

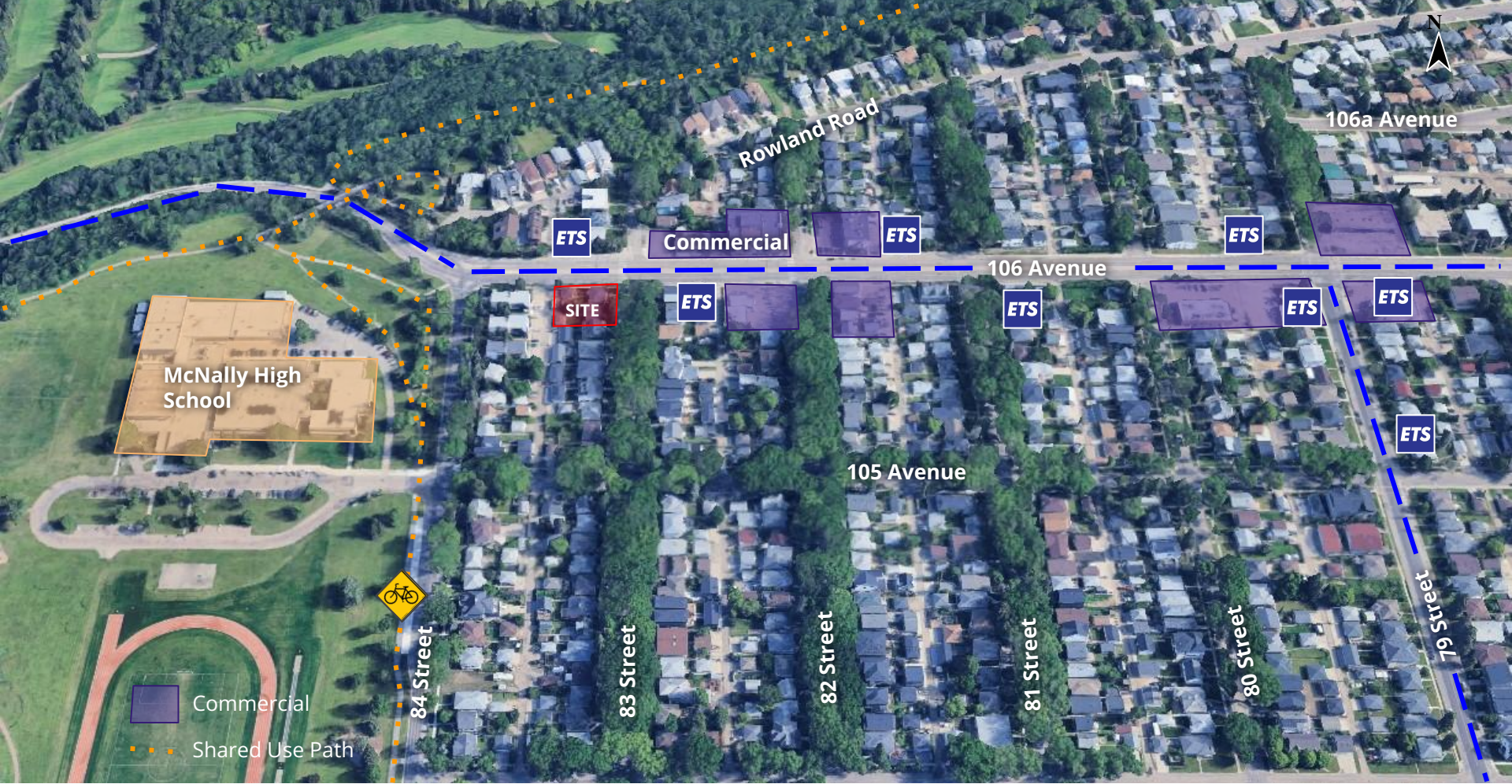
RS to RSM h12.0

ITEMS 3.23
BYLAW 21308
FOREST HEIGHTS

DEVELOPMENT
SERVICES
NOV 19, 2025



Aerial image captured Fall 2024



3 PROPOSED ZONING



EXISTING RS ZONE



PROPOSED RSM h12.0 ZONE

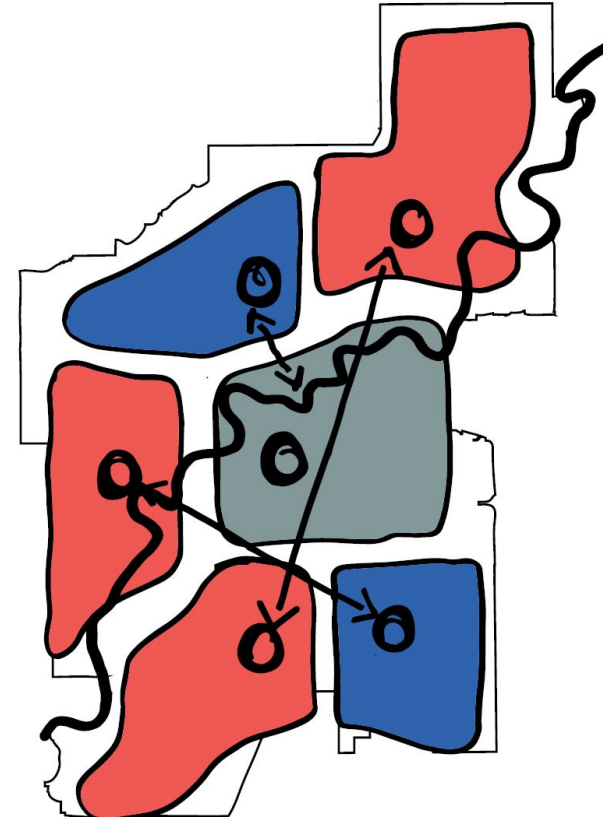
both model shows potential maximum built form of existing and proposed zones

Local Node

- Support low rise development at Local Nodes.
 - The proposed zoning allows for a built form smaller than low rise development.



