
Nov 19, 2025



SITE CONTEXT



3 COMMUNITY INSIGHTS

Respondents (17)

Opposition (15)

- Traffic congestion / parking
- Excessive scale, loss of trees
- Insufficient infrastructure
- Reduction in property values
- Inadequate engagement
- Not suitable for commercial development

Support (1)

- More housing options
- School enrollment

Questions (1)

- Proposed dwelling tenure



CITY WEBPAGE
July 2025



MAILED NOTICE
July & August 2025



1:1 COMMUNICATION
Ongoing



SITE SIGNAGE
July 2025



PUBLIC HEARING
NOTICE
October 23, 2025



JOURNAL AD
October 31 &
November 8, 2025

PROPOSED ZONING



REGULATION	RS Current Zoning	RM h16 Proposed Zoning
Typical Uses	Small Scale Residential	Residential, limited commercial at ground level
Height	10.5 m	16.0 m
Maximum Site Coverage	45%	N/A
Minimum Floor Area Ratio	N/A	2.3 (with bonusing, up to 3.7)
No. of Dwellings	Max. 16	Min: 5 Max: None
Setbacks 110 Avenue 156 Street 157 Street Alley	1.2 m - 2.0 m 4.5 m 4.5 m 1.2 m - 1.9 m	3.0 m 3.0 m 3.0 m 3.0 m

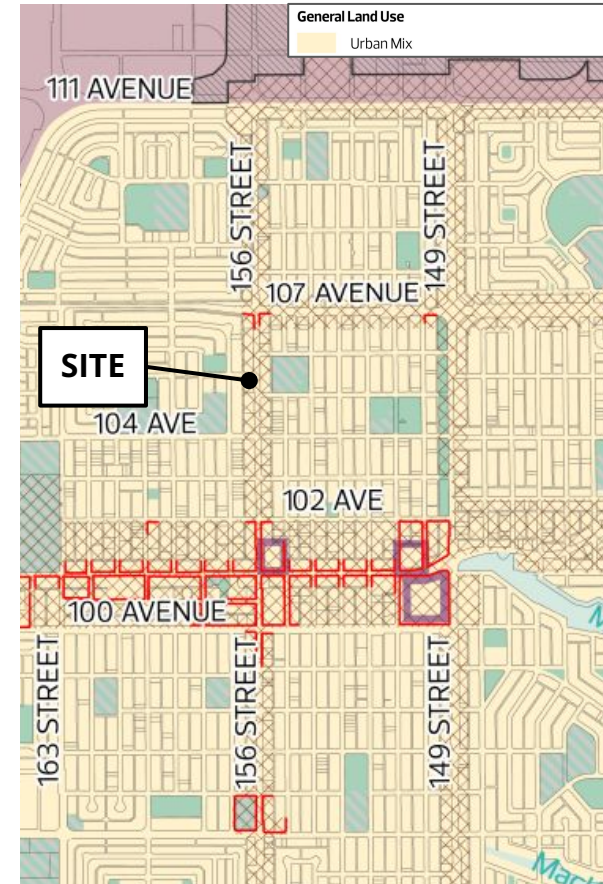
Secondary Corridors

Secondary Corridors are areas along prominent residential and commercial streets that serve as a local destination for surrounding neighbourhoods. They connect to Nodes, feature diverse travel modes and may evolve as more commercial or residential over time.

