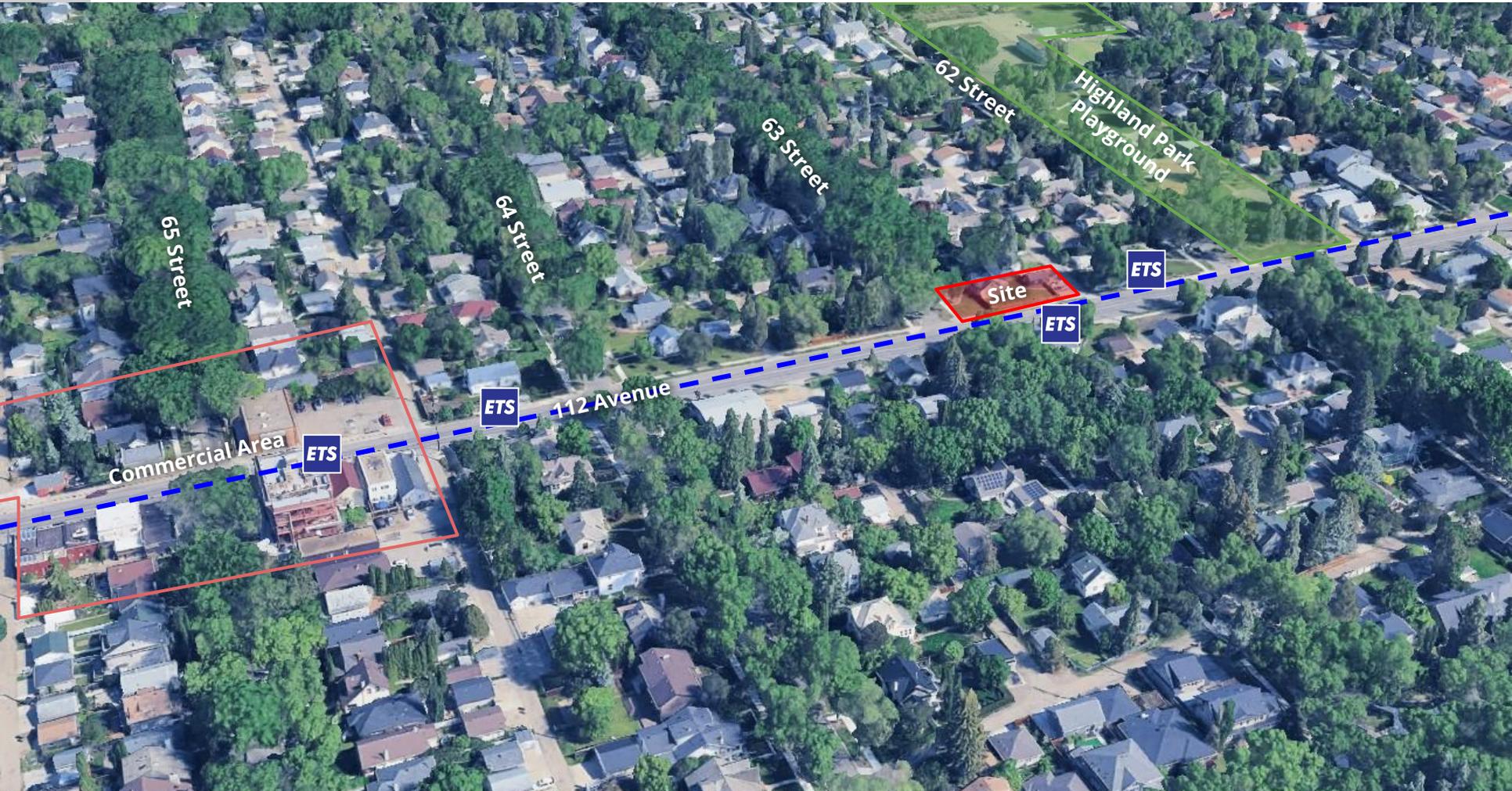


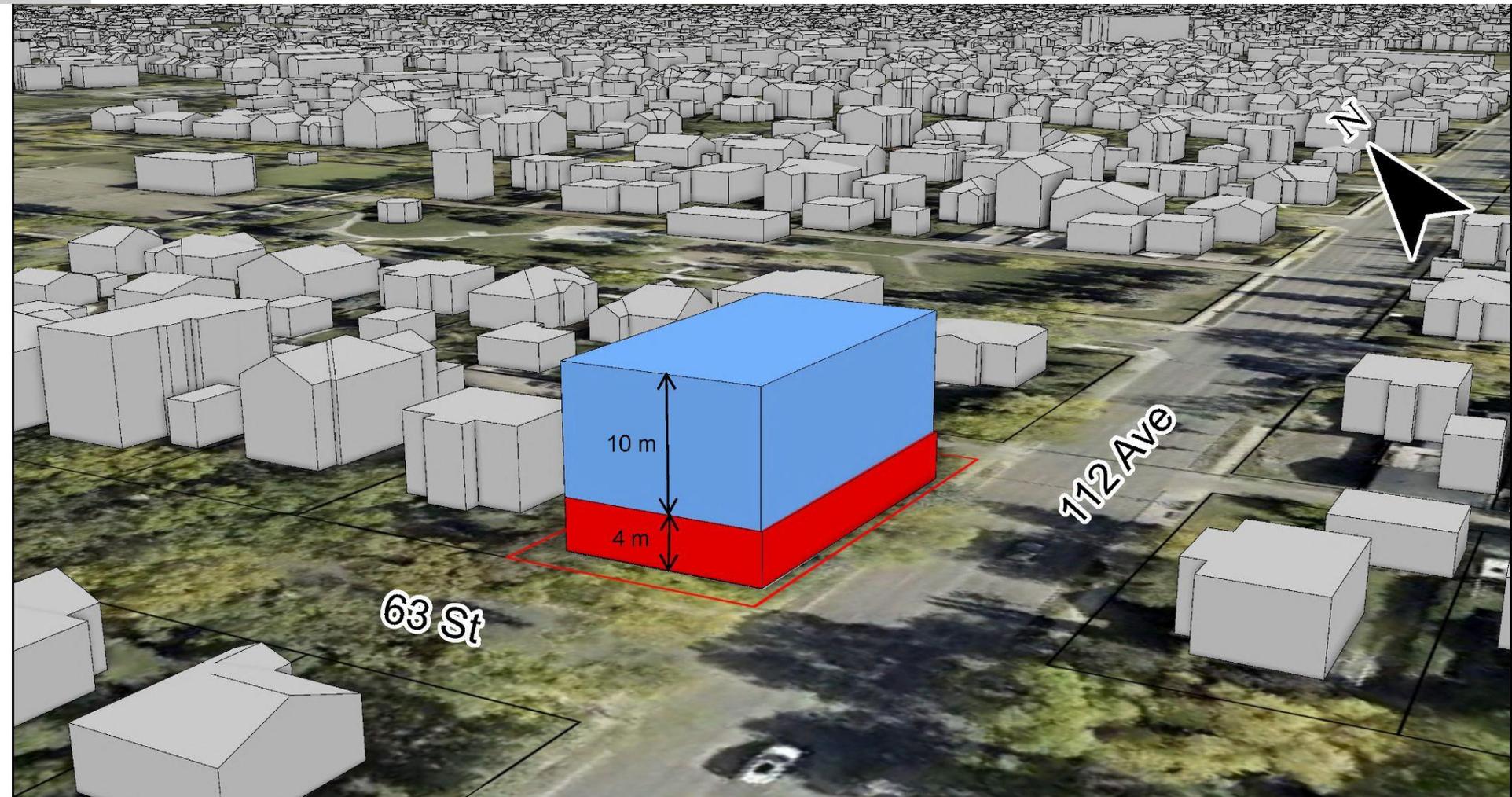
ITEM 3.10
BYLAW 21096
HIGHLANDS

DEVELOPMENT
SERVICES
MAY 7, 2025





3 MASSING EXAMPLE



Respondents (20)

Opposition (14)

- Character: Uses, Scale, Historic neighborhood
- Uncertainty of development (mistrust)
- Property values
- Traffic & Parking & Safety
- Lack of citizen understanding of policy
- Impact to alley, boulevard trees
- Increase crime
- Strain on Infrastructure

