





Comments

- Larger shadow, reduce privacy, sense of security and value of the adjacent properties.
- Focus on renovating older apartments and row housing in the area.
- Increase in traffic congestion.
- Neighbourhood amenities cannot accommodate additional density.



ADVANCED NOTICE
June 21, 2022



CITY WEBPAGE
July 13, 2022



PUBLIC HEARING
NOTICE
August 4, 2022

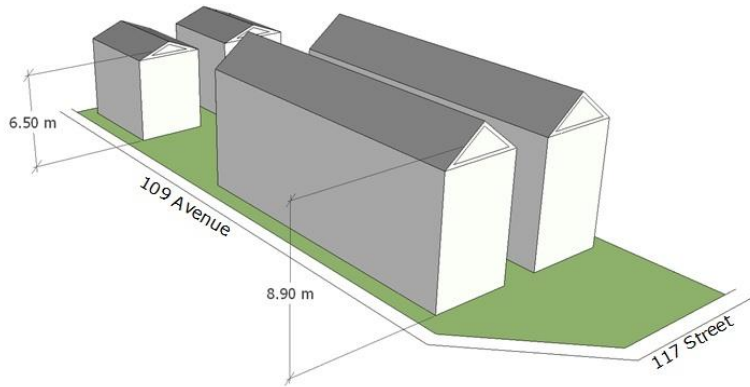
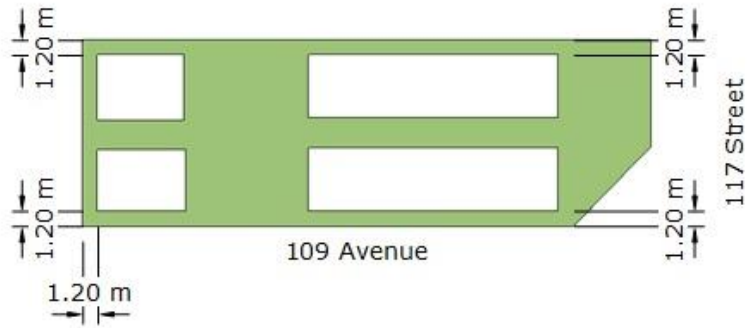
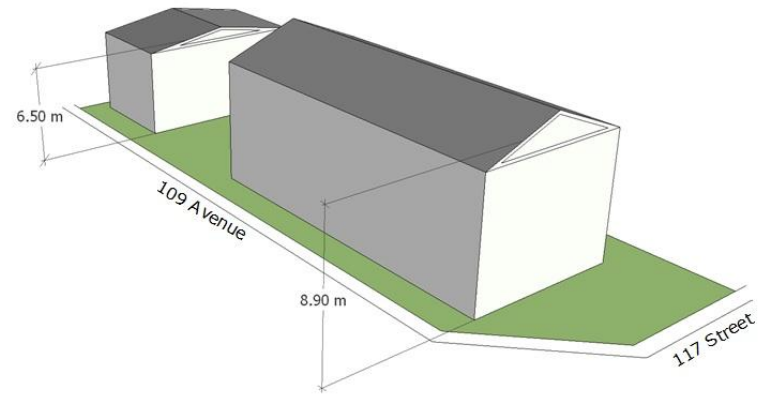
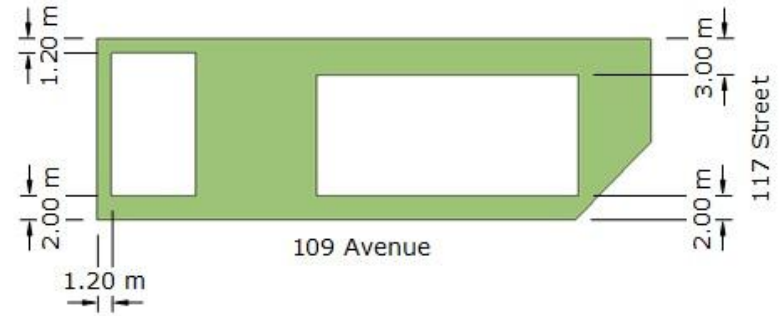


SITE SIGNAGE
August 8, 2022



JOURNAL AD
Aug 12 and Aug
20, 2022

PROPOSED ZONING

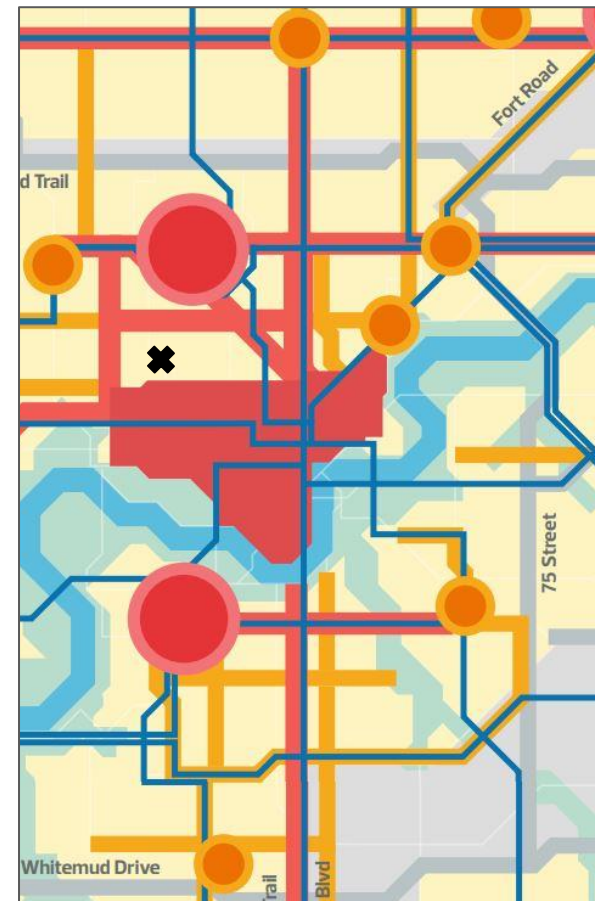
**Current: RF1 + MNO****Proposed: RF3 + MNO**



SITE VIEW



QUEEN MARY PARK ARP



CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**