

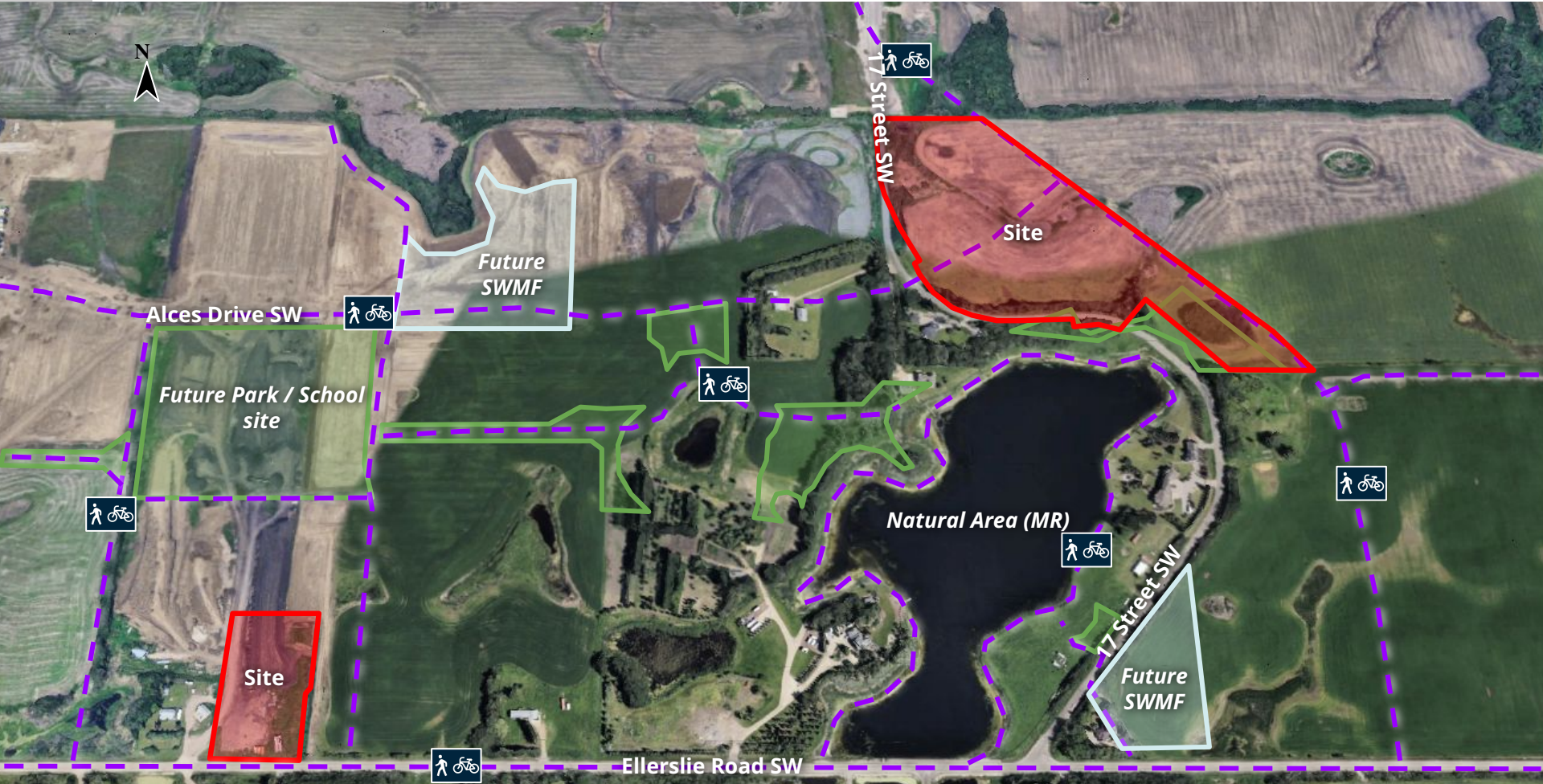


ITEMS 3.6, 3.7, 3.8 & 3.9
 BYLAWS 21398, 21399, 21400 & CHARTER BYLAW 21428
 ALCES

DEVELOPMENT
 SERVICES
 FEB 24, 2026



Aerial Image captured Fall 2024



