



Aerial Image captured May 2022

ITEM 3.4
BYLAW 20839
CENTRAL MCDOUGALL

DEVELOPMENT
SERVICES
JULY 2, 2024



SITE CONTEXT

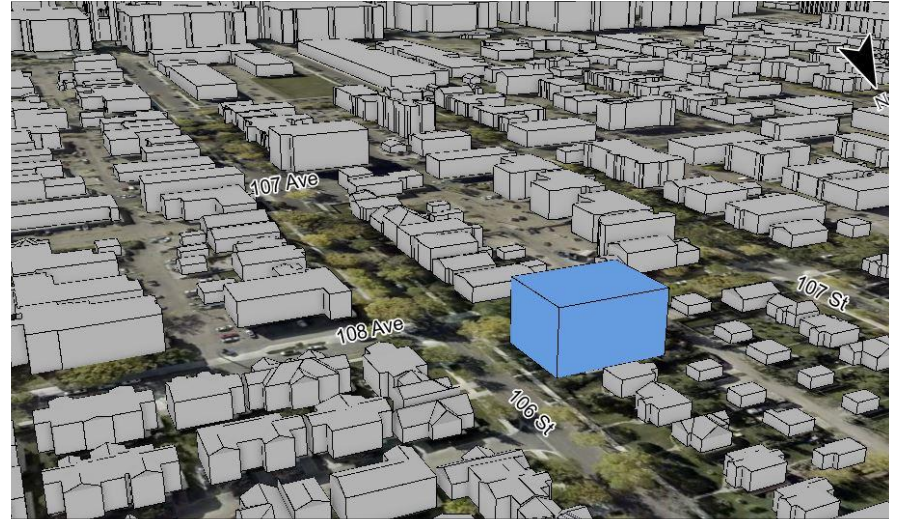


Existing RS Zone



Potential RS built form - looking south

Proposed RM h16.0 Zone



Potential RM h16.0 built form - looking south

Comments

Opposition (1)

- Higher concentration of multifamily housing/rental units in the area
- Possibility of commercial uses at the ground floor
- Increase in parking and traffic congestion
- Additional pressure on the existing single family dwellings in the area



CITY WEBPAGE
March 13, 2024



ADVANCED NOTICE
March 19, 2024



SITE SIGNAGE
April 27, 2024

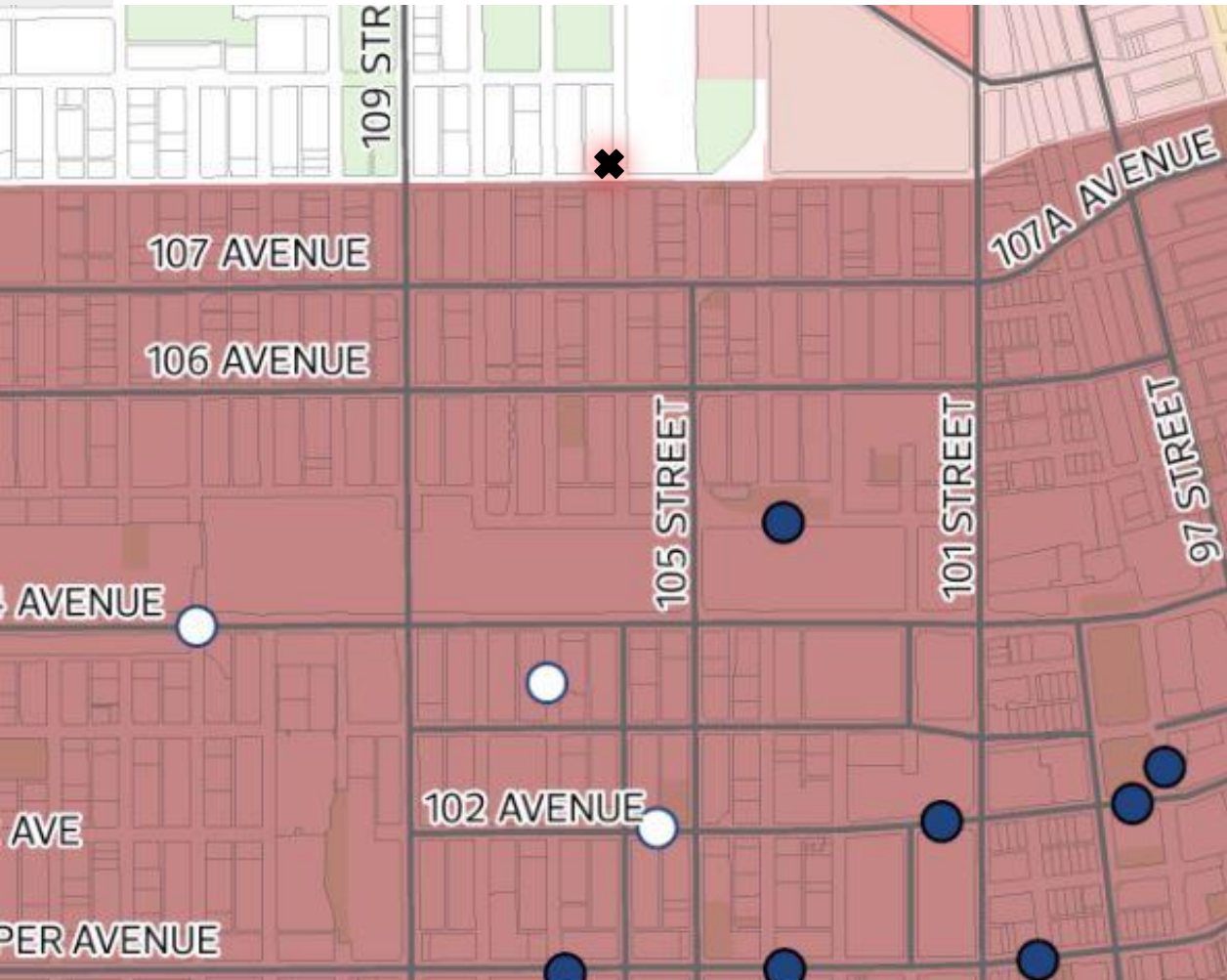


PUBLIC HEARING
NOTICE
June 6, 2023



JOURNAL AD
June 14 and June
22, 2023

POLICY REVIEW - CENTRAL DISTRICT PLAN



Map 3: Nodes and Corridors

Transit

- Mass Transit Station - Current
- Mass Transit Station - Planned

Nodes and Corridors

- Centre City



RM h16

RS to RM h16.0

RS

DC2.555

PSN

RSM h12

RM h23

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ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

