

A Step in the Right Direction

Great Cities Put Communities and People First

A Step in the Right Direction

2.5.2 Urban Mix

2.5.2.4 Support **Small Scale** housing in **Urban Mix** areas outside of **Nodes** and **Corridors**.

2.5.2.5 - Notwithstanding 2.5.2.4, within the **Redeveloping Area** support more intense **Small Scale** residential development with greater massing on corner sites in locations outside of a **Node or Corridor Area** that meet at least one of the following criteria:

- a. Within 100 metres of a **Node or Corridor Area**,
- b. Within 400 metres of a **Mass Transit Station**, or
- c. Along an **Arterial Roadway** or a **Collector Roadway**.

This is the New Small Scale Development



Revise

2.5.2.67 Consider additional scale of **Low Rise** or greater in locations where the site size and context allow for appropriate transition to surrounding development and that meet at least two of the following criteria:

- a. 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**,
- c. 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.

Requested revision, remove criteria “e”

- It allows developers to start on a corner lot, then proceed to add Low Rise development down the block.
- If facilitates “block-busting” as adjacent residents sell out of fear of continued Low Rise Development along the block.

Imagine - One More Story - 10 Feet Higher



.....Or Remove?

2.5.2.67 Consider additional scale of **Low Rise or greater** in locations where the site size and context allow for appropriate transition to surrounding development and that meet at least two of the following criteria:

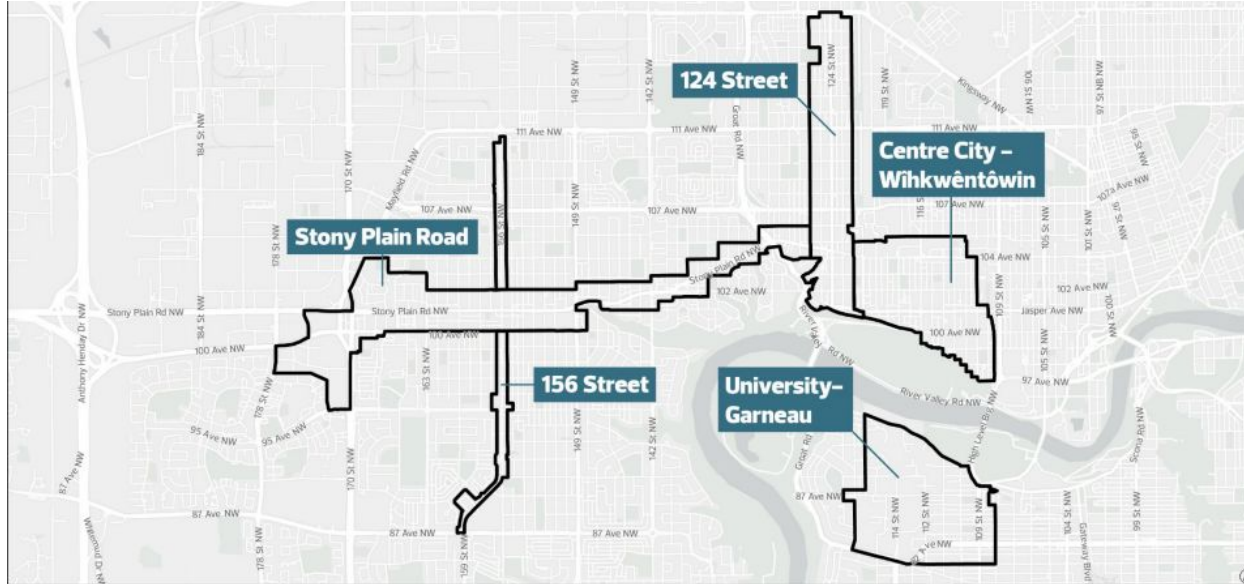
- a. In a **Node or Corridor Area** or within 100 metres of a **Node or Corridor Area**,
- b. Within 400 metres of a **Mass Transit Station**,
- c. Along an **Arterial Roadway** or a **Collector Roadway**,
- d. At a corner site or adjacent to a park or open space,
- e. Adjacent to a site zoned for greater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

Is 2.5.2.7 Necessary?

- Local Nodes allow Low Rise Development and Mid-Rise Along Arterial and Collector Roads
- District Nodes allow Low Rise Developments and Mid Rise within 400 Meters of a Mass Transit Station and Along Arterial Roadways
- Primary Corridors allow Low and Mid-Rise Development
- Secondary Corridors allow Low Rise Development within secondary corridors along arterial and collector roadways

Given the Impacts on Community is Low Rise necessary throughout neighbourhoods?

When is enough - enough?



ITEM 3.1
BYLAW 21128
PRIORITY GROWTH AREAS

DEVELOPMENT
SERVICES
May 20, 2025

