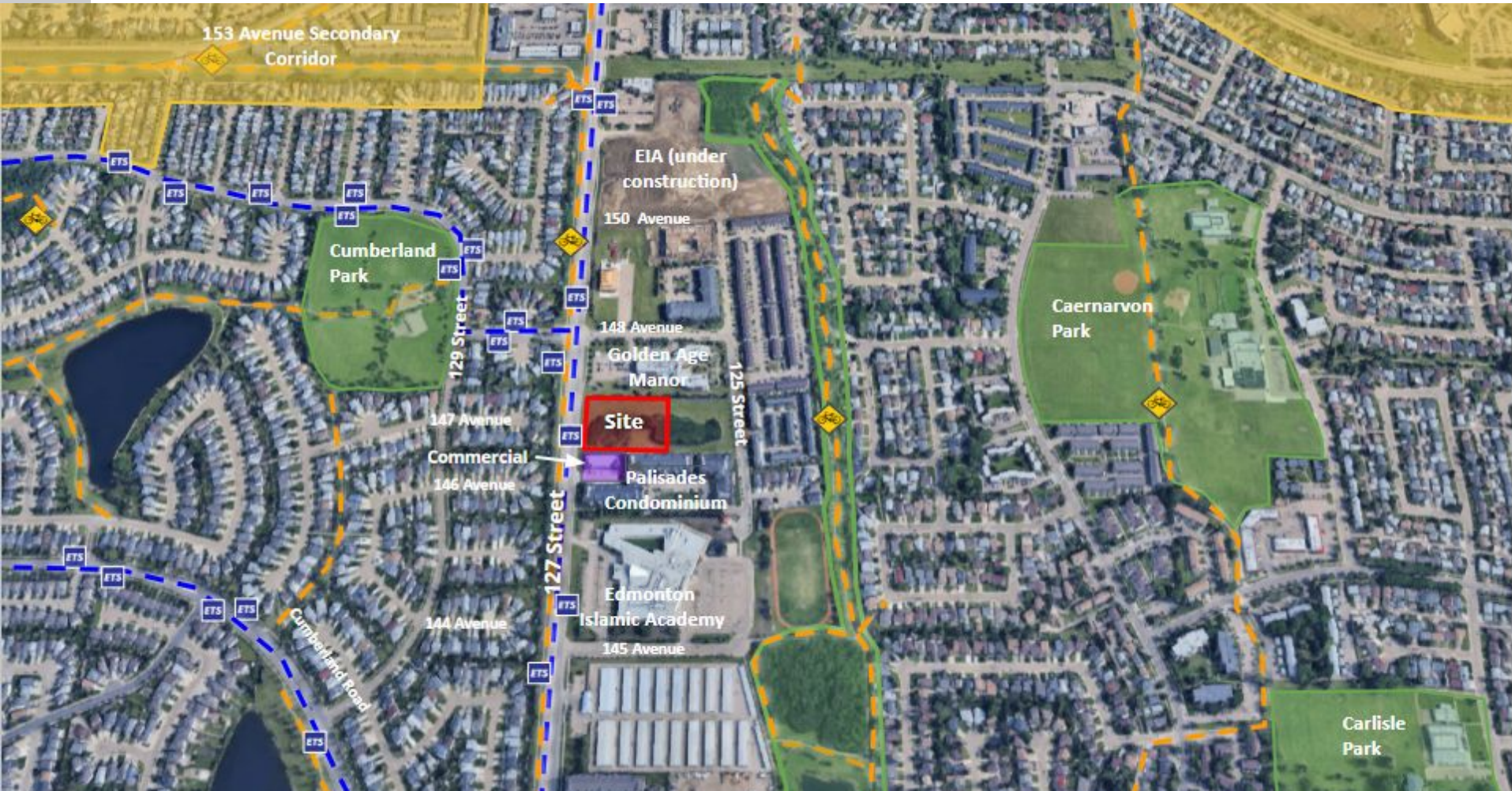


Aerial image captured Fall 2024

ITEMS 3.17 & 3.18
BYLAWS 21418 & 21419
BARANOW

DEVELOPMENT
SERVICES
Feb 24, 2026





3 COMMUNITY INSIGHTS

Respondents (18)

