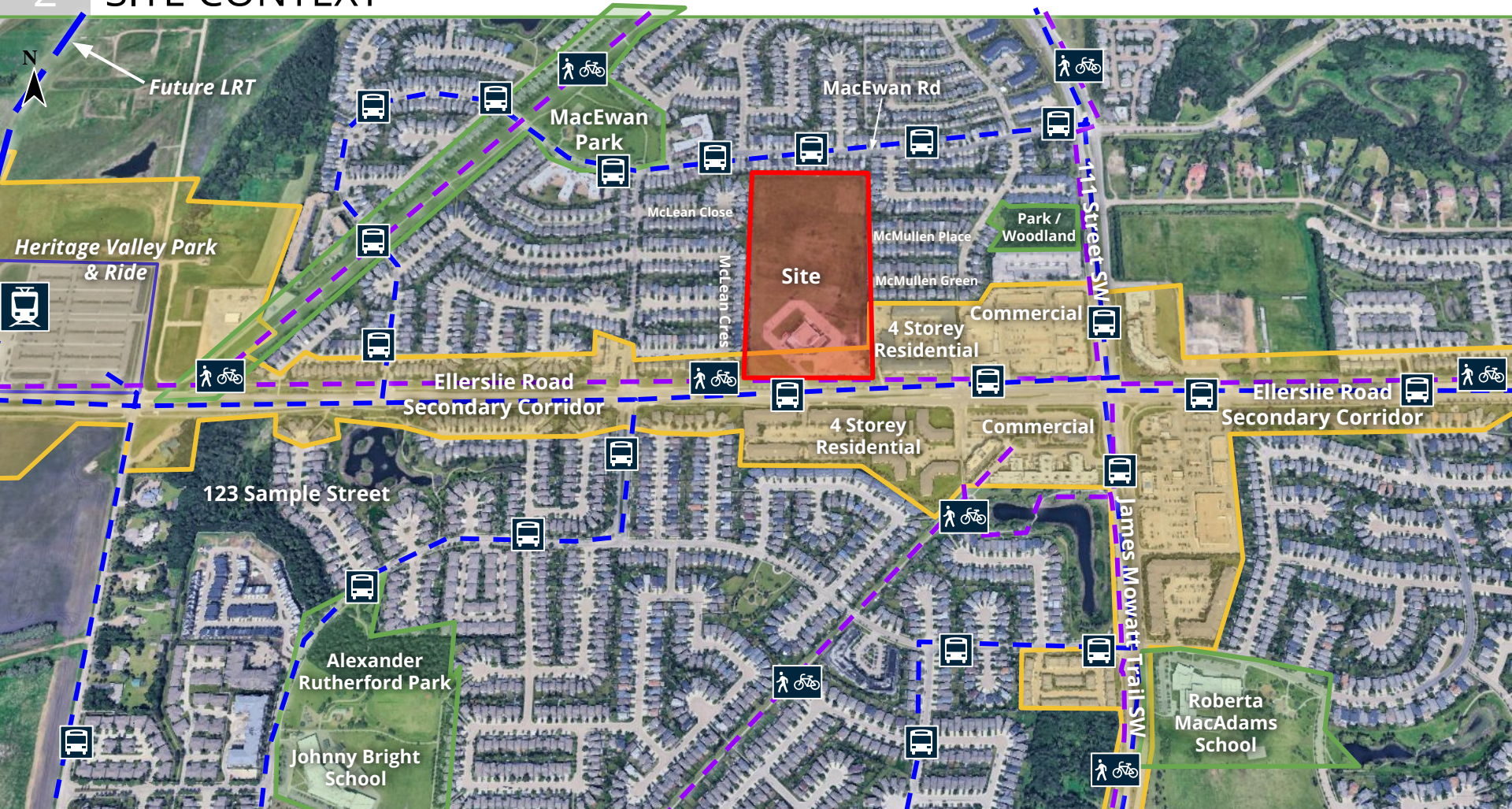


SITE CONTEXT



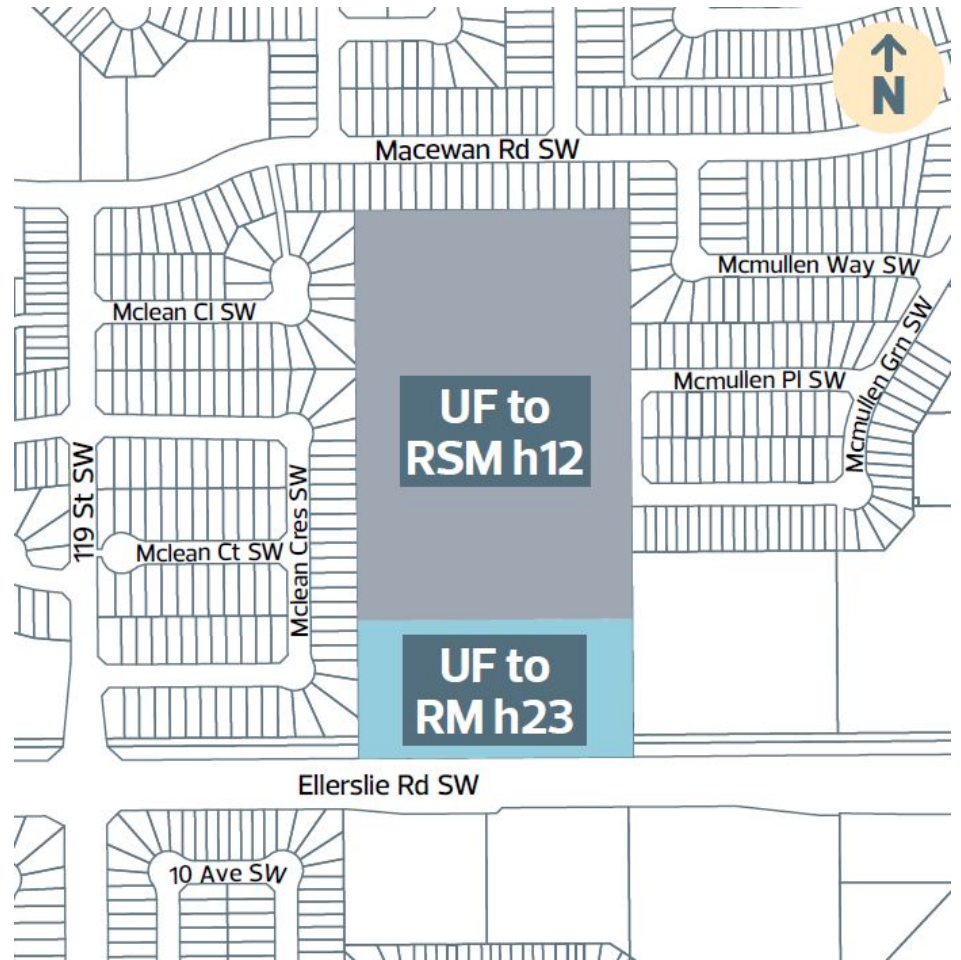
3 PROPOSED ZONING

Medium Scale Residential Zone (RM h23):

