



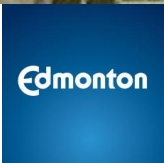
RS to RSM h12

RS RS

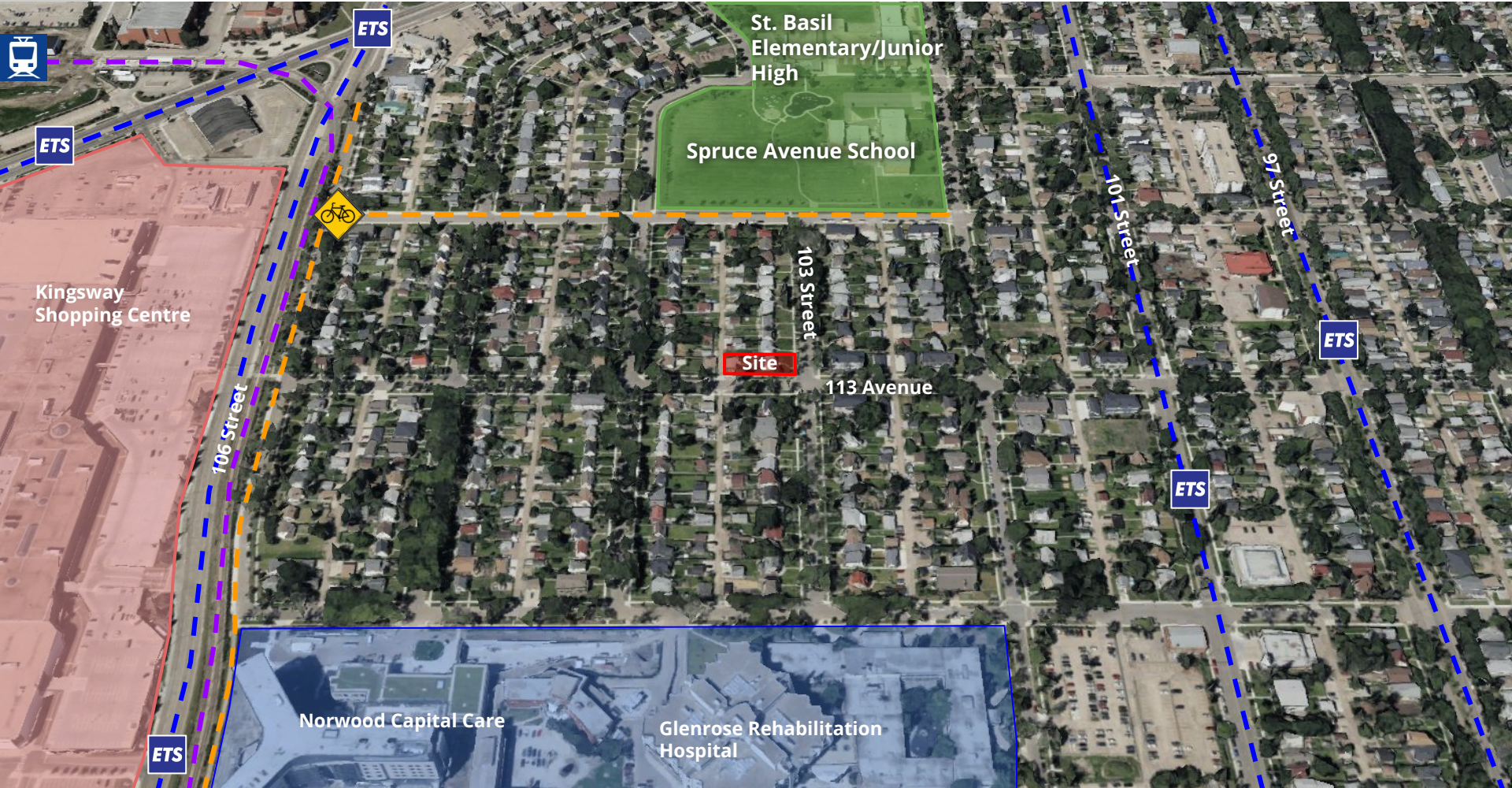
Aerial Image captured May 2022

ITEM 3.24
BYLAW 20863
SPRUCE AVENUE

DEVELOPMENT
SERVICES
Aug 19, 2024



SITE CONTEXT



Comments

- Parking and traffic congestion
- Out of character
- Crime, nuisance and lower property values



CITY WEBPAGE
Mar 15, 2024



MAILED NOTICE
Mar 18, 2024



1:1 COMMUNICATION



SITE SIGNAGE
Apr 9, 2024

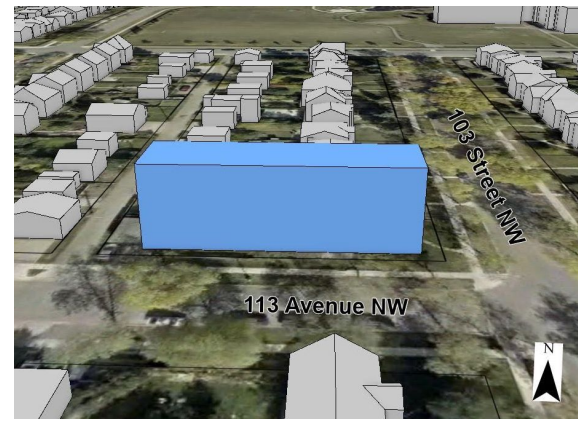


PUBLIC HEARING
NOTICE
Jul 25, 2024



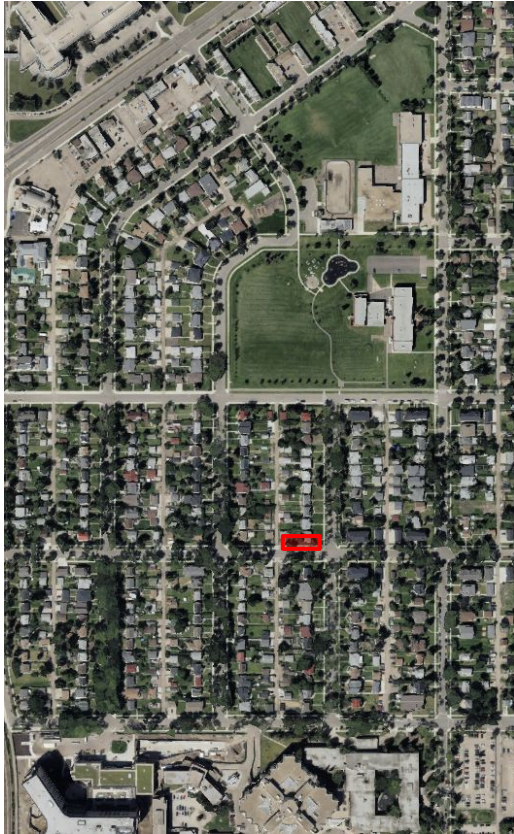
JOURNAL AD
Aug 2 & 10, 2024

PROPOSED ZONING



CURRENT: RS Zone

PROPOSED: RSM h12.0 Zone



SITE VIEW



THE NORTH CENTRAL DISTRICT PLAN

Policy 2.5.2.6

- a. In a Node or Corridor Area or within 100 m of a Node or Corridor Area.
- b. Within 400 m of a Mass Transit Station.
- c. Along an Arterial Roadway or Collector Roadway.
- d. **At a corner site or adjacent to a park or open space.**
- e. Adjacent to a site zoned for greater than Small Scale development.



Aerial Image captured May 2022

ADMINISTRATION'S RECOMMENDATION: **NON-SUPPORT**