Opposition (17)

- Excessive traffic, parking congestion, and impacts on access for emergency services.
- Loss of trees and greenspace
- Excessive scale

Questions (1)

- General questions about the proposal



CITY WEBPAGE
July 3, 2025



MAILED NOTICE
July 9 and Nov 13,
2025



1:1 COMMUNICATION
Ongoing



SITE SIGNAGE
November 17,
2025

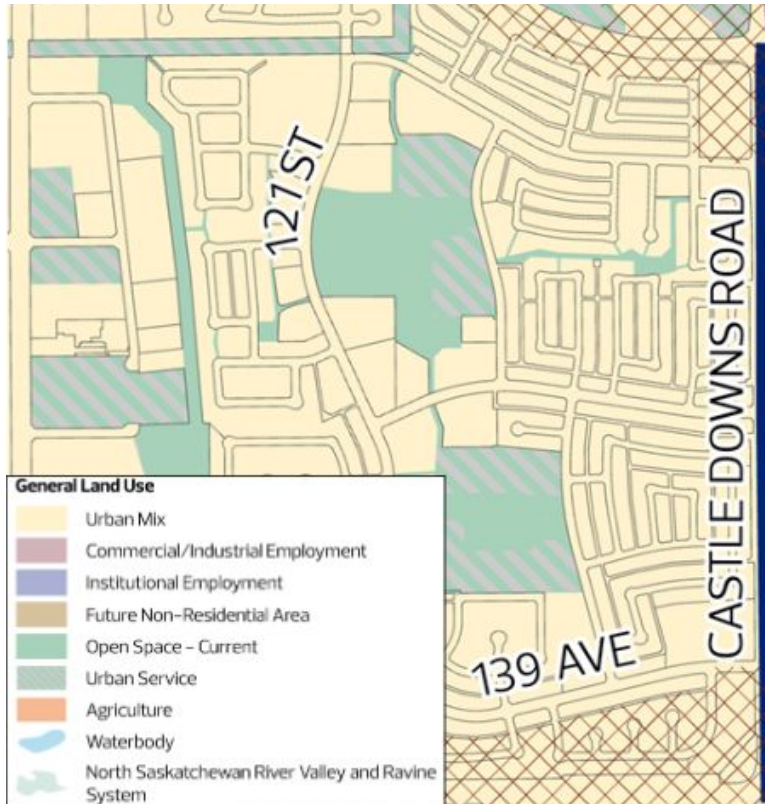
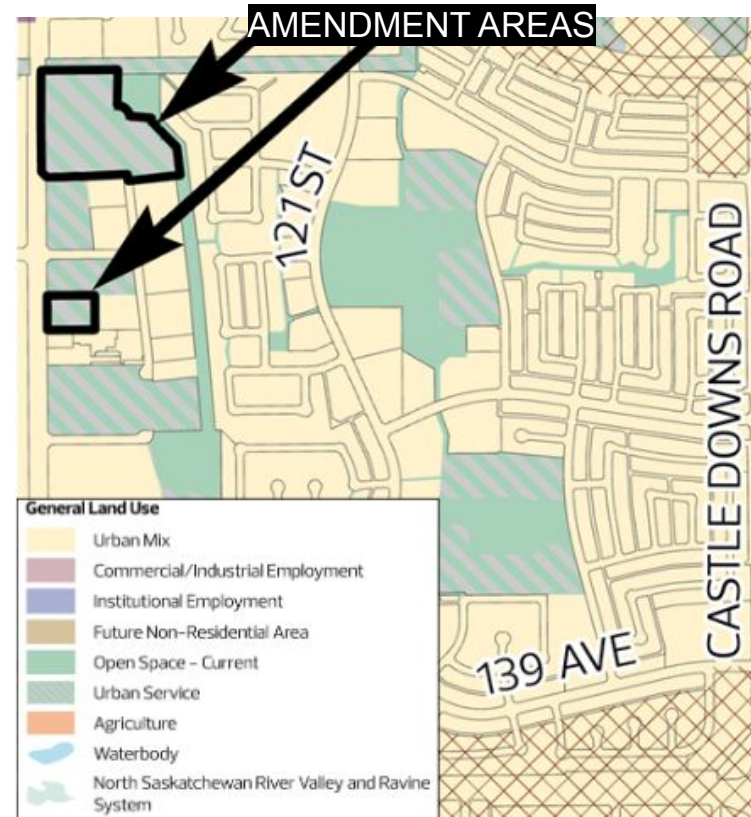