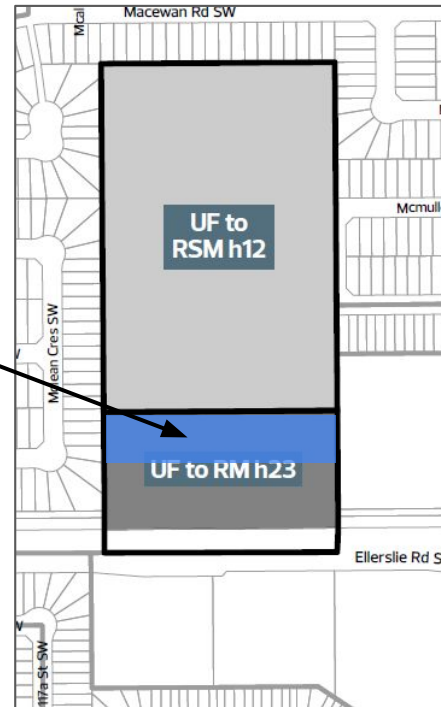
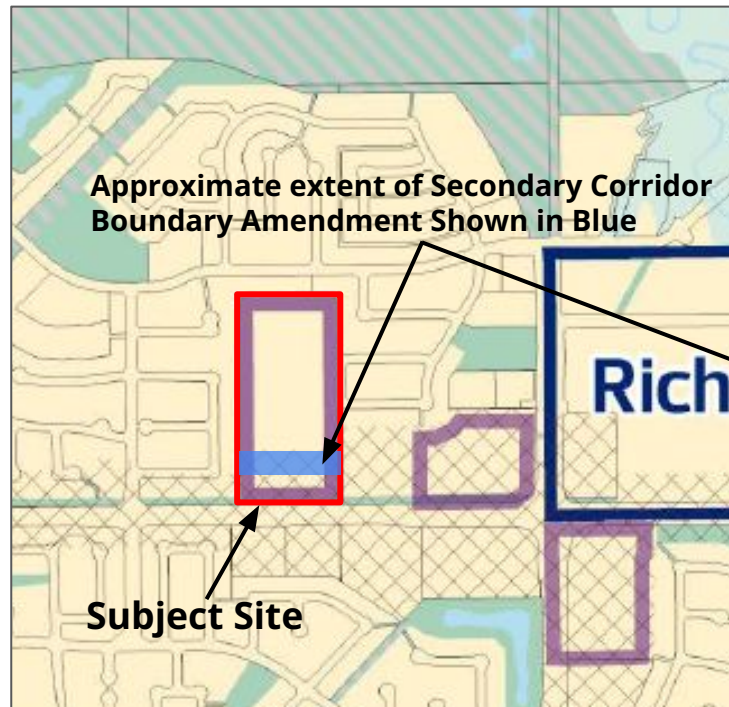
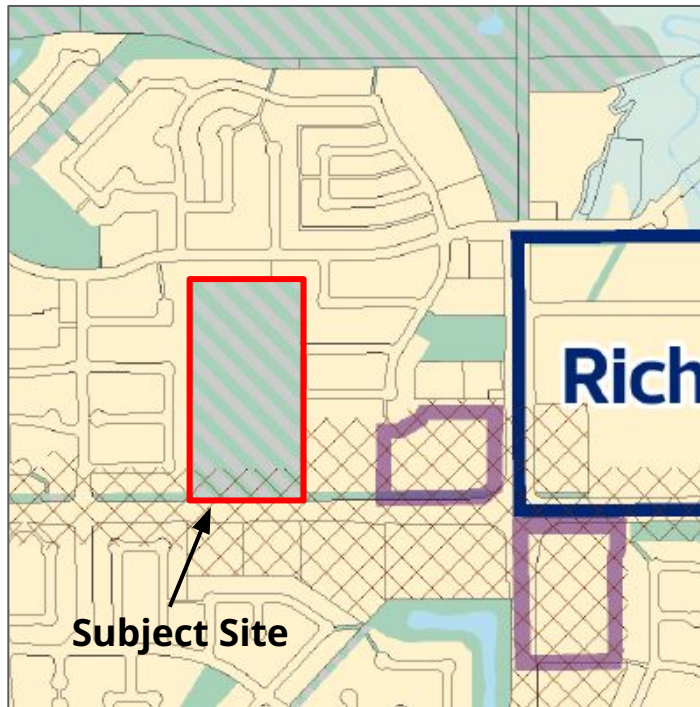
- Multi-unit residential
- Limited commercial at ground level
- A max height of 23 metres (approx. 6 storeys)

Small-Medium Scale Residential Transition Zone (RSM h12)

- Small scale residential including row housing.
- A maximum height of 12.0 m (approximately 3 storeys).
- A maximum site coverage of 60%.



