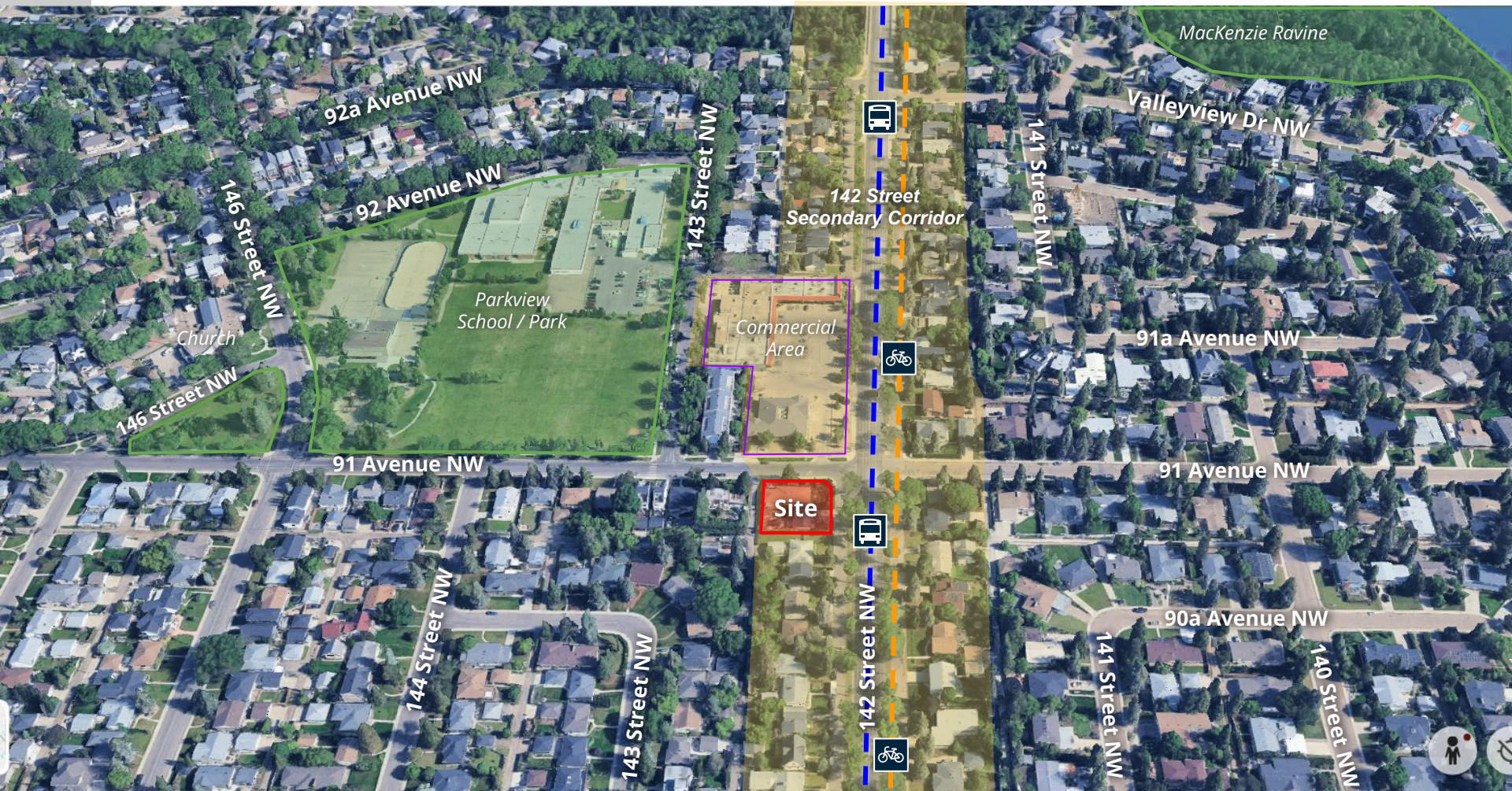


ITEM 4.3
BYLAW 21494
PARKVIEW

DEVELOPMENT
SERVICES
May 5, 2026





3 COMMUNITY INSIGHTS

Respondents (318)

Opposition (298)

- Neighbourhood character (137)
- On-street parking congestion (142)
- Traffic congestion & safety / school students (97)
- Privacy & Shadowing impact (65)
- Impact on property value (48)
- Utility capacity (34)
- No commercial needed (35)
- Affects snow clearing operations (21)
- Redevelop with RS Zone (14)

Support (10)

- The Location is appropriate (4)
- Benefits local businesses (2)
- Additional housing options (1)

Mixed/Questions (10)

- What's Proposed ?



