

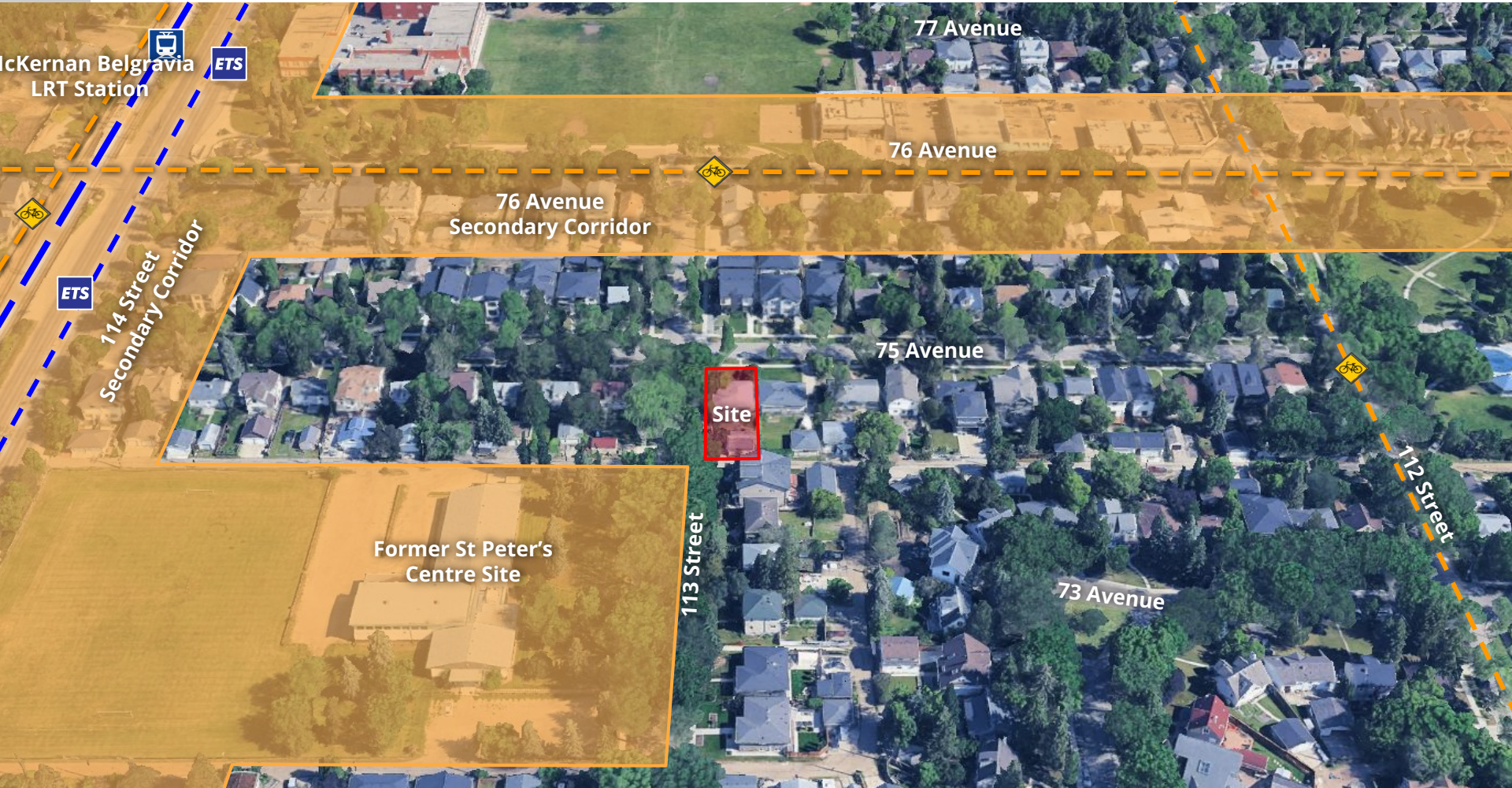


ITEM 3.27
BYLAW 21256
McKernan

DEVELOPMENT
SERVICES
SEP 15, 2025



SITE CONTEXT





View if the site looking southeast

4 COMMUNITY INSIGHTS

Respondents (9)

Opposition (6)

- Current construction is in contravention of rules (6x).
- Intense infill creates nuisance and waste (2x).
- Discontent with lack of developer accountability in rezoning process (3x).
- Loss of greenery and hostile for wildlife (2x).

Support (1)

- More neighbours means more community, affordability, and support for local businesses.

Questions (3)



CITY WEBPAGE
Apr 16, 2025



MAILED NOTICE
Apr 24, 2025



1:1 COMMUNICATION
Ongoing



SITE SIGNAGE
Jun 16, 2025



PUBLIC HEARING
NOTICE
Aug 21, 2025



JOURNAL AD
Aug 29 & Sep 6,
2025

2.5.2.5 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:

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



Scona District Plan



CURRENT: RS Zone



PROPOSED: RSM h12.0 Zone



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**