PROPOSED SOUTHWEST DISTRICT PLAN AMENDMENT

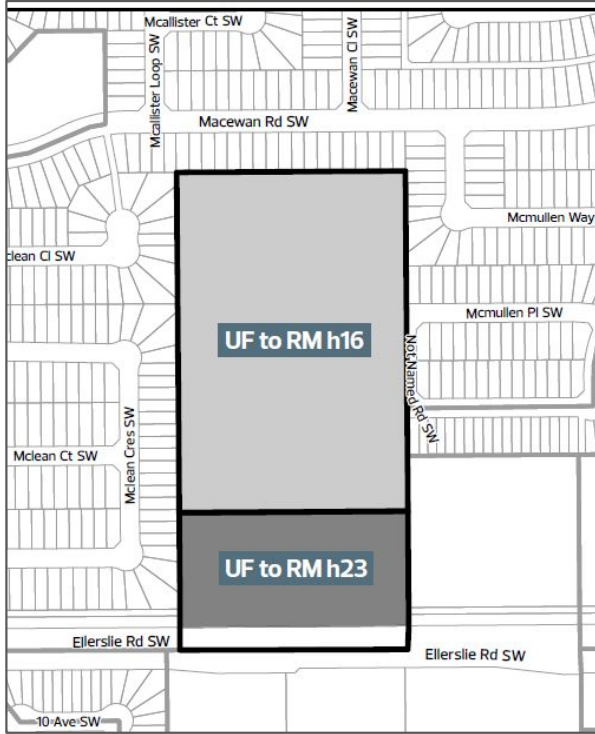


Current

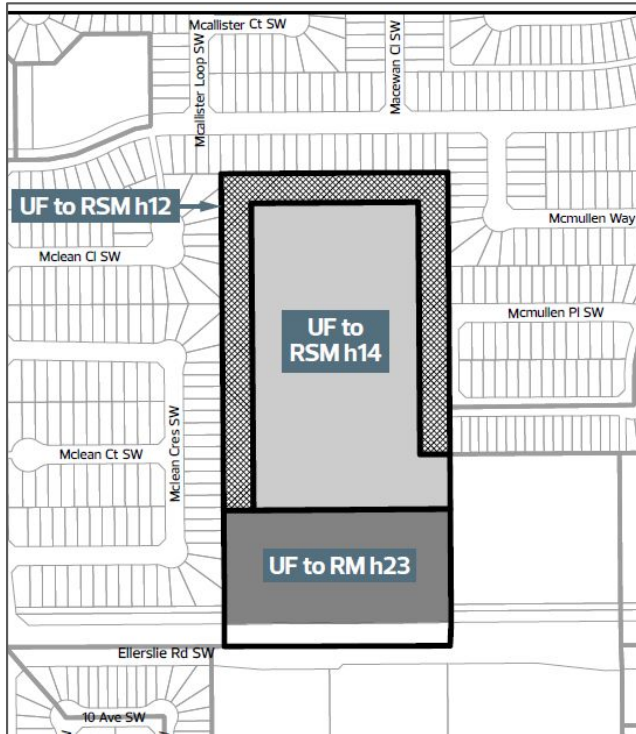
Proposed:

- Urban Service to Urban Mix
- Secondary Corridor Boundary
- Large Site Designation

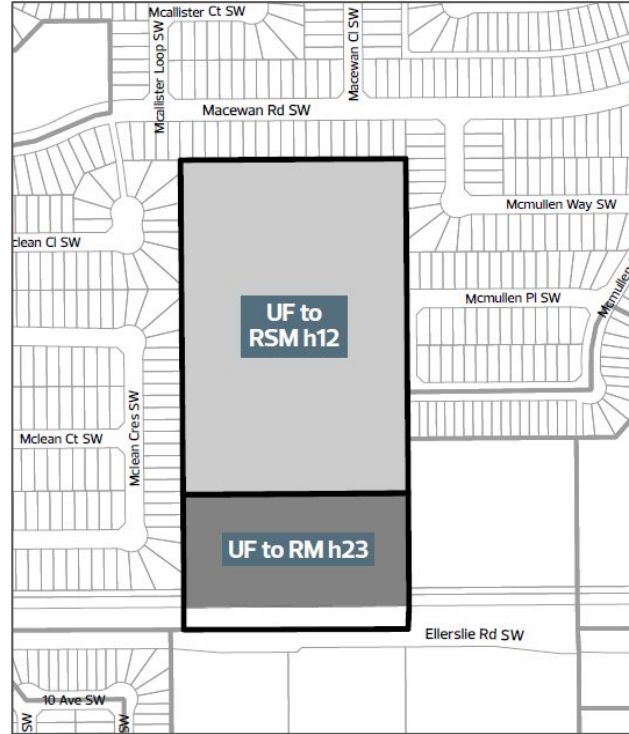
5 REVISIONS OF PROPOSED ZONING



Initial Proposal
(Initial Mailed Notice)



1st Revision
(Open House / Webpage)



2nd Revision
(Current proposal)

6 COMMUNITY INSIGHTS

Respondents (145)

Opposition (144)

- Negative impacts to adjacent sites (87)
- Traffic/parking congestion (68)
- Loss of greenspace/ amenity (61)
- Fire safety / Emergency services access (31)
- Infrastructure capacity / Schools (29)

Support (1)