PUBLIC HEARING
NOTICE
Jan 29, 2026

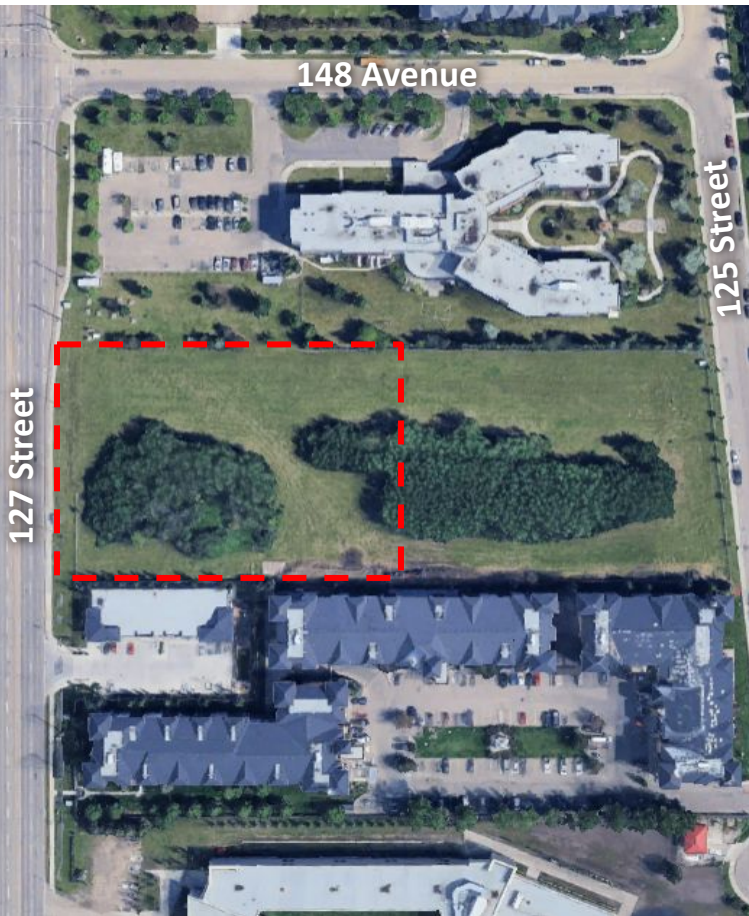


JOURNAL AD
Feb 6 & 14, 2026

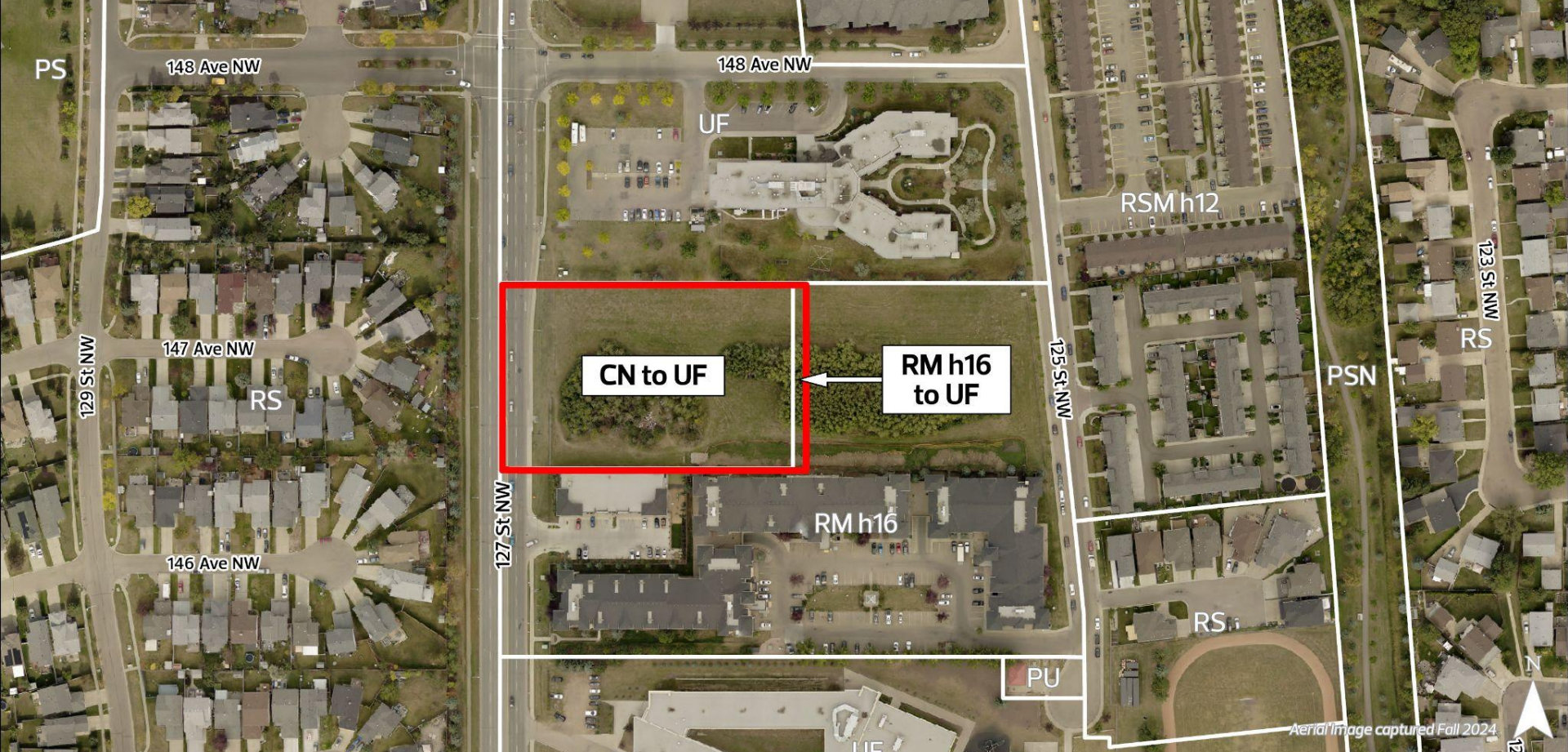
Map 4: Land Use Concept to 1.25 Million

Existing:*Proposed:*

5 PROPOSED ZONING



REGULATION	CN Current Zone	RM h16 Current Zone	UF Proposed
Typical uses	Commercial	Multi unit residential	Religious assemblies, care facilities
Height	12.0 m	16.0 m	16.0 m
Floor Area Ratio	2.0	2.3	N/A
Minimum Density	N/A	Min: 45 du/ha	N/A
Setbacks			
North (side)	3.0 m	3.0 m	3.0 m
West (127 St)	3.0 m	3.0 m	6.0 m
East (125 St)	3.0 m	4.5 m	6.0 m
South (side)	3.0 m	3.0 m	4.5 m



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**