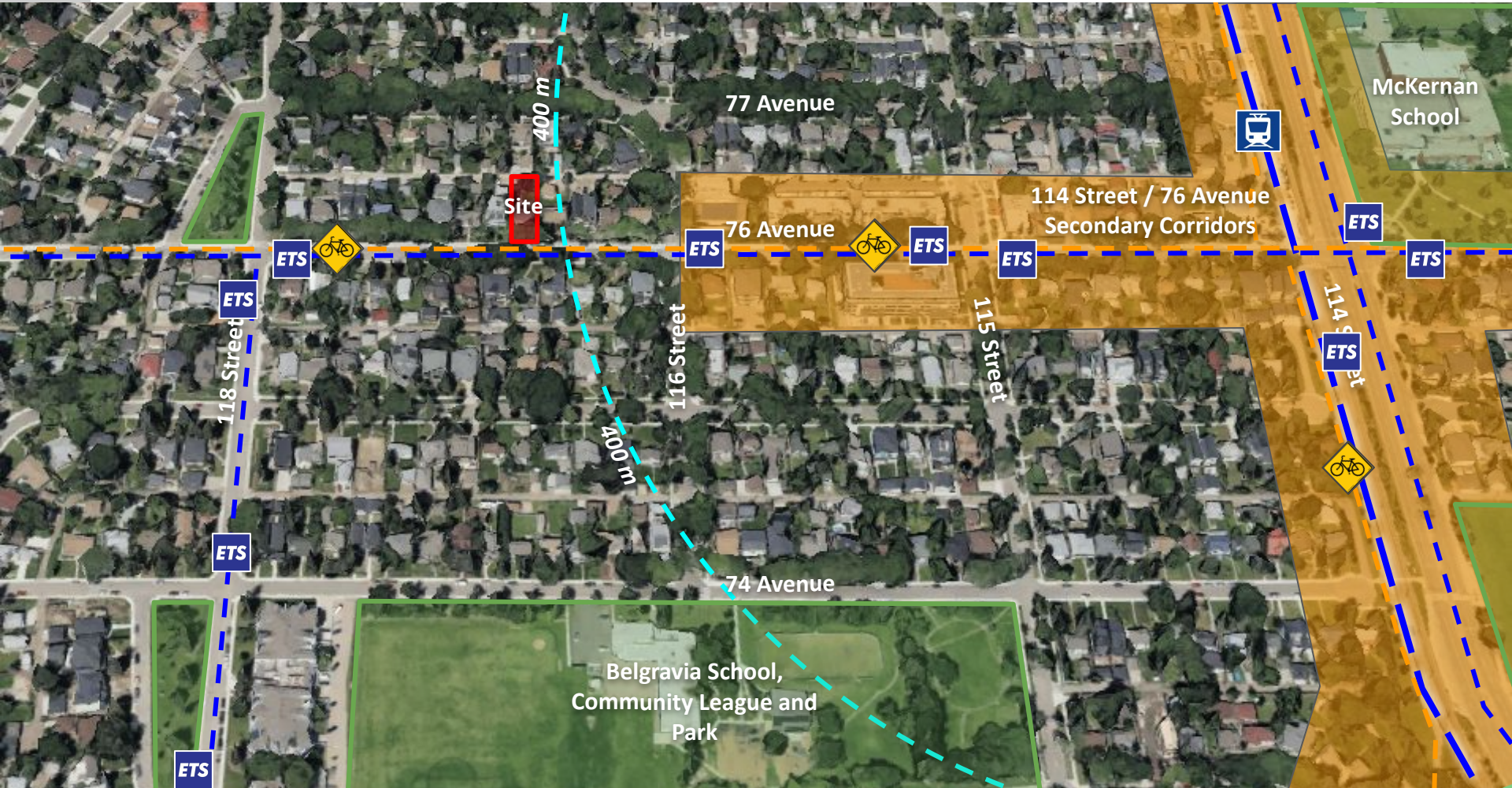




ITEM 3.26  
BYLAW 21173  
BELGRAVIA

DEVELOPMENT  
SERVICES  
JUN 09, 2025





# 3 COMMUNITY INSIGHTS

## Respondents (112)

### Opposition (111)

- Traffic congestion (67).
- Scale and type of development is out of character(42).
- Intensity of RS Zone is enough (42).
- Demand for on-street parking (x32).