Support (4)

Questions (2)



CITY WEBPAGE
Oct. 24, 2024



MAILED NOTICE
Oct. 28, 2024



1:1 COMMUNICATION
Ongoing



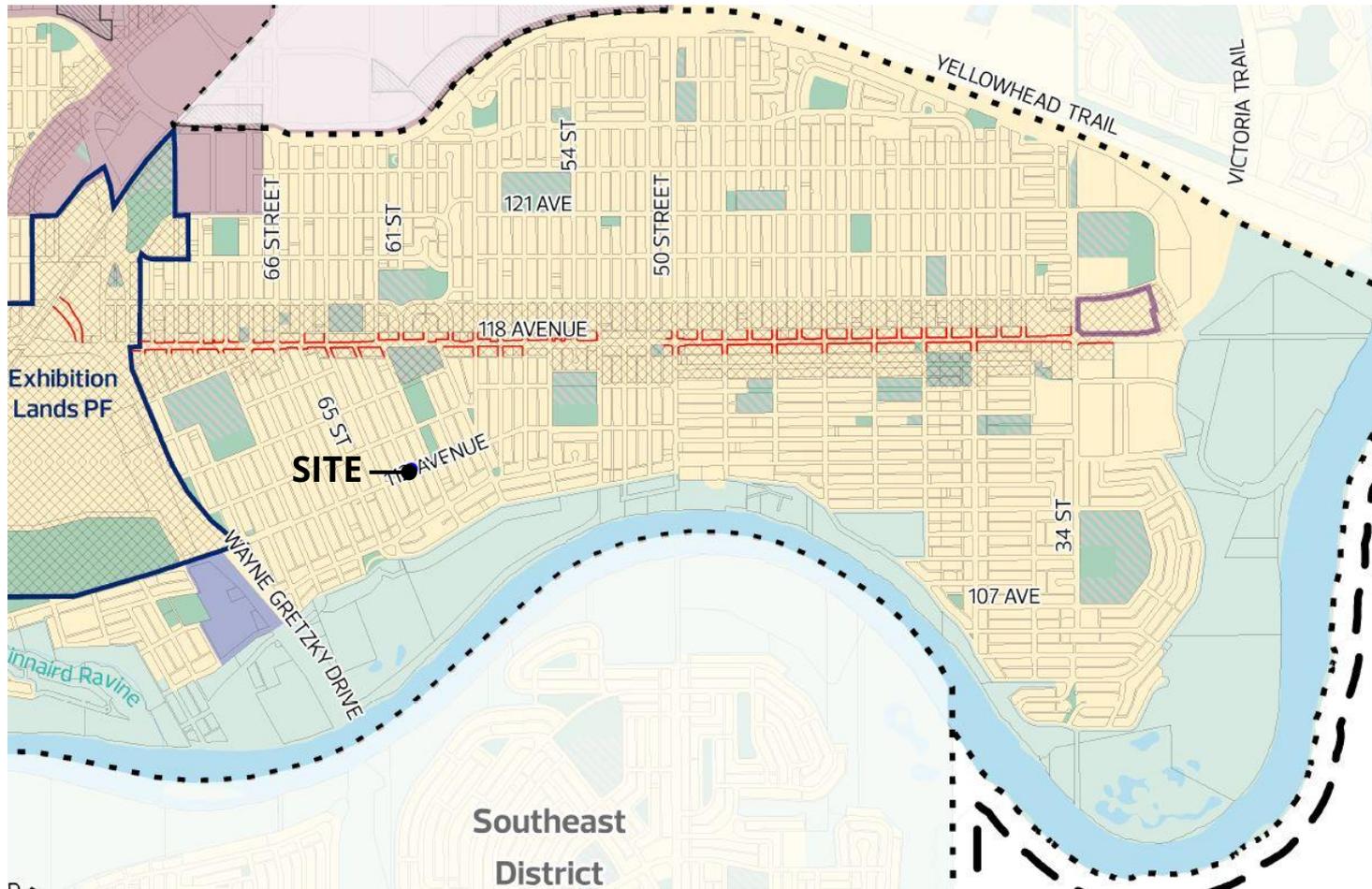
SITE SIGNAGE
Nov. 18/24 and
Mar. 13/25



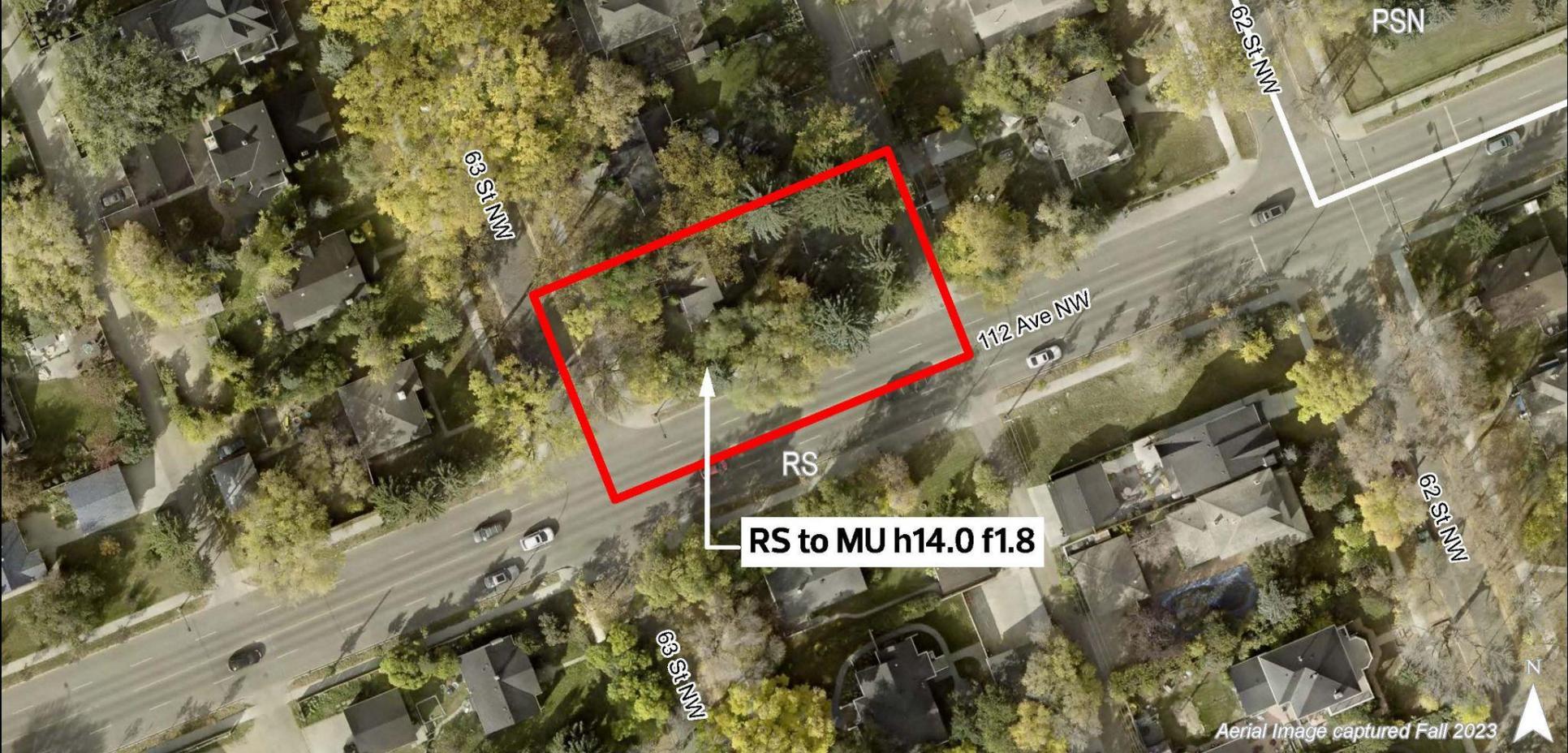
PUBLIC HEARING
NOTICE
Apr. 10, 2025



JOURNAL AD
Apr. 17 & 26,
2025



- URBAN MIX, OUTSIDE NODES AND CORRIDORS
 - 2.5.2.6 - Consider **additional scale** in locations that **meet at least two** of the following criteria:
 - **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.** 



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