- Additional density
- Housing variety



CITY WEBPAGE
Jul 29, 2025



MAILED NOTICE
Jul 31, 2025



SITE SIGNAGE
Aug 20, 2025



1:1 COMMUNICATION
Ongoing



ONLINE
ENGAGEMENT
Nov 3 to 16, 2025



OPEN HOUSE
Nov 5, 2025

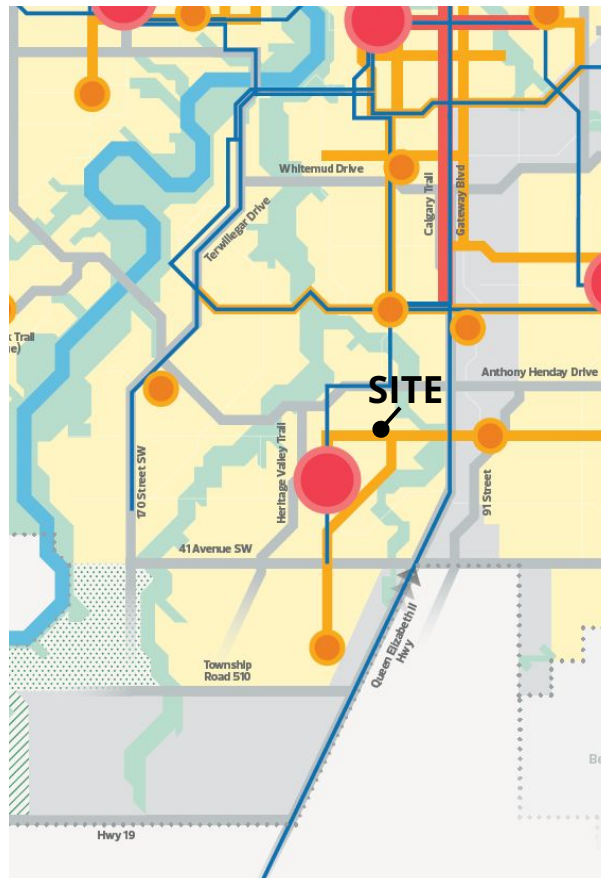


PUBLIC HEARING
NOTICE
Feb 3, 2026

