

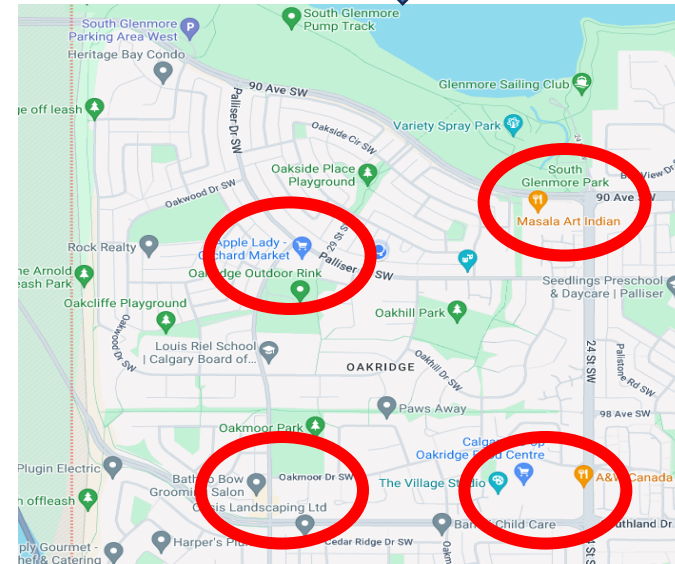
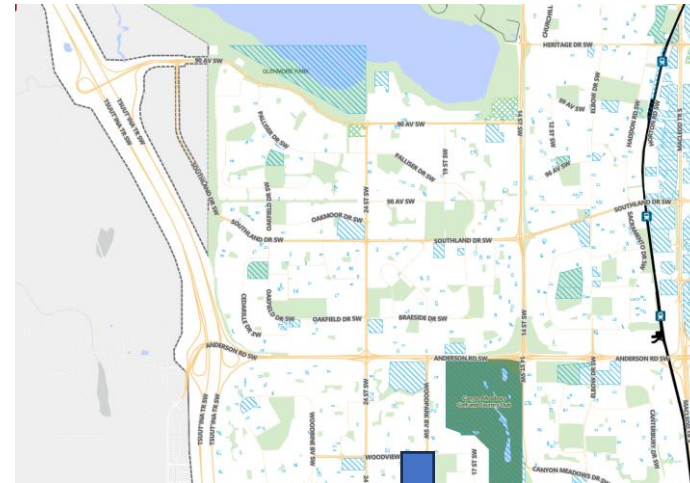
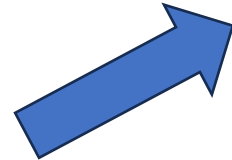
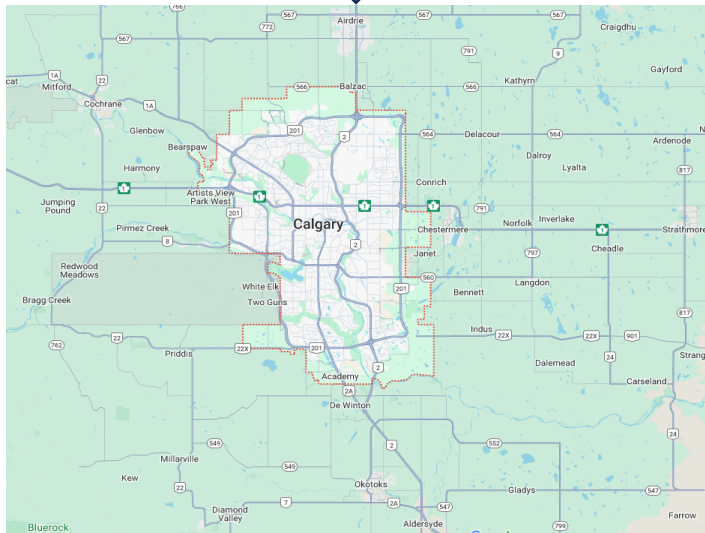
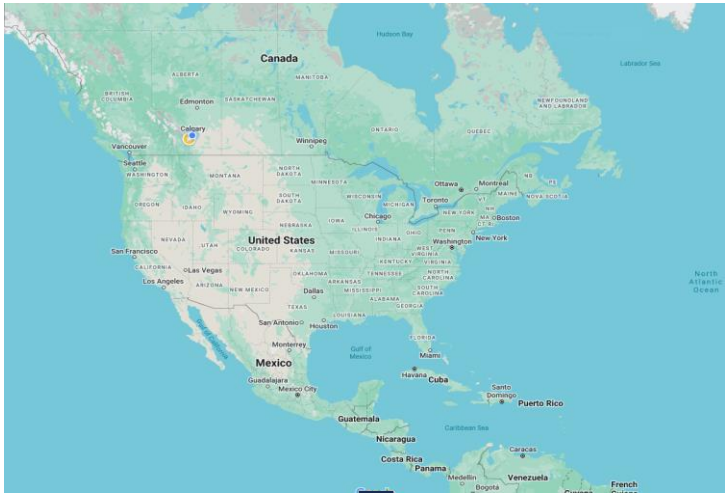
Council Meeting

2024 April 22 – 27 & beyond

Hugh R Stewart & Family
5 minutes summary

Citywide Rezoning

How can I help ?





1. Oakside Plaza is at the NE corner of Oakridge - across from Glenmore Park. It is a large site with multiple retail outlets over 15,000 sq m at a lower elevation than existing 3 story town houses. Shadow will be on 90th Avenue not on existing homes.



2. Coop development at SE corner of Oakridge includes apartment blocks and other retail outlets. Develop while occupying – with support from the local residents & OCA.

Further there is land that is adjacent which could be used for apartments, it is close to public transport and will have impact on adjacent housing and will need some dialogue with impacted residents.



3. Oakfield Drive and Southland Drive has significant retail outlets but no accommodation units. It could be developed into a several story apartment complex with limited shadow impact on adjacent properties as it is an NS orientation



4. Palliser Drive Retail Strip with potential for development for some several contextually appropriate accommodation with shadow over the parking area and roadway not onto private homes



Brief Comments

What is the purpose of these examples ? – of how we as stakeholders could help!

There are **opportunities** for planned targeted densities changes

- I'm in favour of densification in a controlled, conscious, and considered manner.
- I'm absolutely in favor of non market affordable housing
- I'm in favour of much more **BYLAW COMPLIANCE**
- I'm in favour of LAPs provided it is improved, accelerated & potentially phased approval area Land Use.
- I'm in favour of making individual LU and DP approvals more efficient and inclusive.
- **I'm NOT in favour of this blanked rezoning** which overturns years of community efforts and provides opportunities mainly for developers to make money **rather than provide market affordable housing** to the missing middle.
- Use the **input** from this Public Hearing to IMPROVE the decision regarding Land Use & related process

Brief Comments

I hear the concerns on both sides of this and feel that this topic has become polarizing rather than collaborative. I think there are nuances to this that can't be addressed by a blanket approach. Letting this get this far has stoked division and I'd like to focus on how we can work together and what gets the most suitable housing built!

Social Issues → non market housing

We need to address a host of social challenges in this city – and we need non market housing to address this

We have serious need to help our community members who are less fortunate and suffering. Social Issues – non – market housing

Affordability of Market Housing

Affordability – variety of housing types and locations which are not always the priority of developers who are profit driven and have limited community interest. Need more on the market. We need densification. But we can and need to have a smarter and more efficient approach.

I am for “Controlled Transition / Evolution” of our neighbourhoods → best done with an LAP with two way dialogue with multiple stakeholders **facilitated by an independent facilitator.**