Southeast District Plan - Map 3: Nodes and Corridors



The City Plan - Community of Communities

5 COMMUNITY INSIGHTS

Respondents (6)



CITY WEBPAGE
July 22, 2025



MAILED NOTICE
Aug 21, 2025



SITE SIGNAGE
Sept 22, 2025



1:1 COMMUNICATION
Ongoing



PUBLIC HEARING
NOTICE
Oct 23, 2025



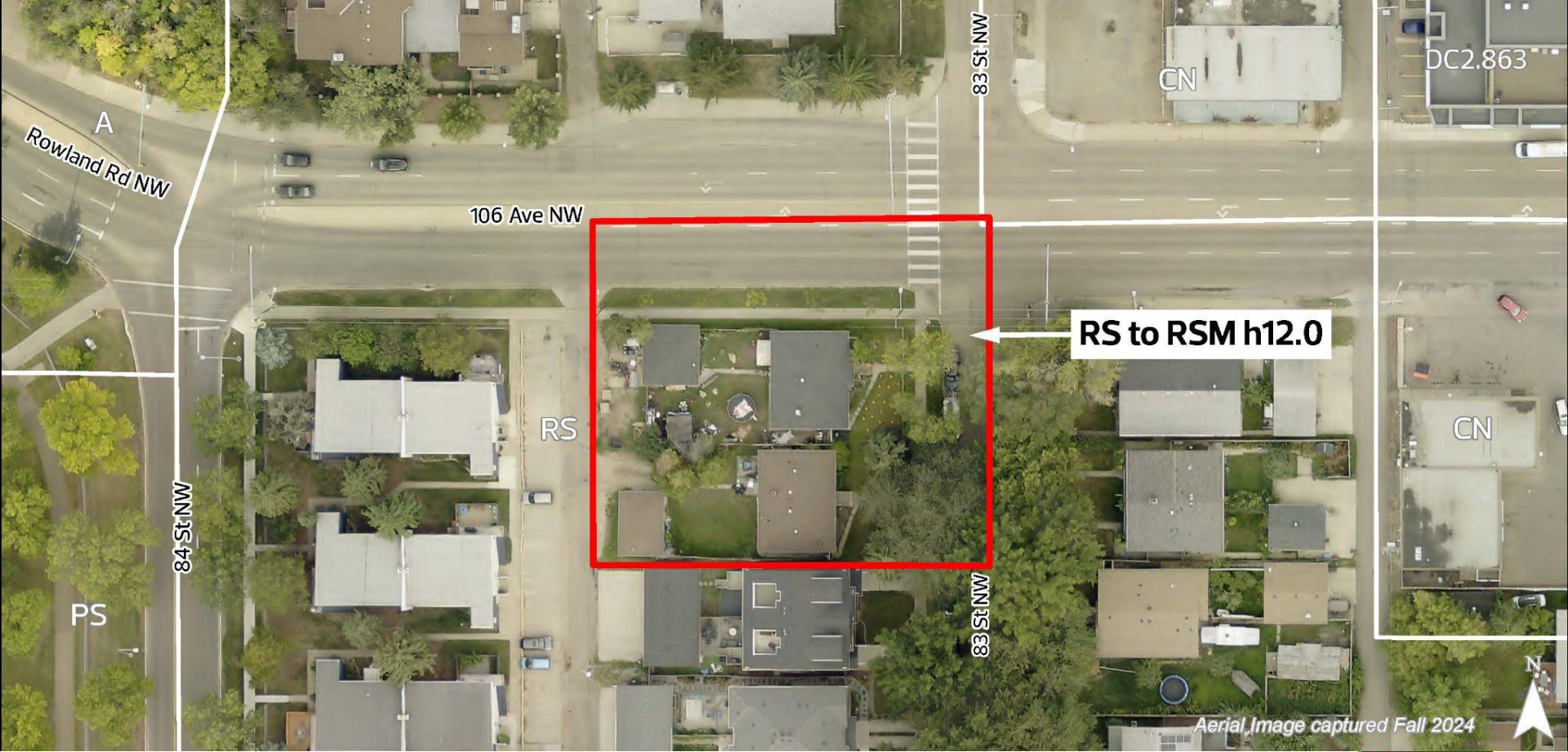
JOURNAL AD
Oct 31 & Nov 8,
2025

Opposition (5)

- Existing parking congestion in the area due to existing amenities (x5)
- An increase in density (x3)
- Significant safety concerns for residents and students of McNally High School (x2)
- Increase in noise
- Drivers are using shortcutting through neighbourhood
- Increase in traffic congestion

Mixed/Questions (1)

- Need more information on the proposal (x2)



106 Ave NW

83 St NW

84 St NW

83 St NW

Rowland Rd NW

RS

RS to RSM h12.0

Aerial Image captured Fall 2024

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