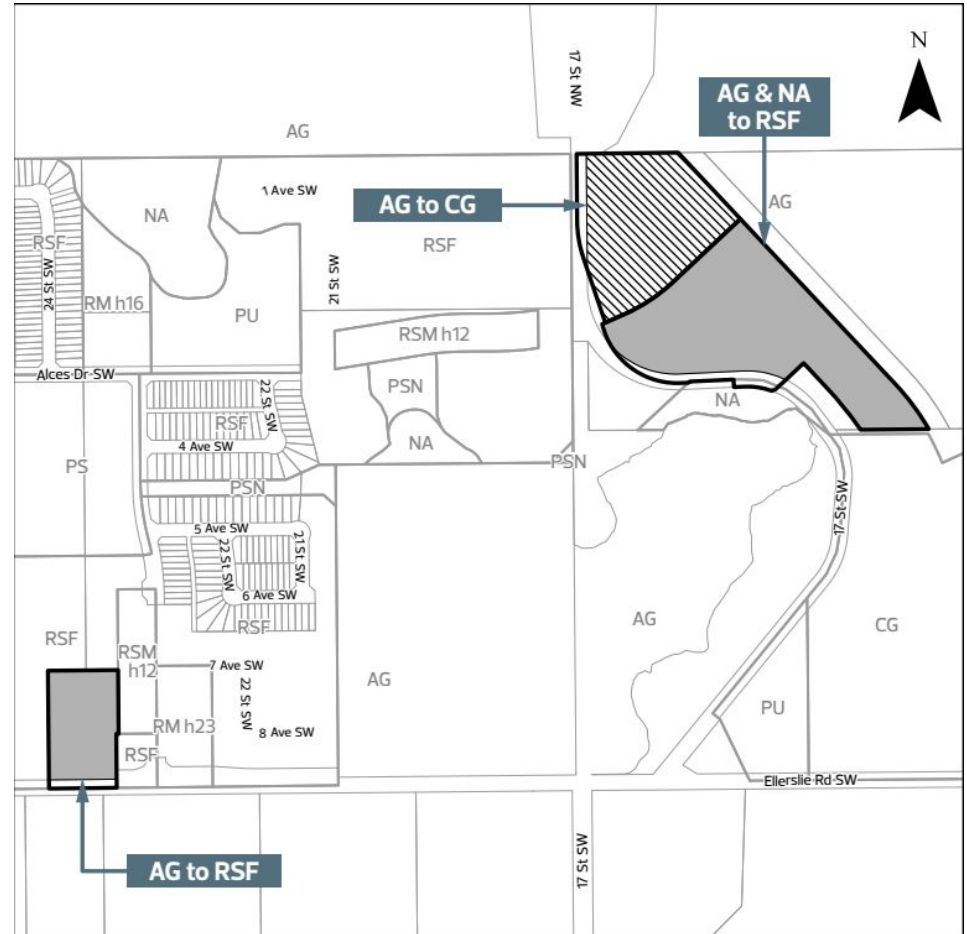
3 PROPOSED ZONING

Small Scale Flex Residential Zone (RSF)

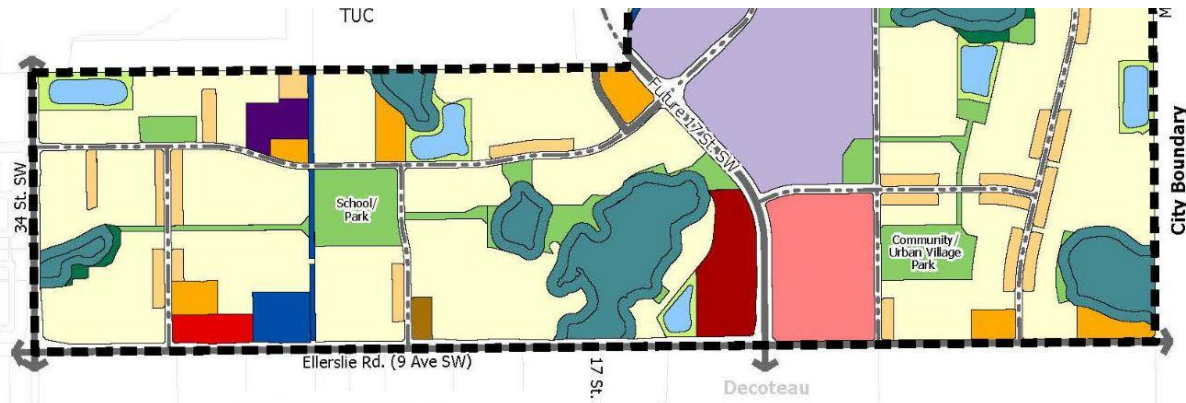
- a range of small scale housing on lots of varying size
- Approximately 3 storeys

