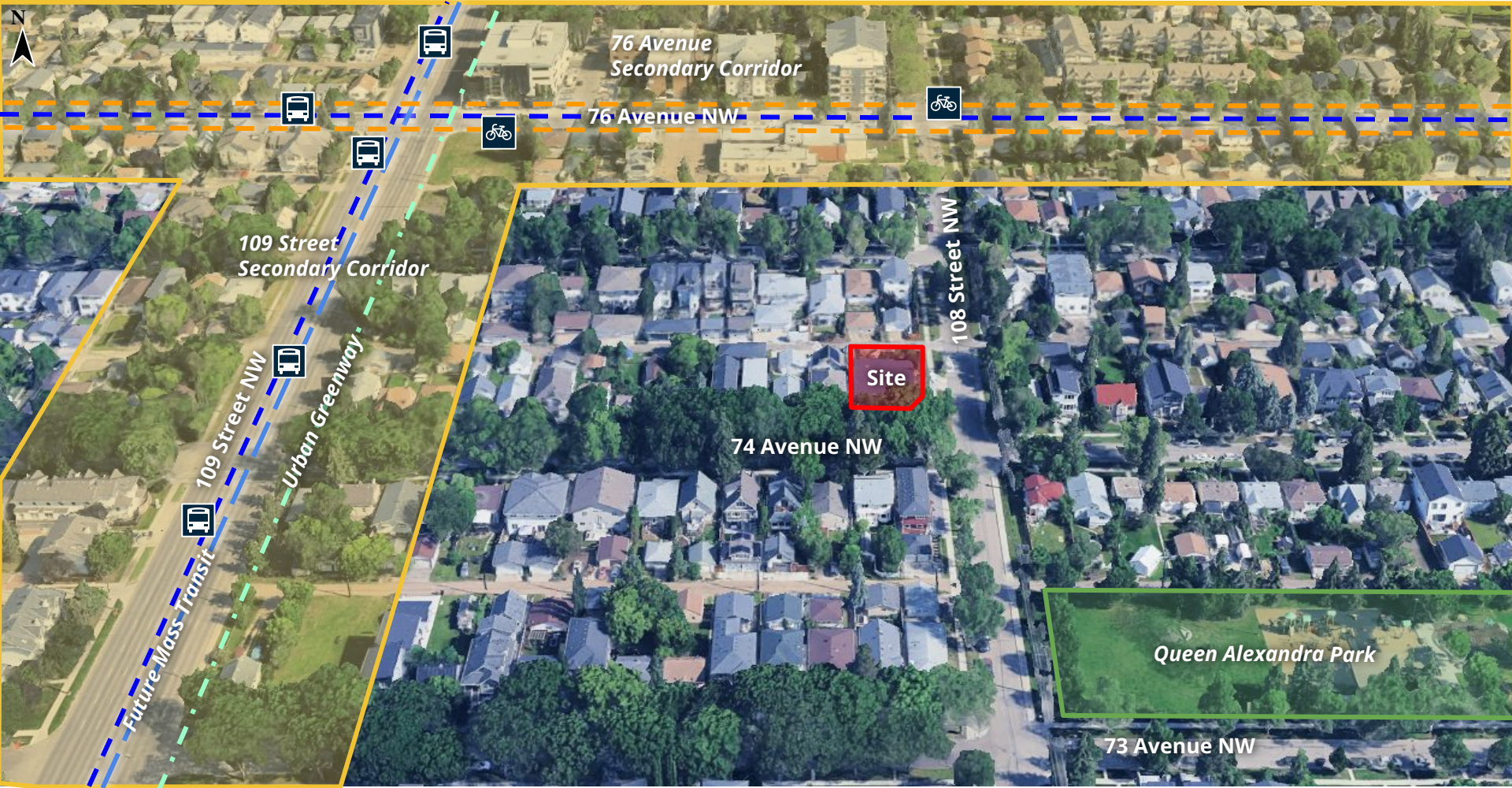




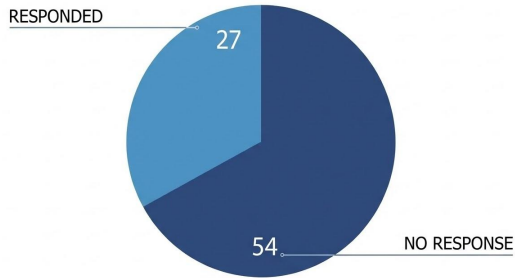
ITEM 3.6
BYLAW 21427
QUEEN ALEXANDRA

DEVELOPMENT
SERVICES
MARCH 10, 2026





3 COMMUNITY INSIGHTS



Opposition (24)