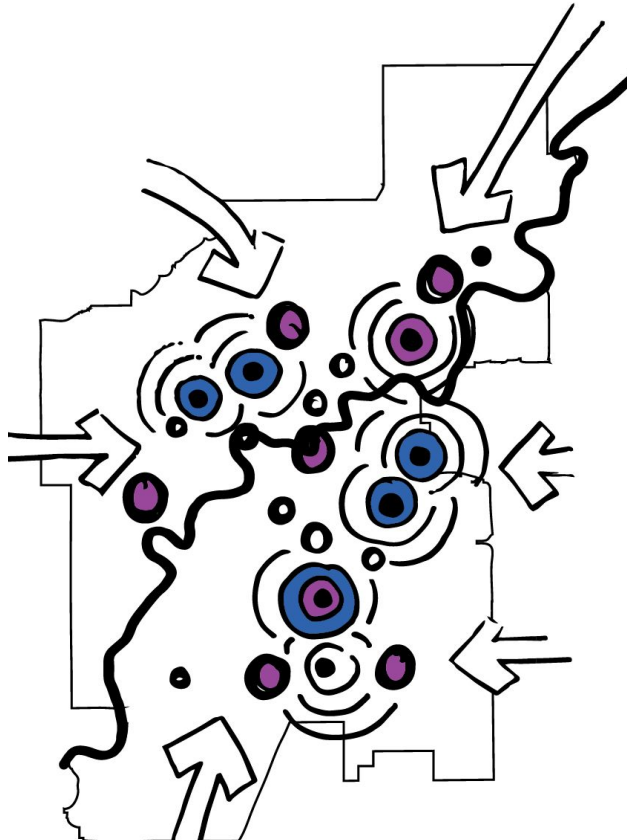


JOURNAL AD
Feb 6 & Feb 14,
2026

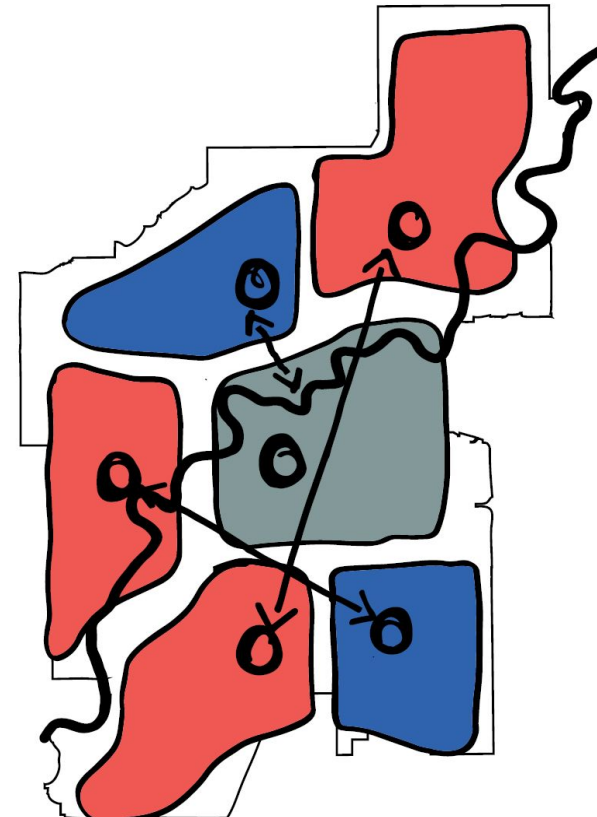
7 POLICY REVIEW - THE CITY PLAN



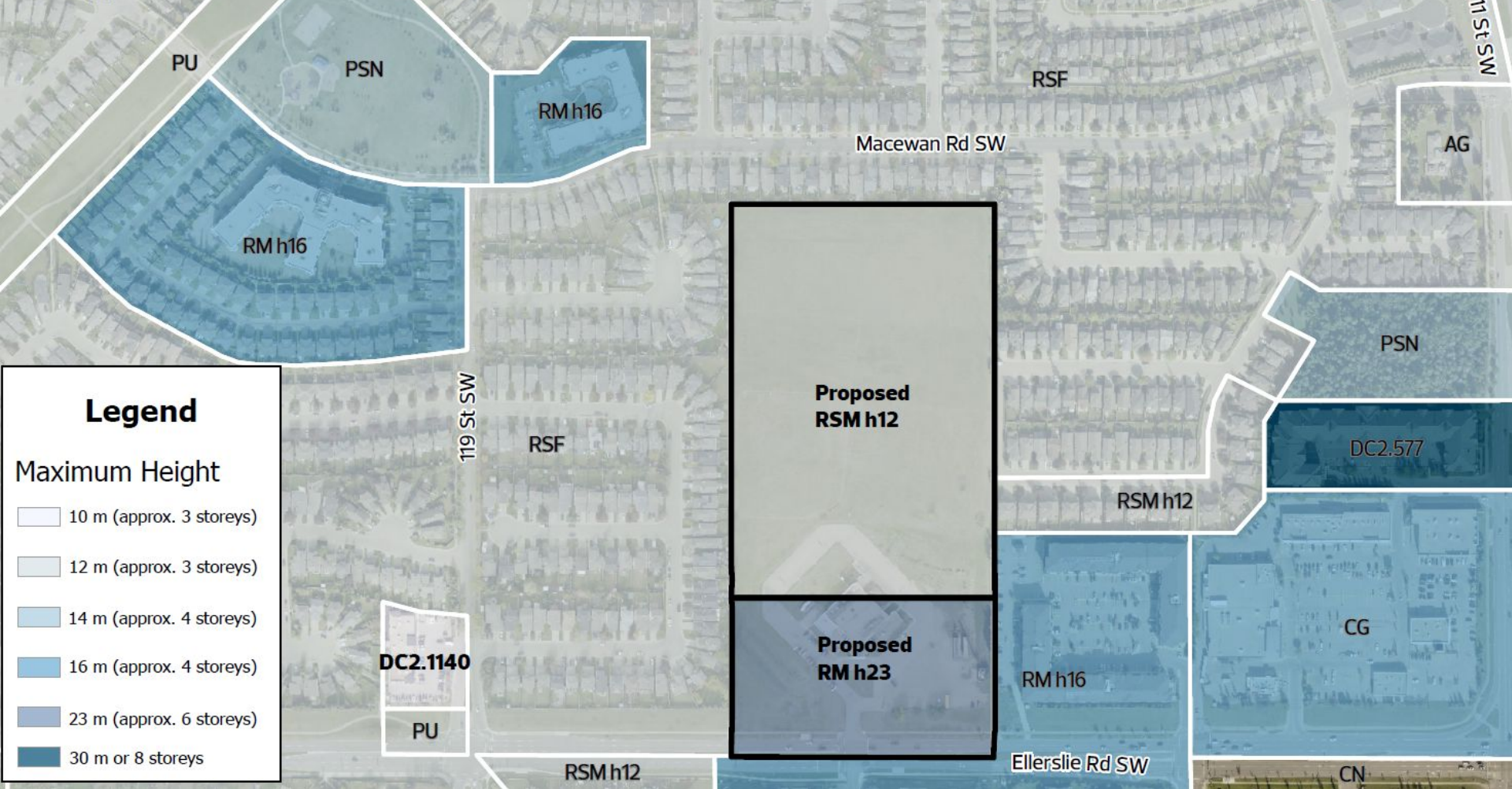
THE CITY PLAN



REBUILDABLE CITY



COMMUNITY OF COMMUNITIES



ALLOWABLE ZONING HEIGHT

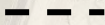
Legend:



Signalization & New
Right Turn Bay
Required



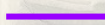
Conceptual Roadway
Connection



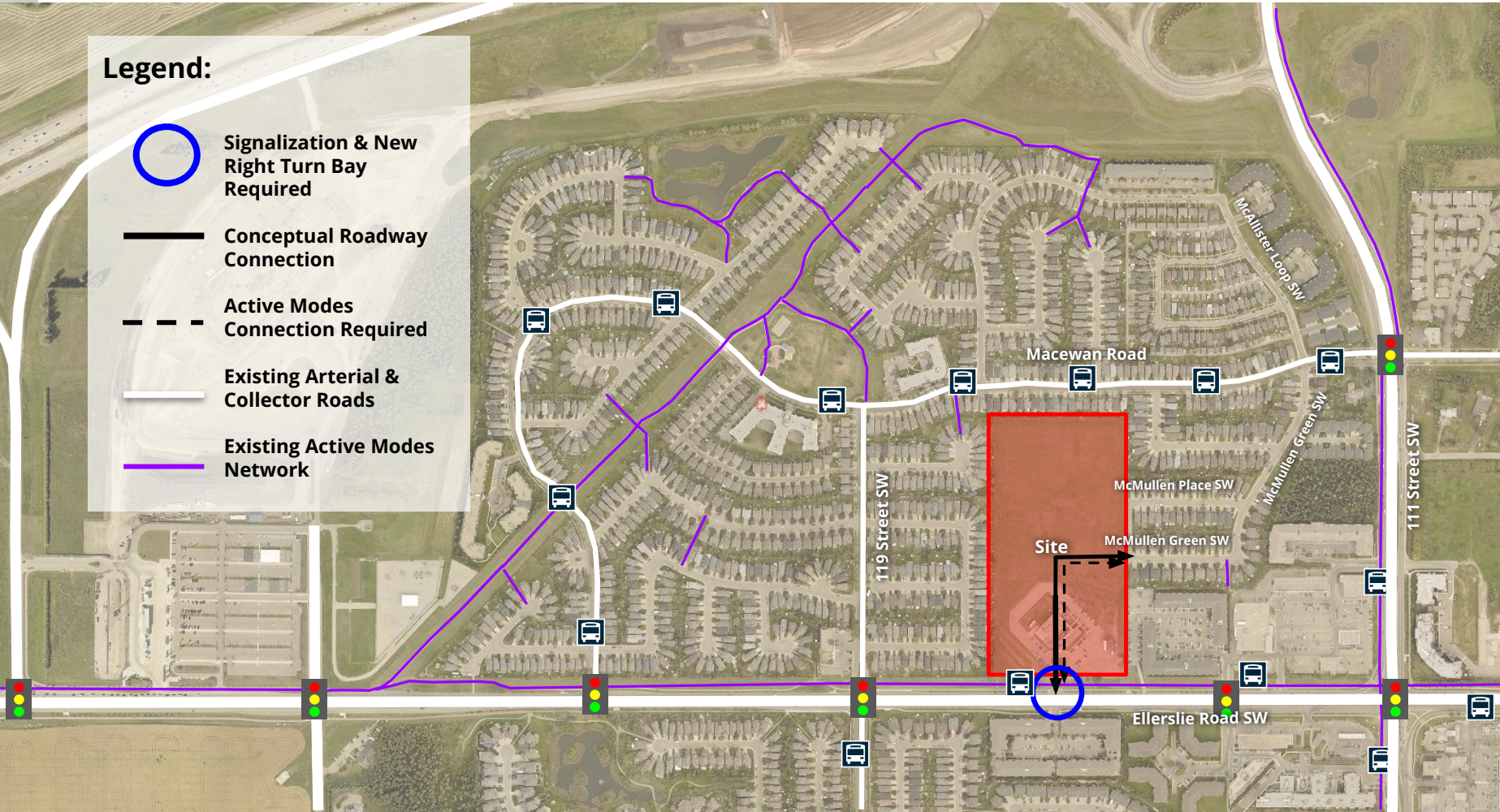
Active Modes