### Support (9)

- Good location close to sustainable transport, the river valley, and amenities (7).
- Addresses the housing crisis by helping with housing affordability (7).



CITY WEBPAGE  
Jan 6, 2025



MAILED NOTICE  
Jan 22, 2025



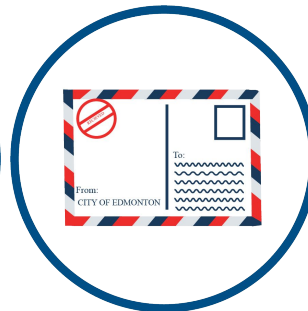
1:1 COMMUNICATION  
Ongoing



ONLINE  
ENGAGEMENT  
Mar 10 - 23, 2025



SITE SIGNAGE  
Feb 15, 2025



PUBLIC HEARING  
NOTICE  
May 15, 2025

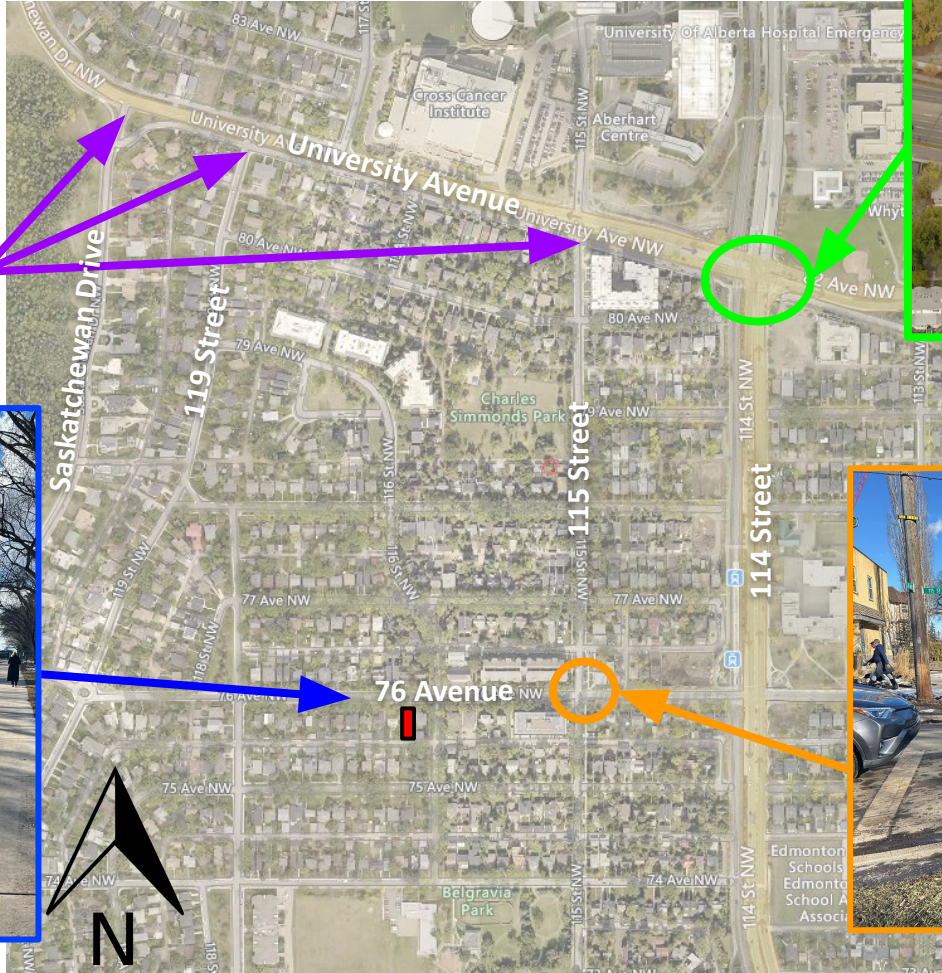


JOURNAL AD  
May 23 & 31,  
2025



# 4 TRANSPORTATION

“Local Traffic Only”





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,

b.