CITY WEBPAGE
Sep 3, 2025



MAILED NOTICE
Sep 11, 2025



1:1
COMMUNICATION
Ongoing



ONLINE ENGAGEMENT
Phase 1 (Nov, 2025)
Phase 2 (Jan, 2026)



SITE SIGNAGE
Oct 14, 2025



PUBLIC HEARING
NOTICE
April 14, 2026

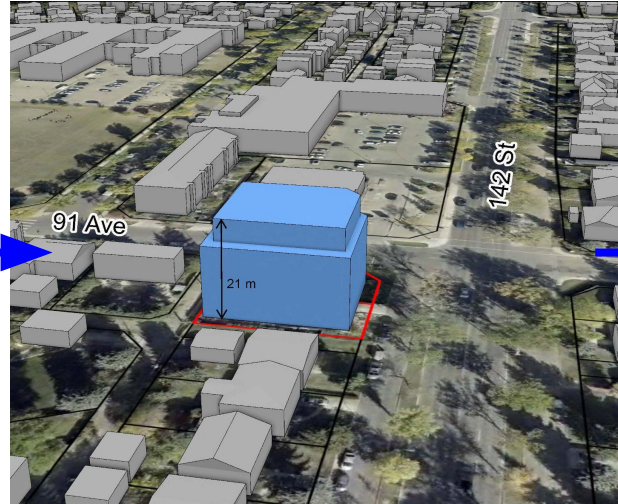


JOURNAL AD
April 17 & 25,
2026

PROPOSED ZONING



MU h23.0 f3.8 cf ZONE
(Initial Proposal)



MU h21.0 f3.5 cf ZONE

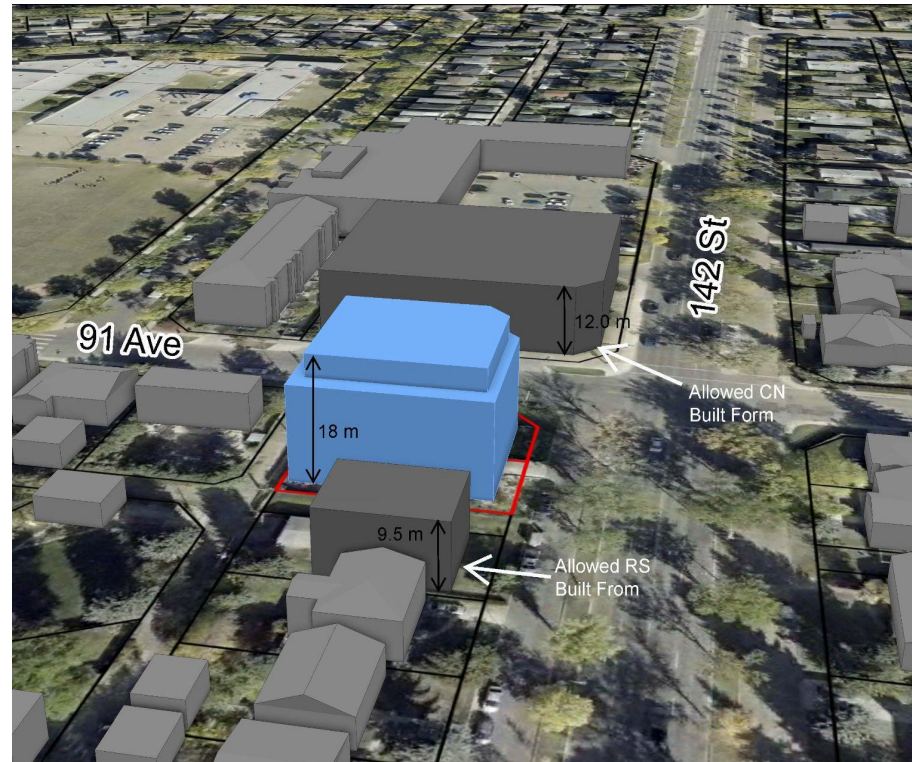


MU h18.0 f3.5 cf ZONE
(Current Proposal)

5 ZONING COMPARISON



CURRENT ZONE: RS ZONE



PROPOSED ZONE: MU h18.0 f3.5 cf ZONE



- ✓ **2.4.7.2** Support Mid Rise development within Secondary Corridors along Arterial Roadways and Collector Roadways.



RS to MU h18 f3.5 cf

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