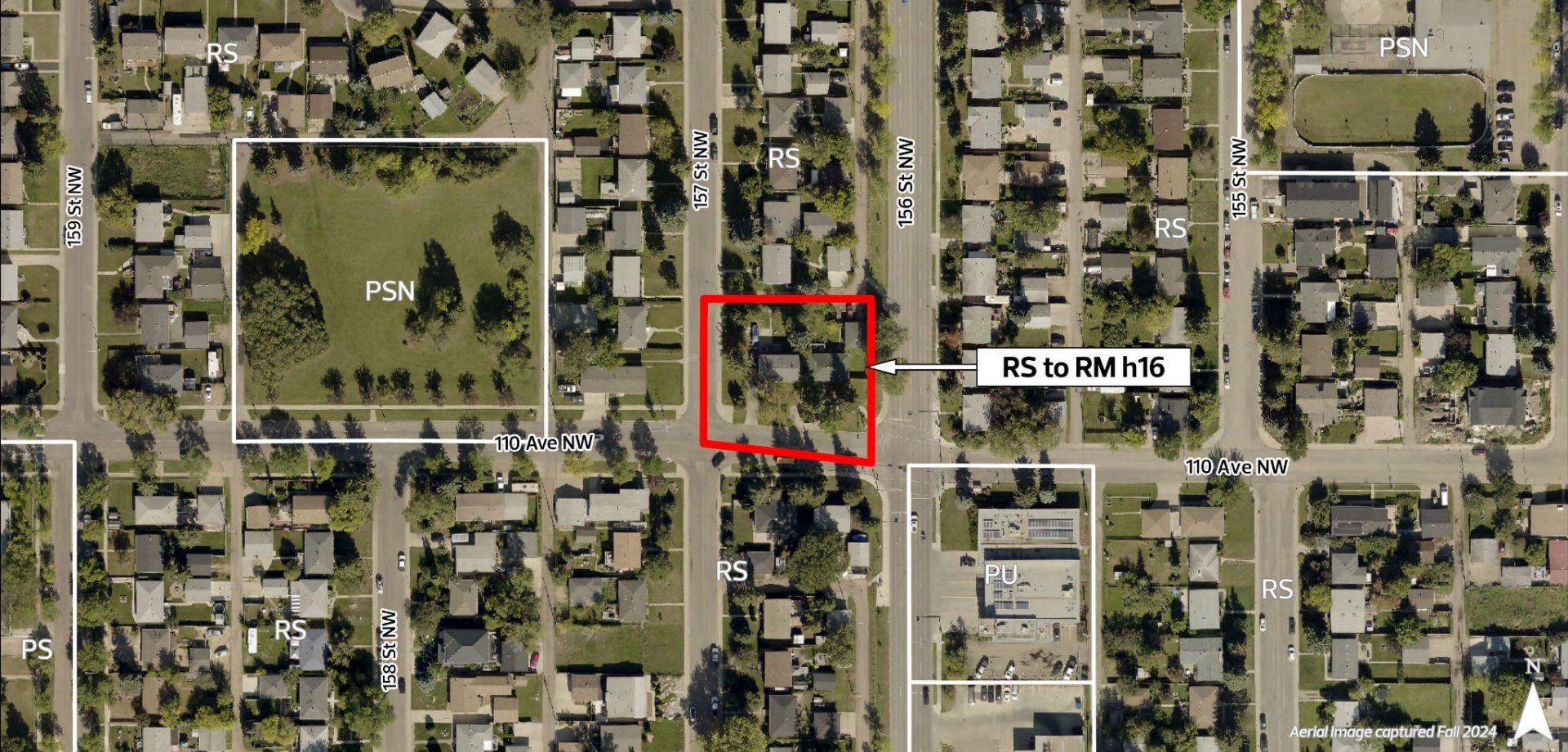
2.4.7.1 Support Low Rise development throughout Secondary Corridors. ✓



Jasper Place District Plan:
Nodes and Corridors



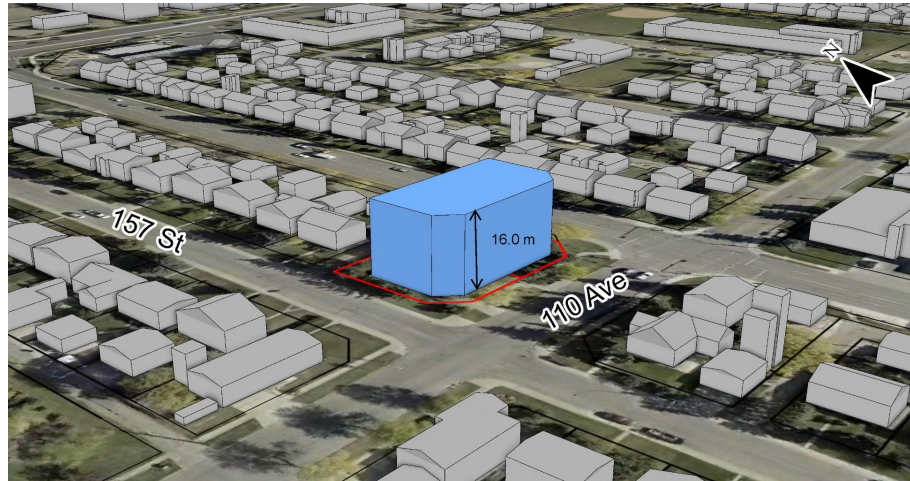
Jasper Place District Plan:
Land Use Concept to 1.25 Million



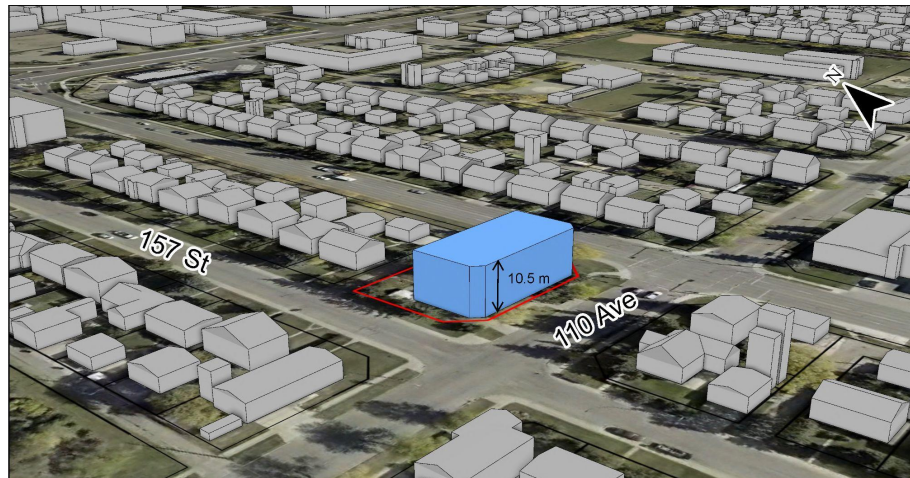
ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

PROPOSED ZONING - Massing models

RM h16:



RS:





CONTEXT MAP