- Parking shortages (17)
- Traffic congestion (15)
- Neighbourhood character (14)
- Pedestrian and vehicle safety (12)
- Sun shadow impacts (10)
- Current zone is sufficient (10)

Questions (3)



CITY WEBPAGE
Sep 4, 2025



MAILED NOTICE
Sep 10, 2025
*Sep 18, 2025



SITE SIGNAGE
Sep 25, 2025
*Jan 8, 2026



ONLINE
ENGAGEMENT
Dec 1, 2025



1:1 COMMUNICATION
Ongoing

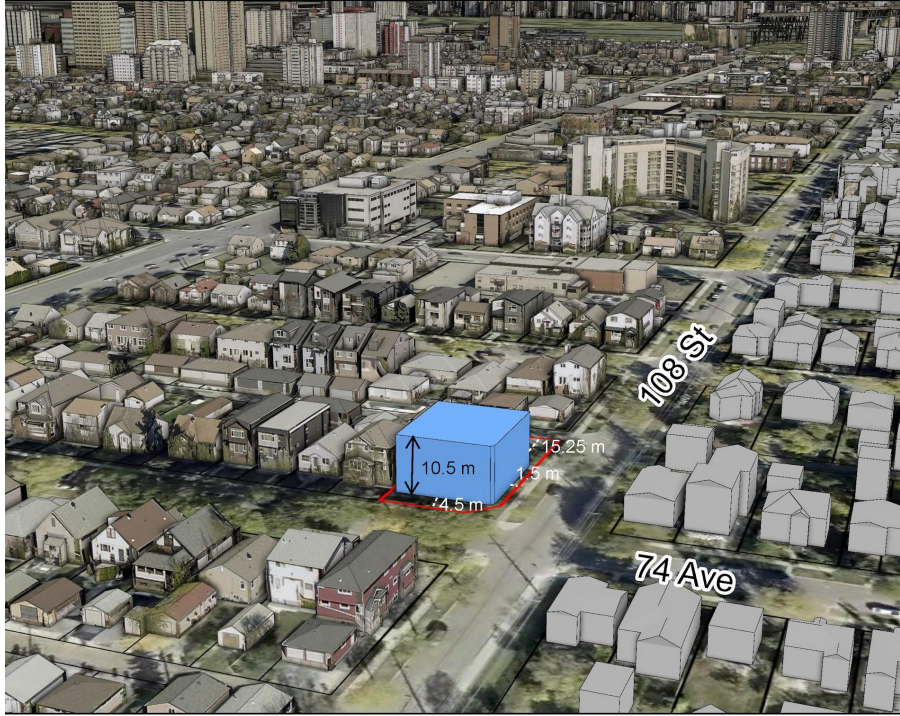