Within 400 metres of a Mass Transit Station,



Along an Arterial Roadway or a 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.

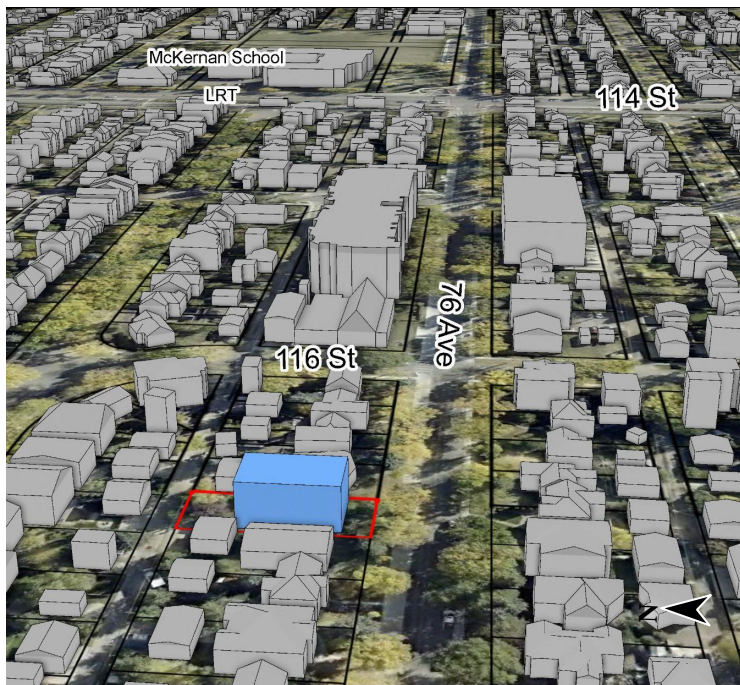


Scona District Plan:  
Nodes and Corridors

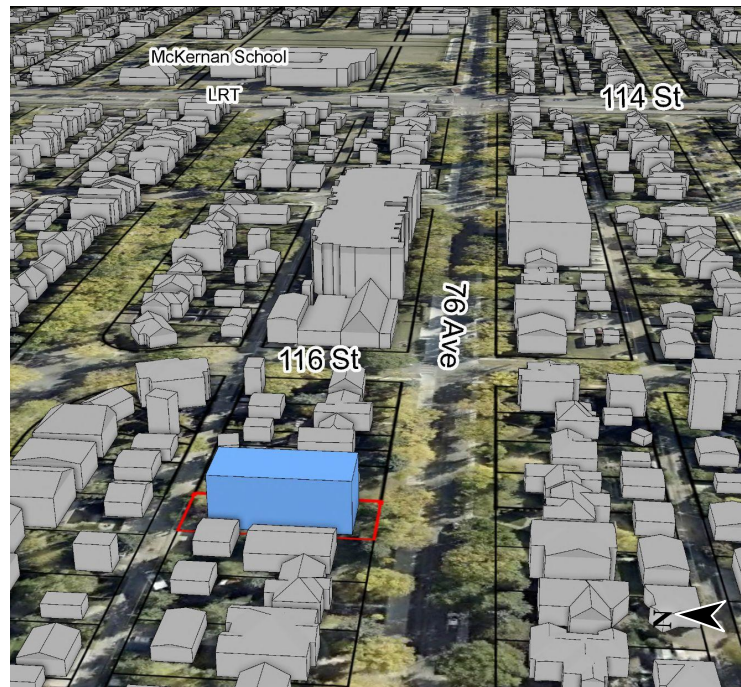


Scona District Plan:  
Land Use Concept to 1.25 Million

# 6 PROPOSED ZONING



**CURRENT:** RS Zone



**PROPOSED:** RSM h12.0 Zone





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**