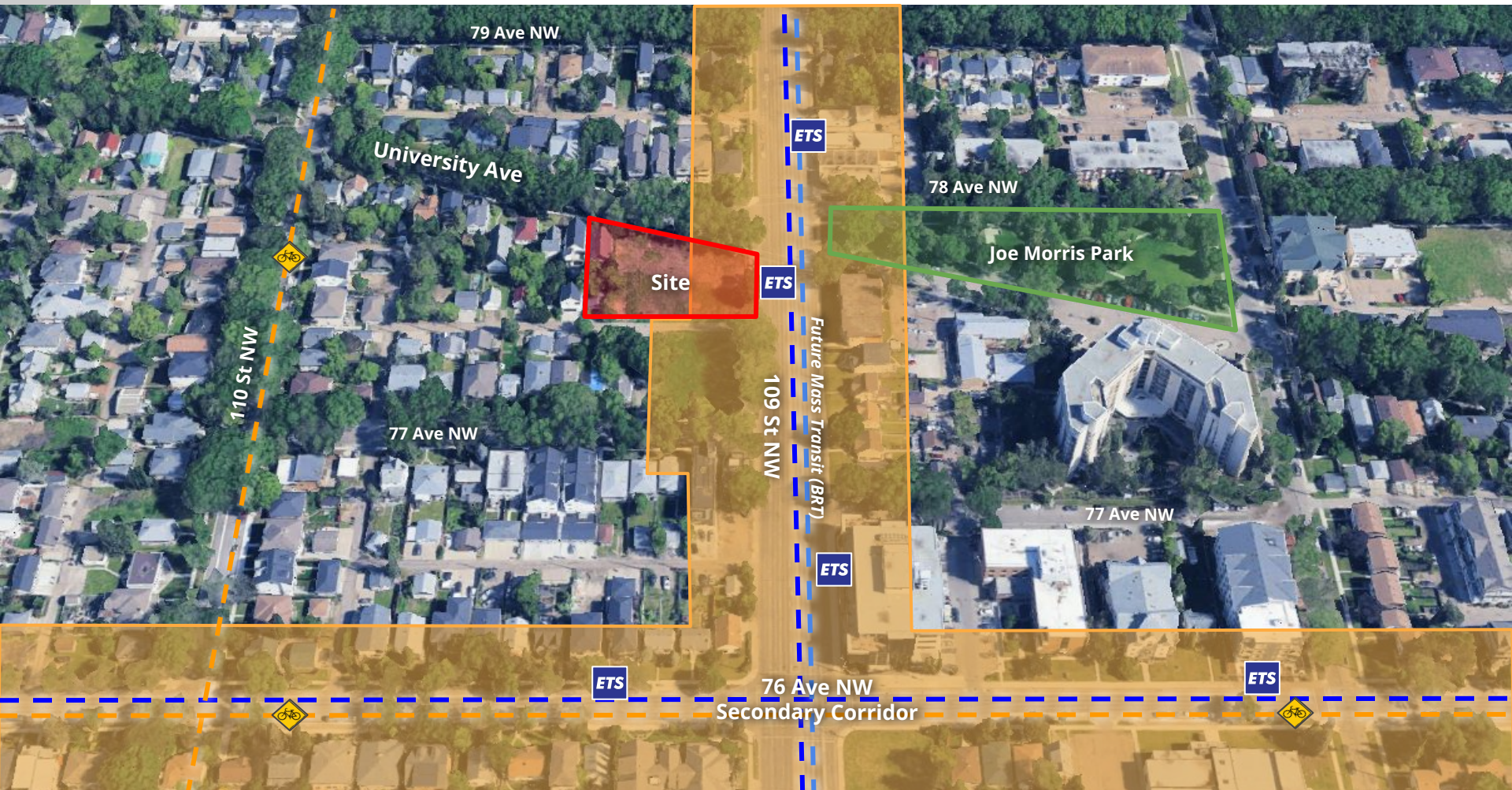




ITEM 3.20
BYLAW 21181
McKernan

DEVELOPMENT
SERVICES
Jun 30, 2025





Respondents (4)

Opposition (4)

- On-street parking and increased congestion
- Building height
- Pedestrian safety
- Lack of accessibility to transit/LRT
- Decreased privacy, increased noise



