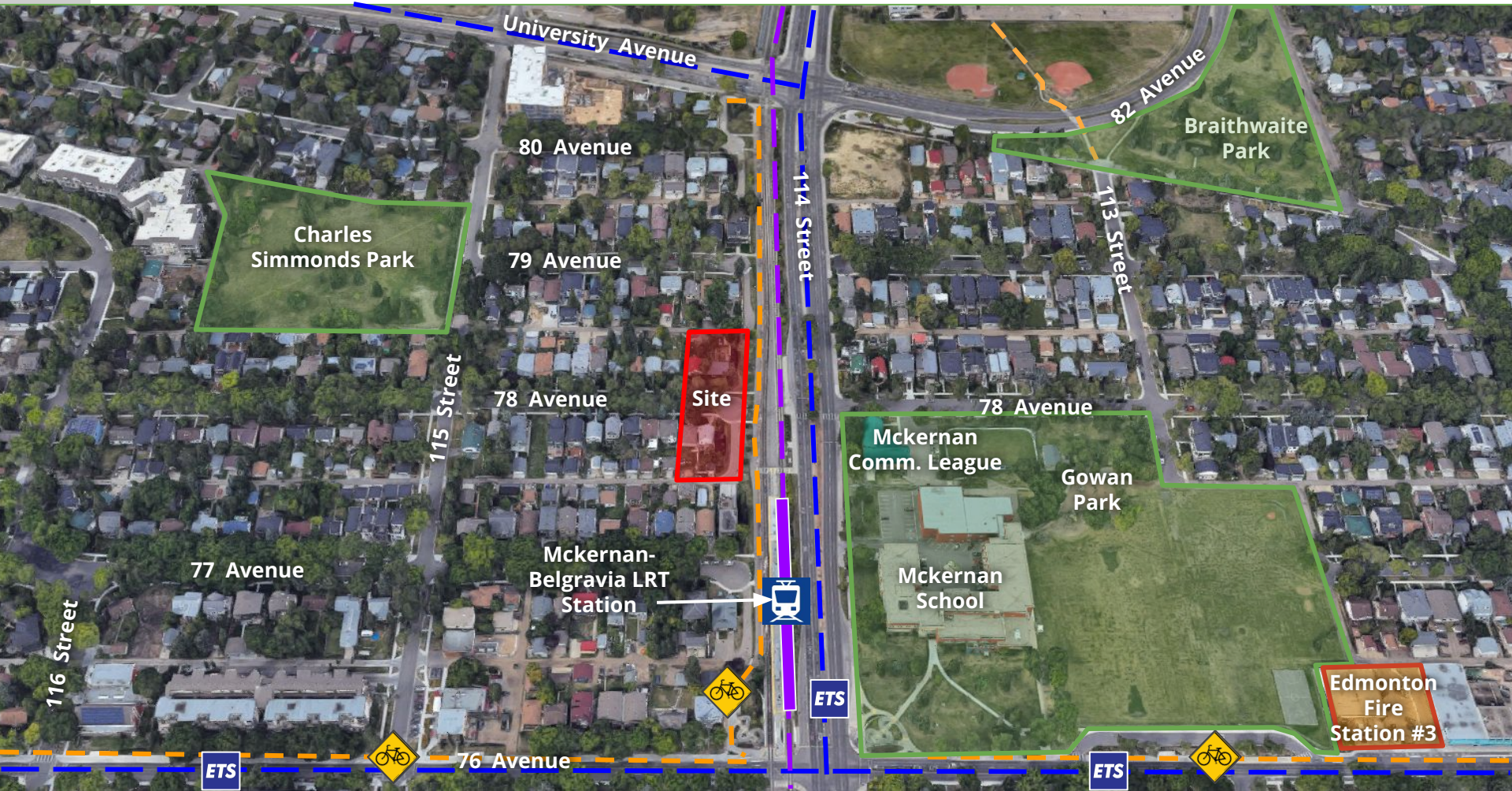




ITEMS 3.21, 3.22, 3.23 & 3.24
Bylaws 20244, 20245, 20246 & Charter Bylaw 20247
MCKERNAN

DEVELOPMENT
SERVICES
September 13, 2022





PROPOSED ZONING - West Elevations and Site Plan

North Building



South Building



Comments

In opposition:

- Density/height/scale exceeds ARP
- Transit Plaza too small
- Commercial uses needed
- Privacy/shadowing concerns
- Loss of greenspace
- Traffic congestion
- Insufficient parking
- Traffic safety
- Impacts to property values
- Lack of housing diversity

In support:

- Appropriate location for mid-rises and increased density
- Amenity areas support community gathering



