



ITEMS 3.29 & 3.30  
CHARTER BYLAW 21277 & BYLAW 21278  
MONTROSE

DEVELOPMENT  
SERVICES  
AUG 18, 2025



# 3 COMMUNITY INSIGHTS

## Respondents (1)

## Opposition (1)

- Excessive noise at midnight and early morning



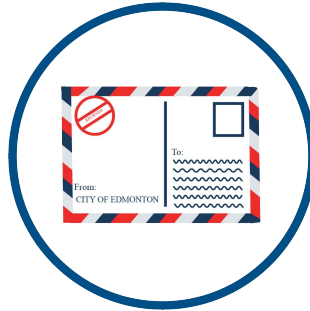
CITY WEBPAGE  
May 6, 2025



MAILED NOTICE  
May 22, 2025



1:1 COMMUNICATION  
Ongoing



PUBLIC HEARING  
NOTICE  
Jul 24, 2025



JOURNAL AD  
Aug 1 & 9, 2025



SITE SIGNAGE  
Aug 21, 2025

# POLICY REVIEW - NORTH CENTRAL DISTRICT PLAN

To facilitate the proposed rezoning, an amendment to the North Central District Plan is required to redesignate the subject site from Urban Mix to Commercial/Industrial Employment.

## Commercial/Industrial Employment

- ✓ Support light industrial and commercial businesses with a higher standard of design along **Arterial Roadways**, at Mass Transit Stations, and within Non-Residential Intensification Areas.
- ✓ Discourage the creation of irregular or insufficiently-sized industrial sites, and support the consolidation of such sites where they exist to enable more efficient land use.



EXISTING 'URBAN MIX' LAND USE



PROPOSED 'COMMERCIAL/INDUSTRIAL EMPLOYMENT' LAND USE



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

