



RSM h12.0 to MU h16.0 f3.5

MU h45 f7

PSN

Kingsway NW

CG

111 Ave NW

UF

RSM h12

MU h16
f3.5 cf

107 St NW

RS

103 St NW

108 St NW

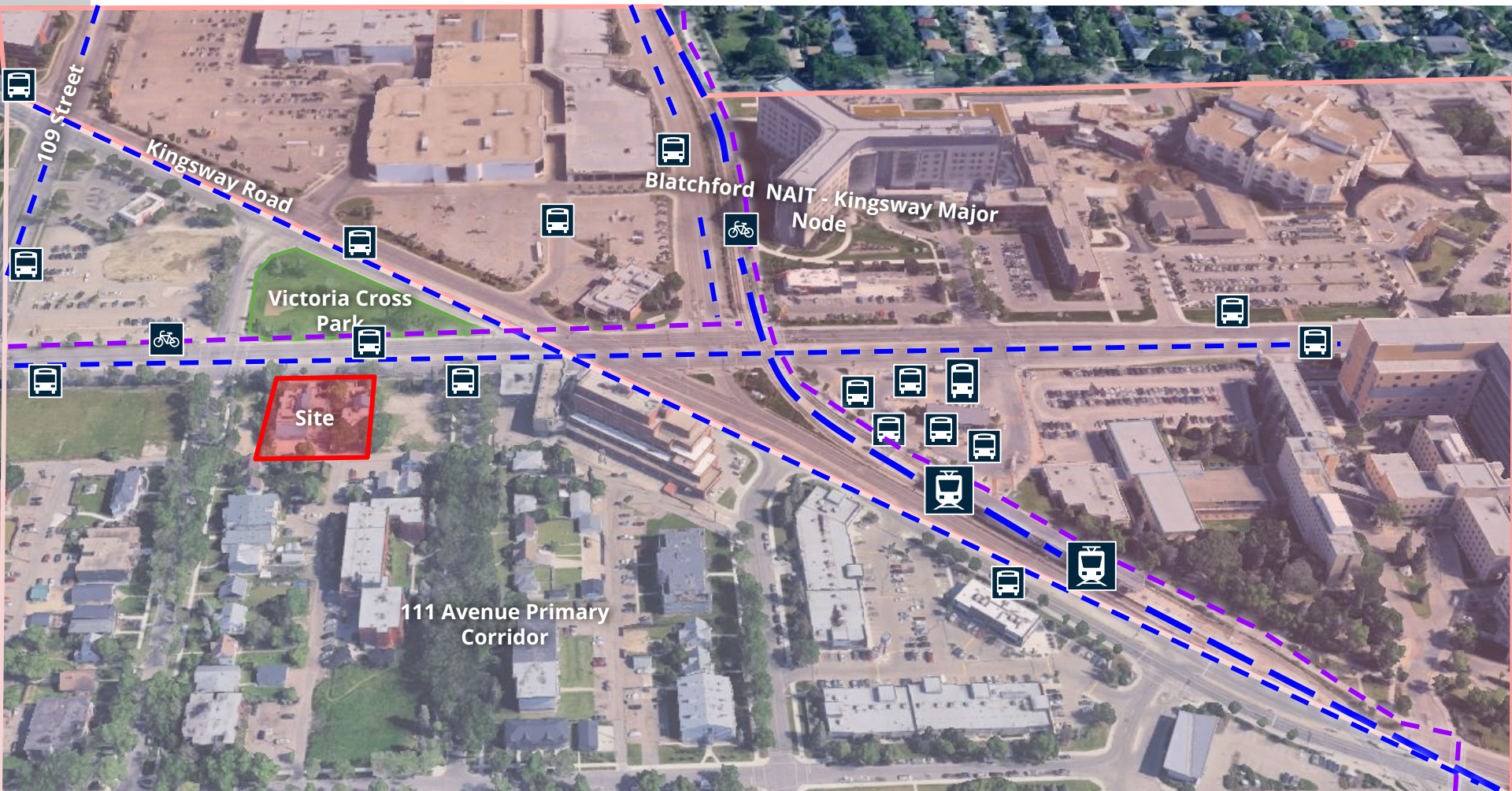
Aerial Image captured Fall 2024



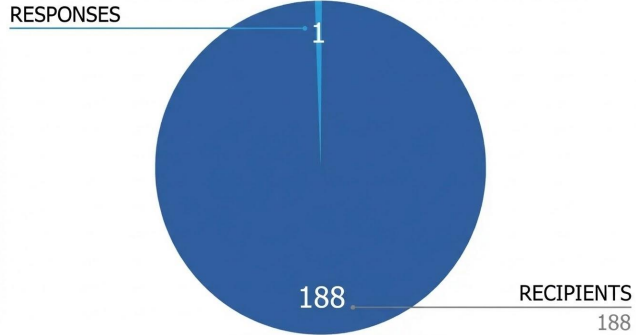
ITEM 3.8
BYLAW 21454
CENTRAL MCDougall

DEVELOPMENT
SERVICES
MAR 10, 2026





3 COMMUNITY INSIGHTS



- Opposition (1)
 - Zoning should never be changed.
 - Need housing instead.



CITY WEBPAGE
Dec 29, 2025



MAILED NOTICE
Jan 13, 2026



1:1 COMMUNICATION
Nothing



SITE SIGNAGE
Jan 27, 2026



PUBLIC HEARING
NOTICE
Feb 12, 2026



JOURNAL AD
Feb 20 & Feb 28,
2026

District Policy 2.4.6.1:

Support Low Rise and Mid Rise development throughout Primary Corridors.



Central District Plan:
Nodes and Corridors



Central District Plan:
Land Use Concept to 1.25 Million



RSM h12.0 to MU h16.0 f3.5

MU h45 f7

PSN

CG

