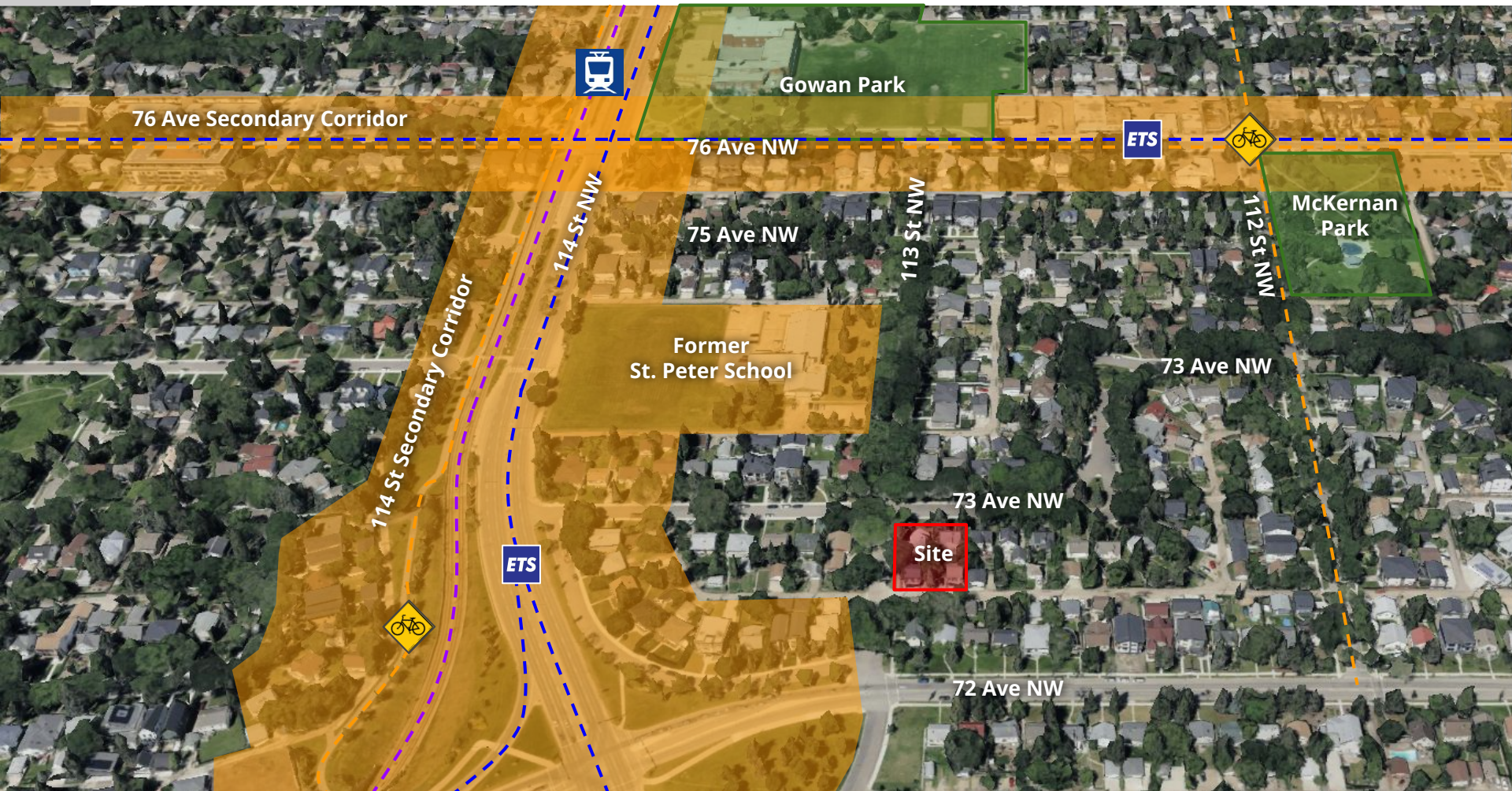




ITEM 3.8
BYLAW 21085
MCKERNAN

DEVELOPMENT
SERVICES
MAR 17, 2025





3 COMMUNITY INSIGHTS

Respondents (24)

Opposition (20):

- Parking & traffic congestion.
- Too large/too dense.
- McKernan experiencing rapid and widespread change.
- Concern about policy 2.5.2.6 in the District Plan.
- Reduced green space on site.

Support (1):

- Good location near services, amenities, and active travel modes.
- Gentle density increase.