Connection Required

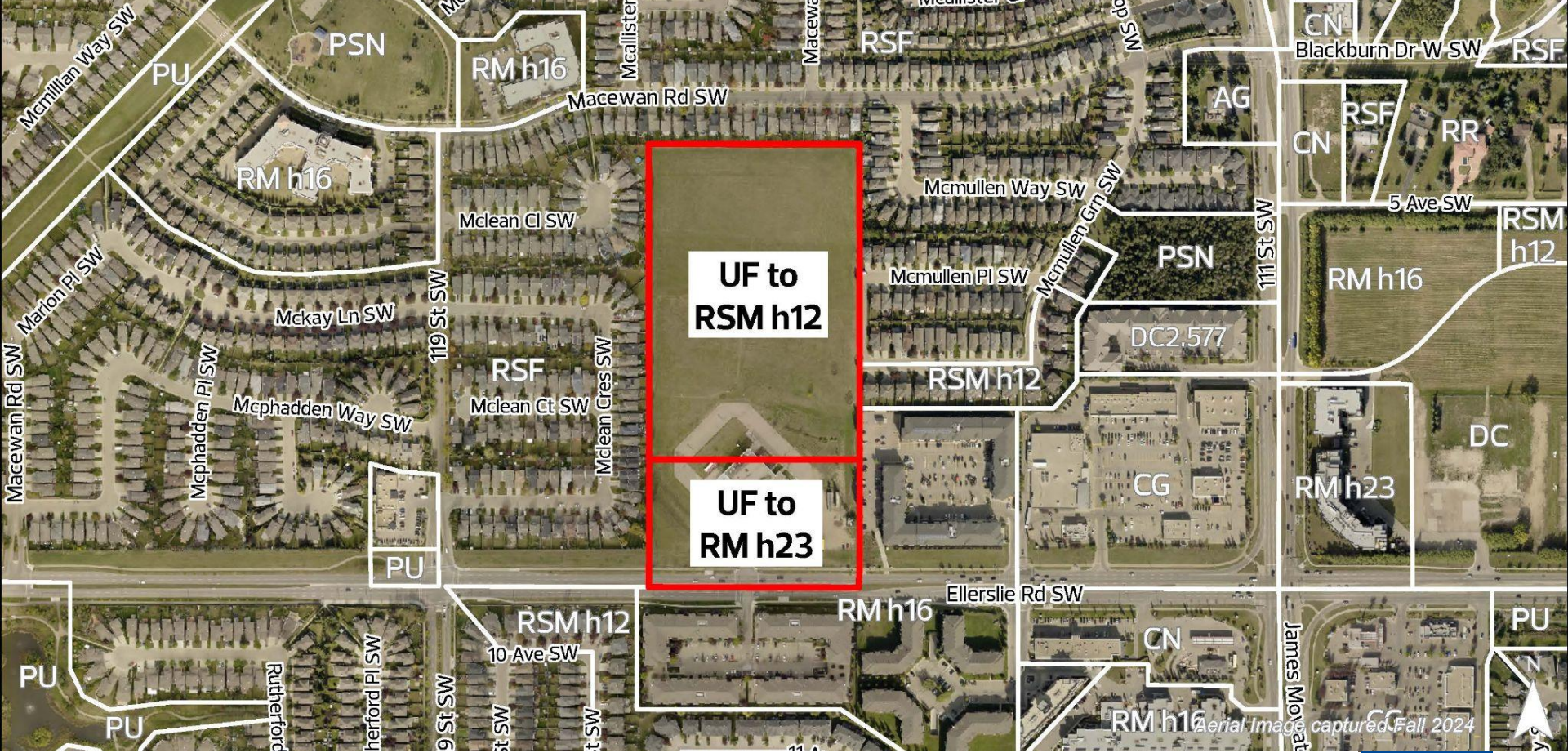


Existing Arterial &
Collector Roads



Existing Active Modes
Network





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**