PUBLIC HEARING
NOTICE
Feb 17, 2026

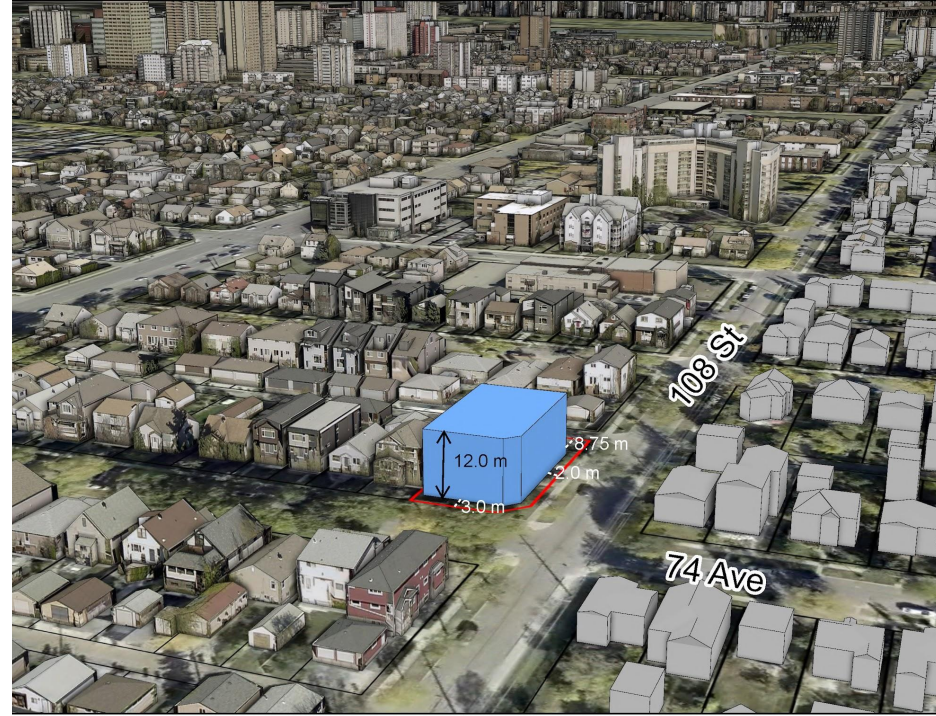


JOURNAL AD
Feb 20 & 28,
2026

ZONING COMPARISON




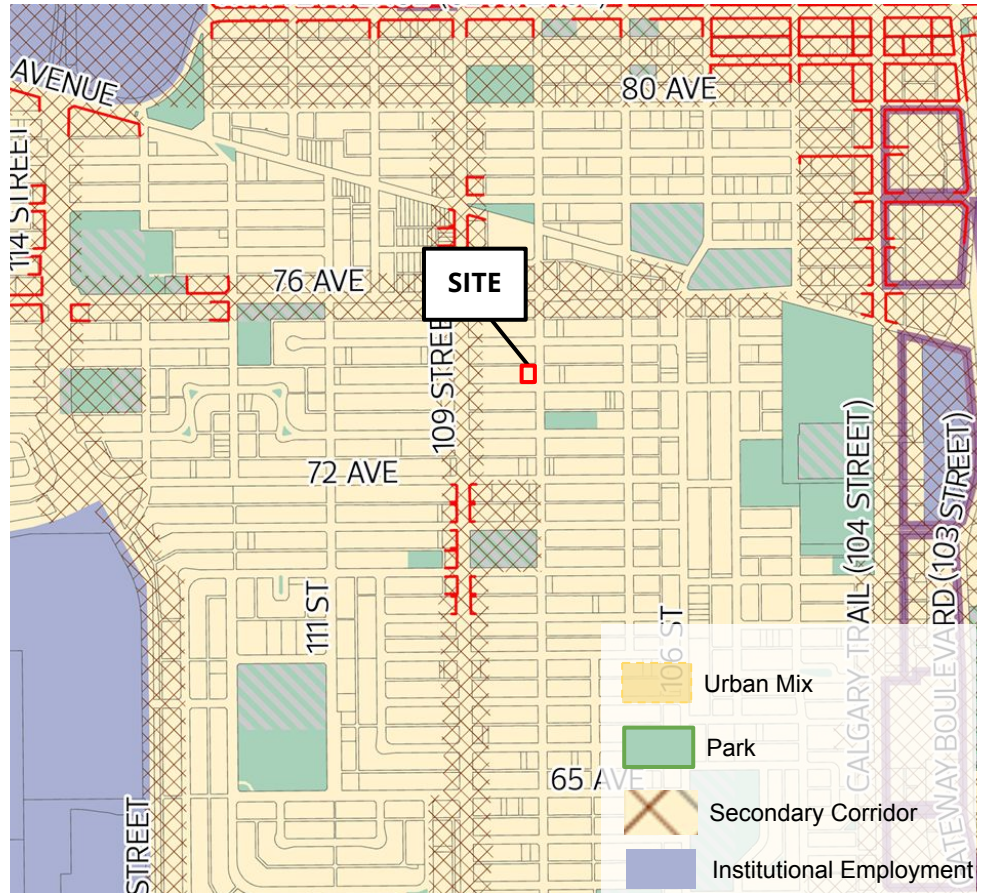
CURRENT ZONE: RS ZONE



PROPOSED ZONE: RSM h12.0 ZONE

2.5.2.5 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.



SCONA DISTRICT PLAN
MAP 4: LAND USE CONCEPT TO 1.25 MILLION



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