Neutral/Questions Only (3)



CITY WEBPAGE
Dec 4, 2025



MAILED NOTICE
Dec 20, 2024



1:1 COMMUNICATION
Ongoing



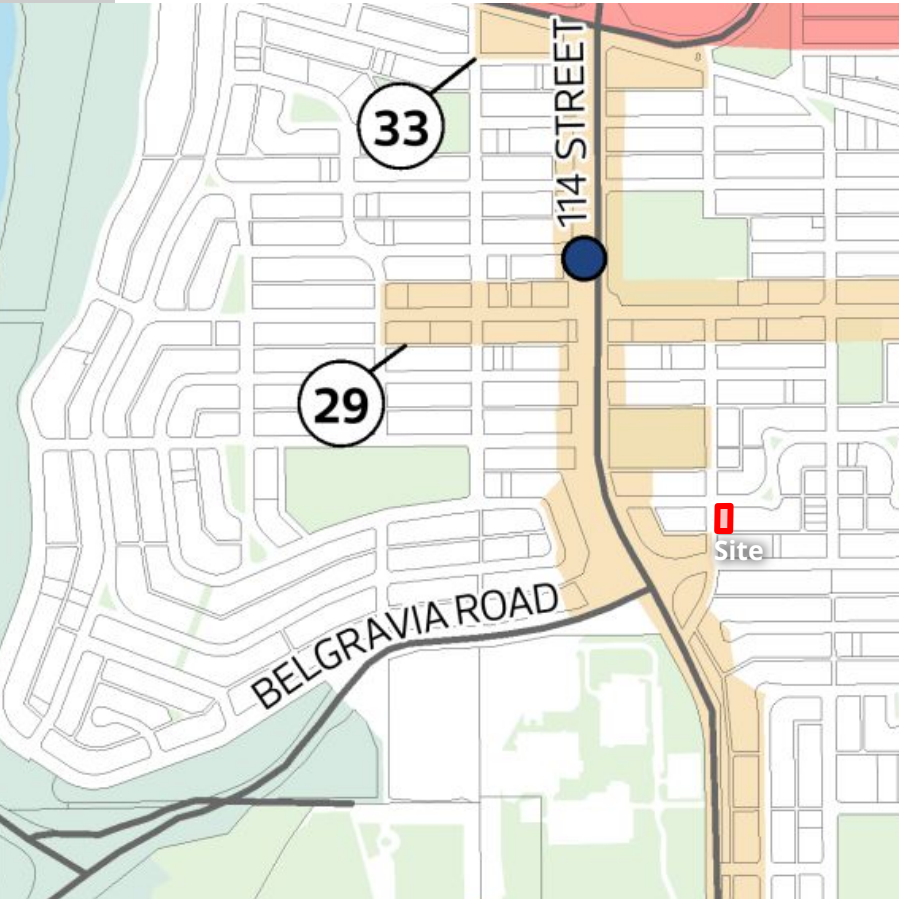
SITE SIGNAGE
Feb 6, 2025



PUBLIC HEARING
NOTICE
Feb 20, 2025



JOURNAL AD
Feb 28, 2025 &
Mar 8, 2025

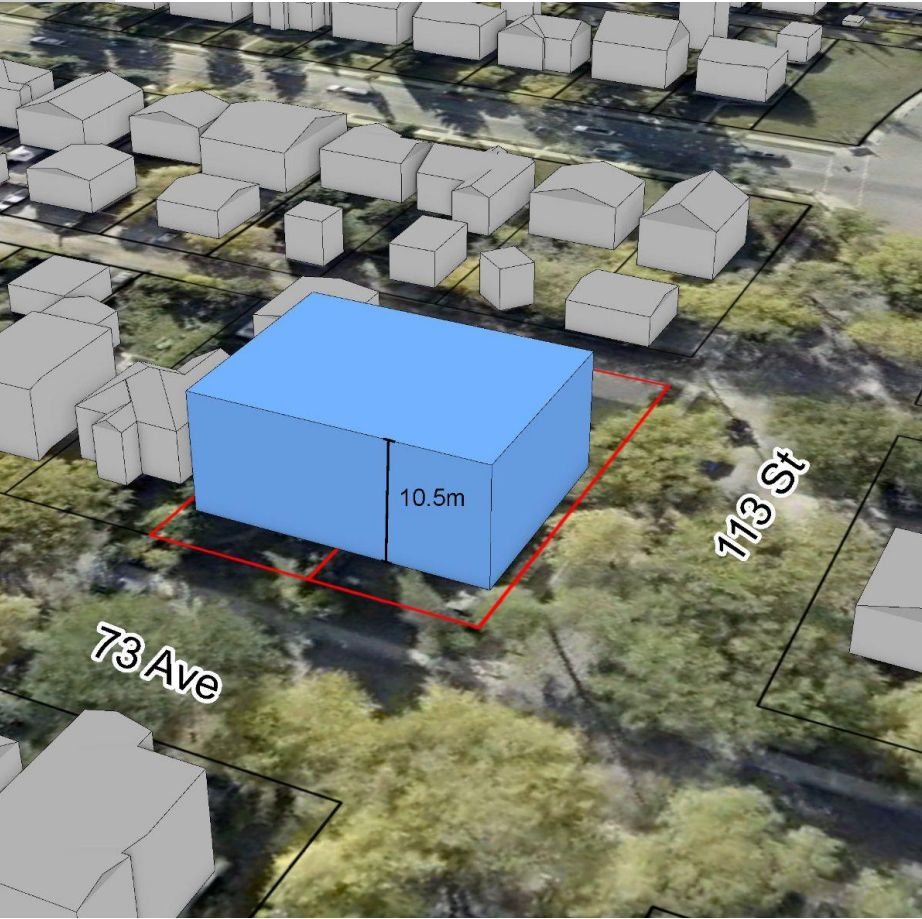


District Policy 2.5.2.6

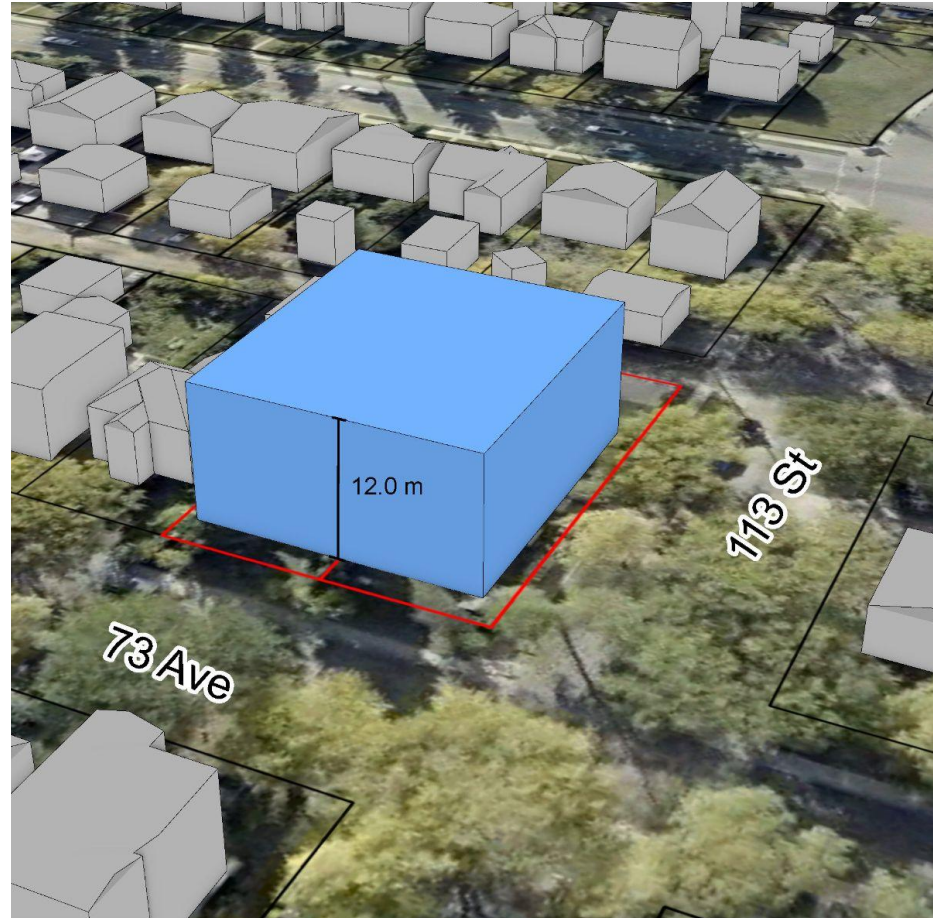
- **In a Node or Corridor Area or within 100 metres of a Node or Corridor Area.**
- Within 400 metres of a Mass Transit Station.
- Along an Arterial Roadway or a Collector Roadway.
- **At a corner site or adjacent to a park or open space.**
- Adjacent to a site zoned for greater than Small Scale development.

- Secondary Corridor
- Mass Transit Station - Current

5 PROPOSED ZONING



CURRENT RS ZONE



PROPOSED RSM H12.0 ZONE



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**