General Commercial Zone (CG)

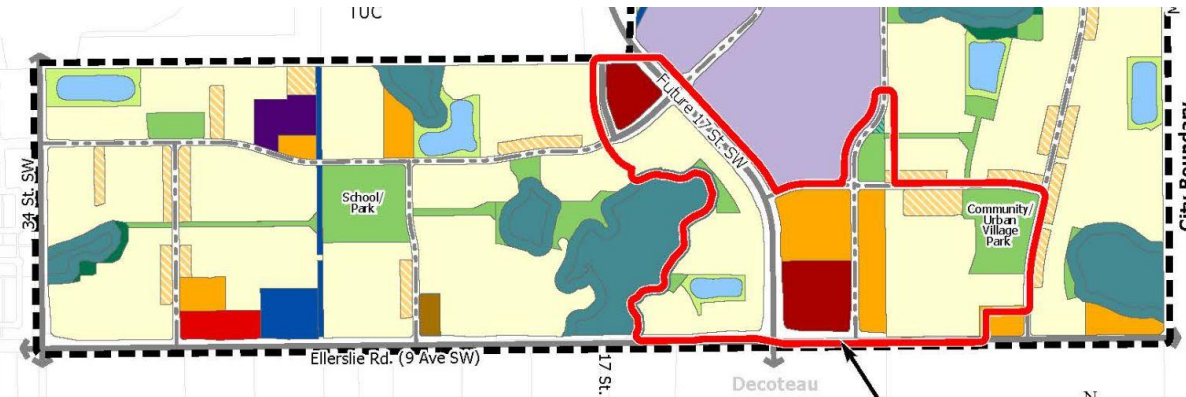
- A range of commercial and community uses
- Approximately 4 storeys
- limited opportunities for residential uses



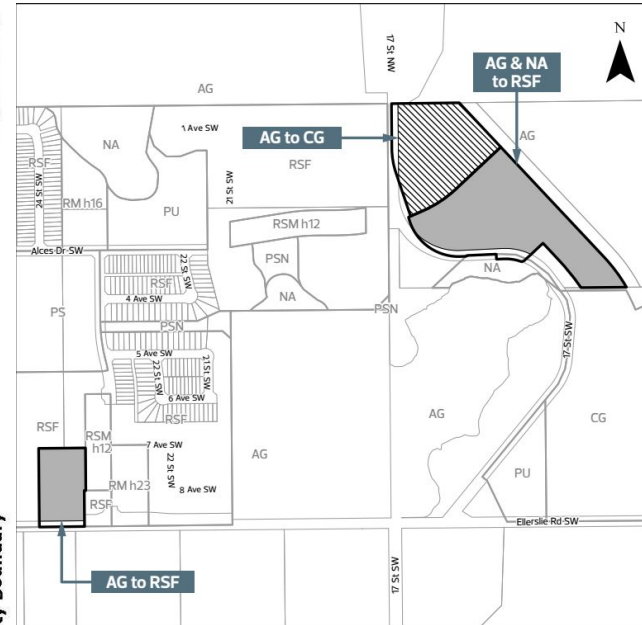
4 POLICY REVIEW - ALCES NSP



- Low Density Residential
- Low Density Residential (Street-Oriented)
- Medium Density Residential
- Commercial/Residential Mixed Use
- Community Commercial
- Park / Linear Park



Amendment Area







ADMINISTRATION'S RECOMMENDATION: **SUPPORT**