PRE-APPLICATION
Nov 25, 2019



ADV. NOTICE #1
Apr 7, 2020



SITE SIGNAGE
April 7, 2020



CITY WEBPAGE
Apr 27, 2020



ADV. NOTICE #2
Nov 23, 2020



ONLINE
ENGAGEMENT
Aug 21, 2021



PUBLIC HEARING
NOTICE
Aug 18, 2022



JOURNAL AD
Aug 26, 2022 &
Sept 3, 2022

POLICY REVIEW - McKernan-Belgravia Station ARP



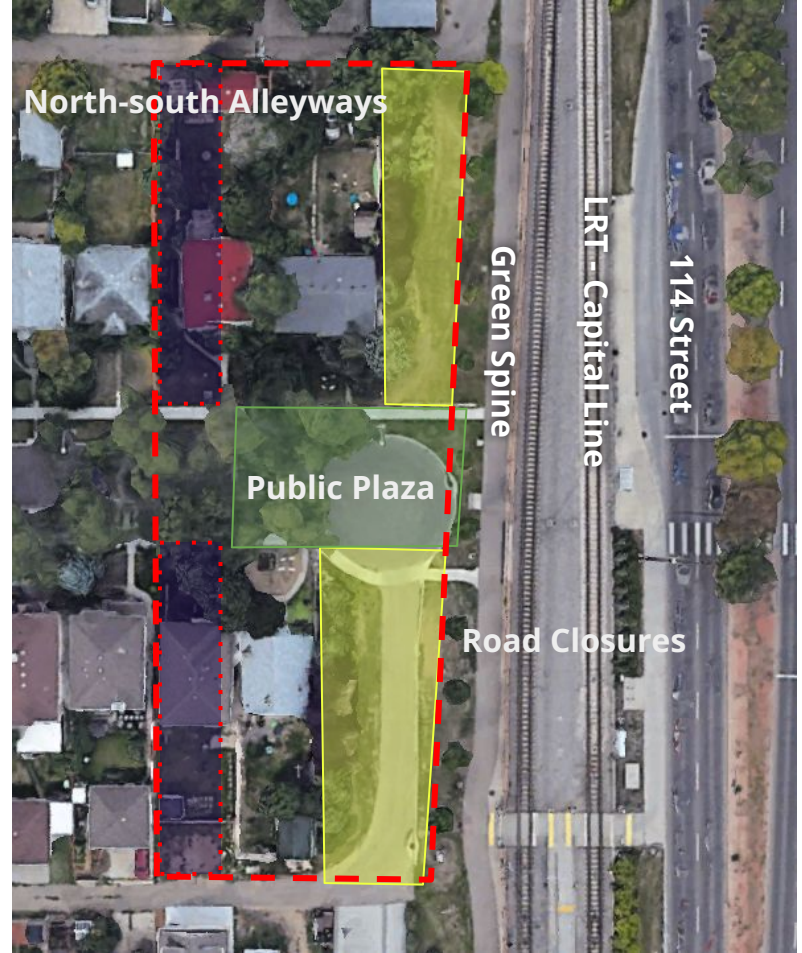
ARP - 114 Street Corridor Precinct (Development Concept & Implementation)

PROPOSED ZONING - Separation Distances

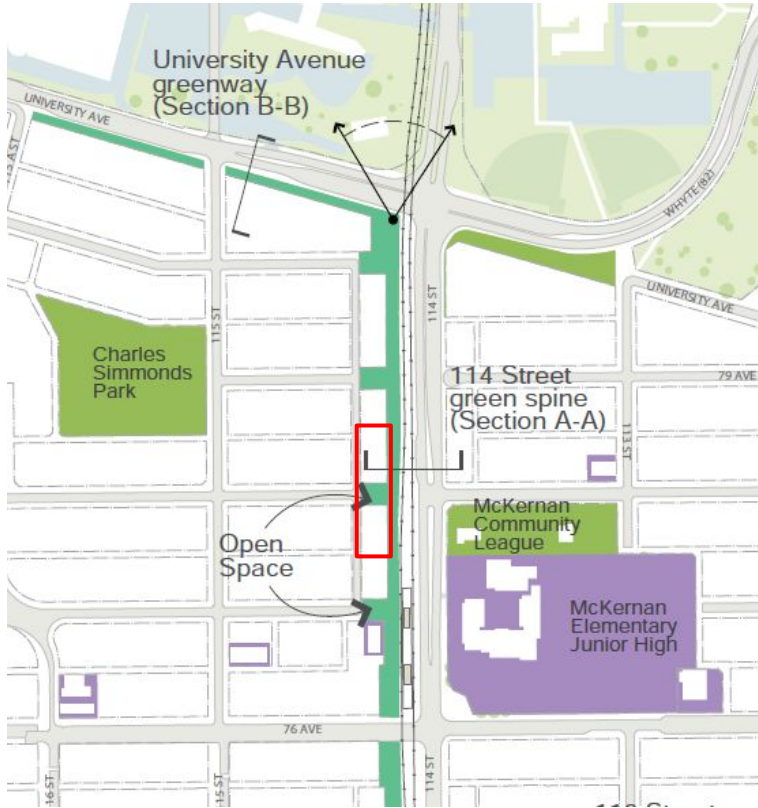


Proposal - New alleys and building setback - looking north

7 PROPOSED ZONING - Land Assembly



8 POLICY REVIEW - Greenspine



Proposal - 78 Avenue looking east towards the Plaza Connector Open Space



Proposal - 114 Street Green Spine/LRT ROW - Looking south



Community Contributions and Policy C599

Required contribution of **\$167,000**

ARP Goals:

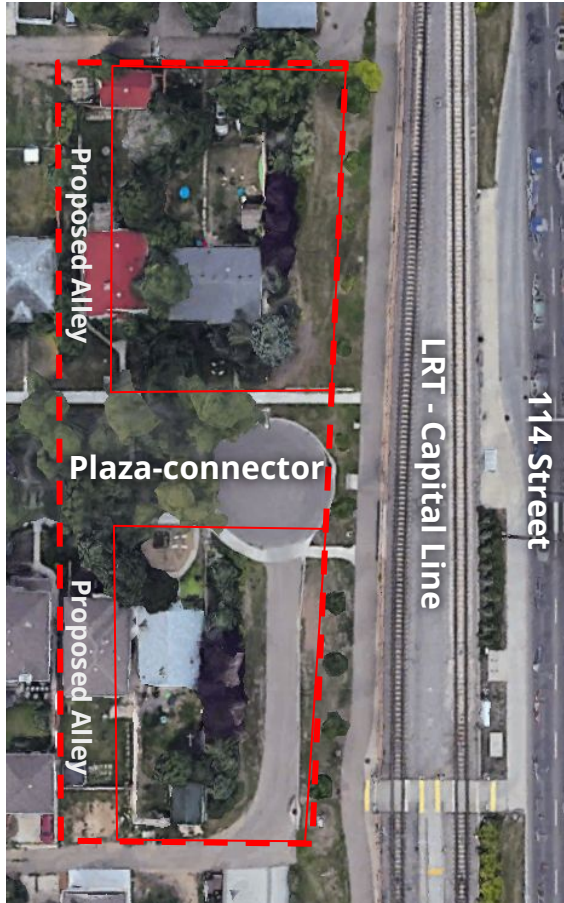
- **\$63,000** - north-south alleys built to a commercial alley standards
- **\$350,000** - public plaza-connector
- **\$280,000** - three bedroom dwellings designed for families

Community:

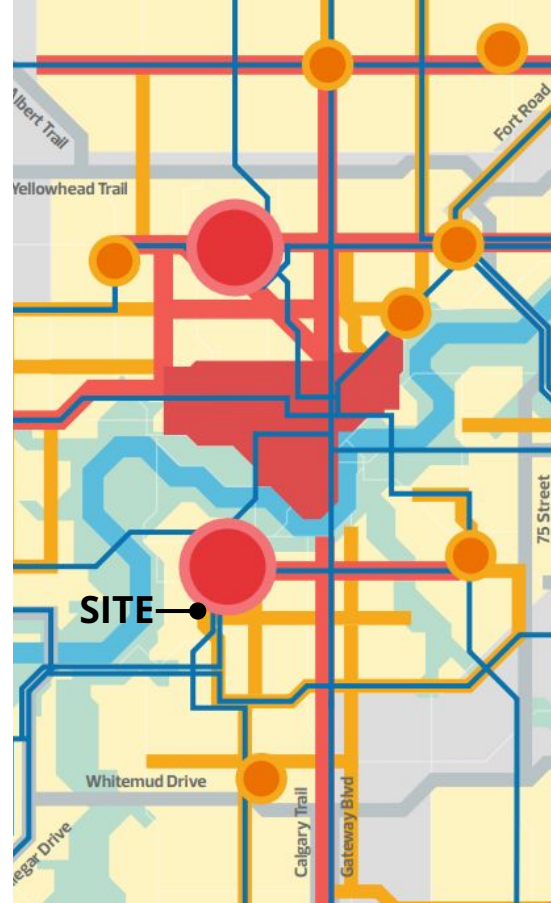
- **\$100,000** - improvements to McKernan's Charles Simmonds Park

Transit/Mobility:

- 50% transit pass subsidy to tenants for ten years
- Bicycle repair facility (part of the public plaza-connector)



SITE VIEW (Post- Consolidation)



THE CITY PLAN

Secondary Corridors

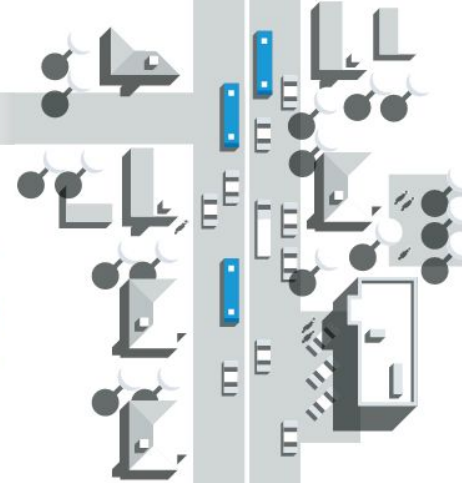


Desired overall density: minimum 75 people and/or jobs per hectare (higher at intersections or connections with nodes)

**gross developable area*

Potential size/ scale: 1 block on either side of the street, at least 5 blocks

Typical massing/ form: low-rise and mid-rise





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

