

# Council Meeting

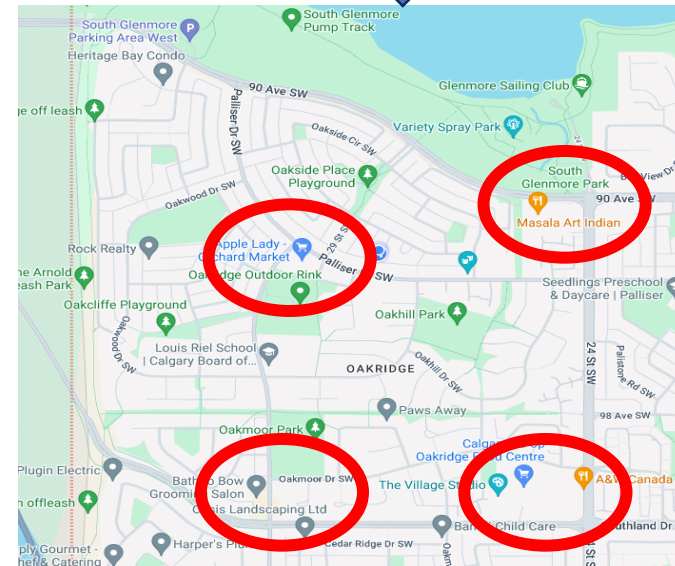
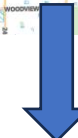
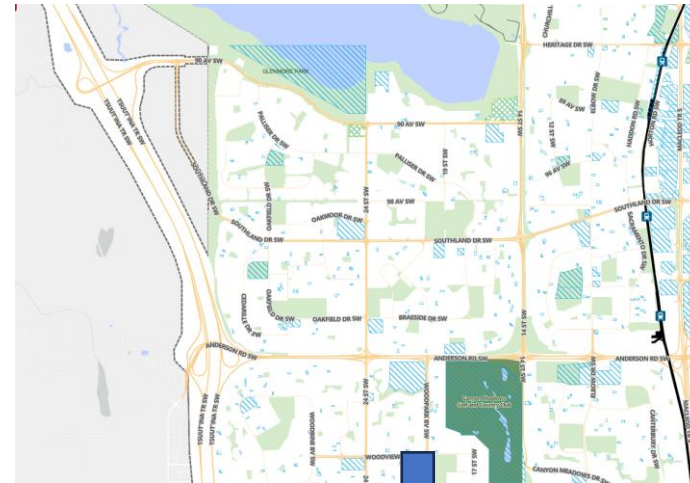
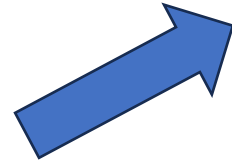
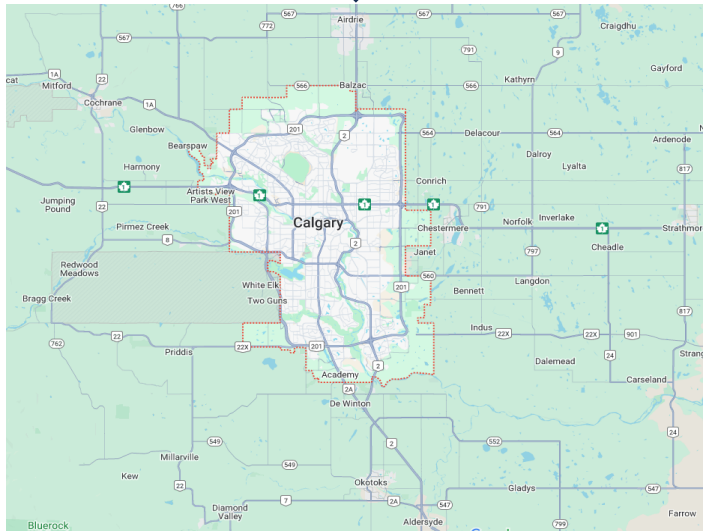
23 March 2026 or later

Hugh R Stewart & Family

5 minutes summary

**Repeal of Citywide Rezoning**

**How can I help ?**



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I have family residing in 4 quadrants of the City but today I want to focus on 4 locations in Oakridge



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!

We can assist with ‘stakeholder’ input to **Local Area Plans** – to improve character, infrastructure, tree canopy and parking – we live in these areas and generally know where the issues are and where improvements and densification can be made with minimal NEGATIVE impact on current residents.

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.**

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.
- Use the **input** from this Public Hearing to IMPROVE the decision regarding Land Use & related process
- Repeal the Citywide Rezoning but **do not pass** the Proposed R-CG district rules