CITY WEBPAGE
Feb 26, 2025



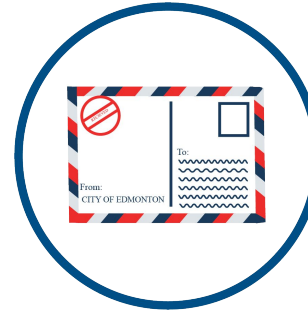
MAILED NOTICE
Feb 27, 2025



1:1 COMMUNICATION
Ongoing



SITE SIGNAGE
Mar 21, 2025



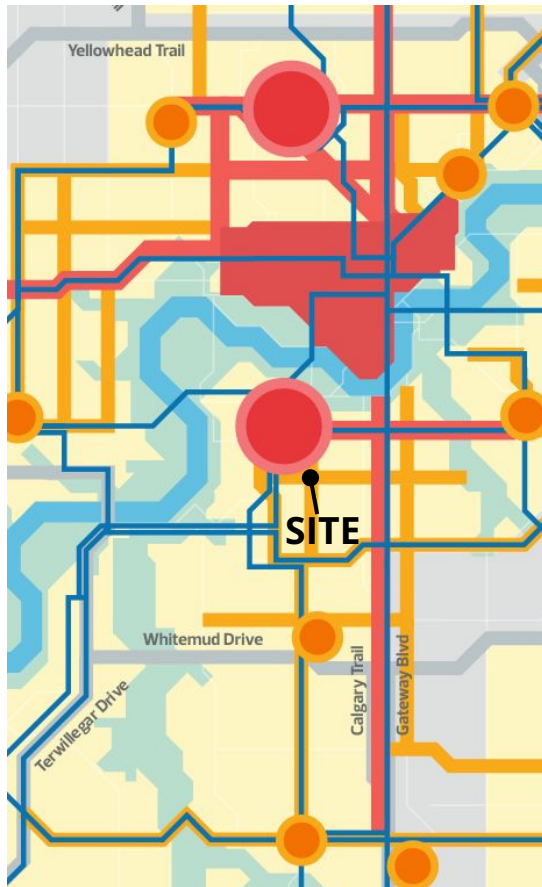
PUBLIC HEARING
NOTICE
Jun 5, 2025



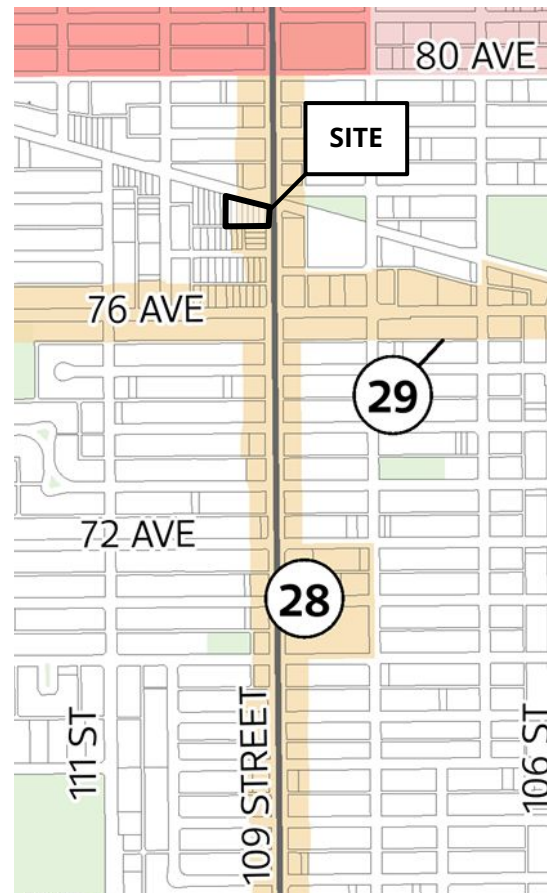
JOURNAL AD
Jun 13, 2025 &
Jun 21, 2025

District Policy - Support Mid Rise

- within Secondary Corridors along Arterial Roadways and Collector Roadways.



THE CITY PLAN

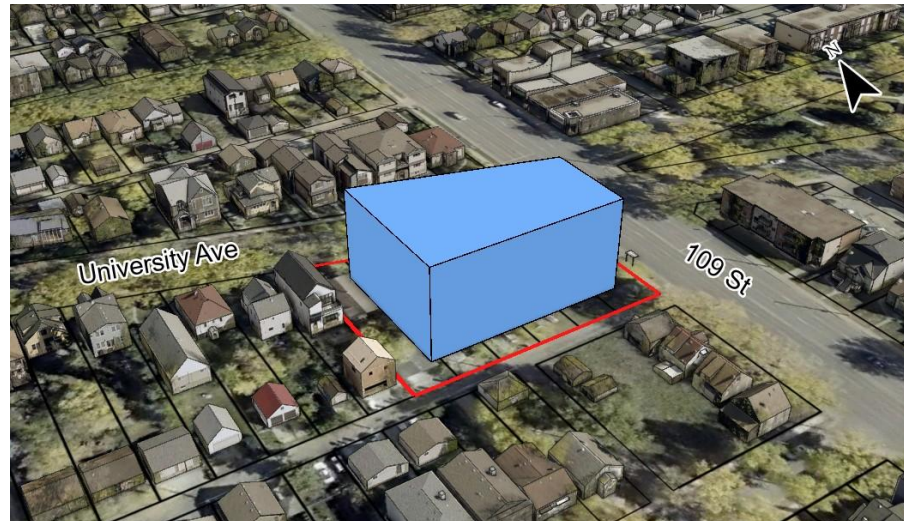


SCONA DISTRICT PLAN
Map 3: Nodes & Corridors

5 PROPOSED ZONING



CURRENT: RS & RM h16.0 Zone



PROPOSED: RM h23.0 Zone



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**