Kingsway NW

111 Ave NW

UF

RSM h12

MU h16
f3.5 cf

107 St NW

103 St NW

RS

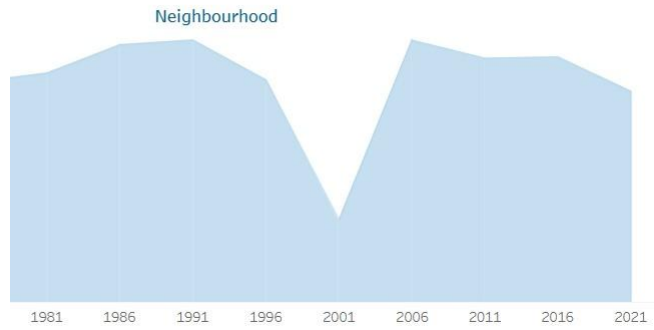
Aerial Image captured Fall 2024



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



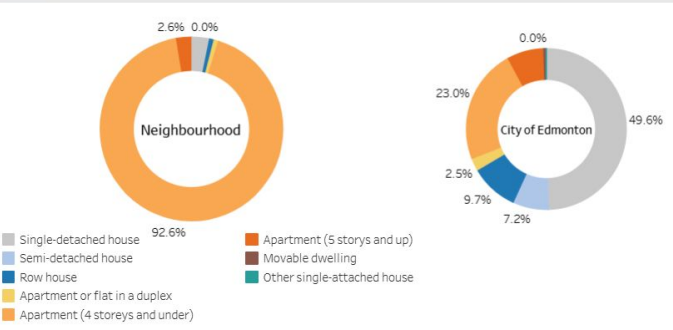
ation



2021 Central McDougall Population

1971: 4,735
2021: 4,300

1 Private Dwellings by Structure Type



2021 Central McDougall Dwelling Typology

Single Detached: 3.2%
Row Housing: 0.8%
Apartment: 95.2%

2023 Central McDougall DU/NRHA

Built Dwelling Units: 3,507
Built Net Residential Land: 32 ha
Built Net Residential Density: 110 du/nrha

REGULATION	RSM h12 Current Zoning	MU h16 f3.5 Proposed Zoning
Principal Building	Multi-Unit Housing	Multi-Unit Housing Optional ground floor commercial
Height	12.0 m	16.0 m
Floor Area Ratio	N/A	3.5
Site Coverage	60%	N/A
Setbacks North East South West	? m ? m ? m ? m	? m ? m ? m ? m