

DC1.12813 to DC.21486

DC1.12813 to MU h16.0 f3.5

ITEM 4.11
BYLAW 21486
McCauley

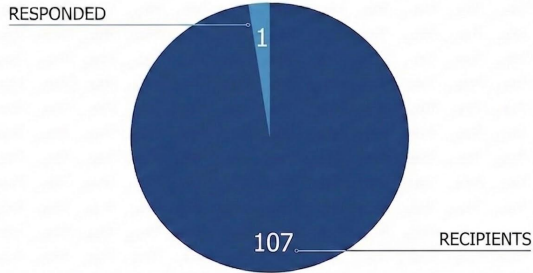
DEVELOPMENT
SERVICES
April 27, 2026



Aerial Image captured Fall 2025



3 COMMUNITY INSIGHTS



CITY WEBPAGE
Jan 12, 2026



MAILED NOTICE
Jan 29, 2026



1:1 COMMUNICATION
Ongoing



SITE SIGNAGE
Feb 11, 2026



PUBLIC HEARING
NOTICE
Apr 07, 2026



JOURNAL AD
Apr 10 & 18,
2026

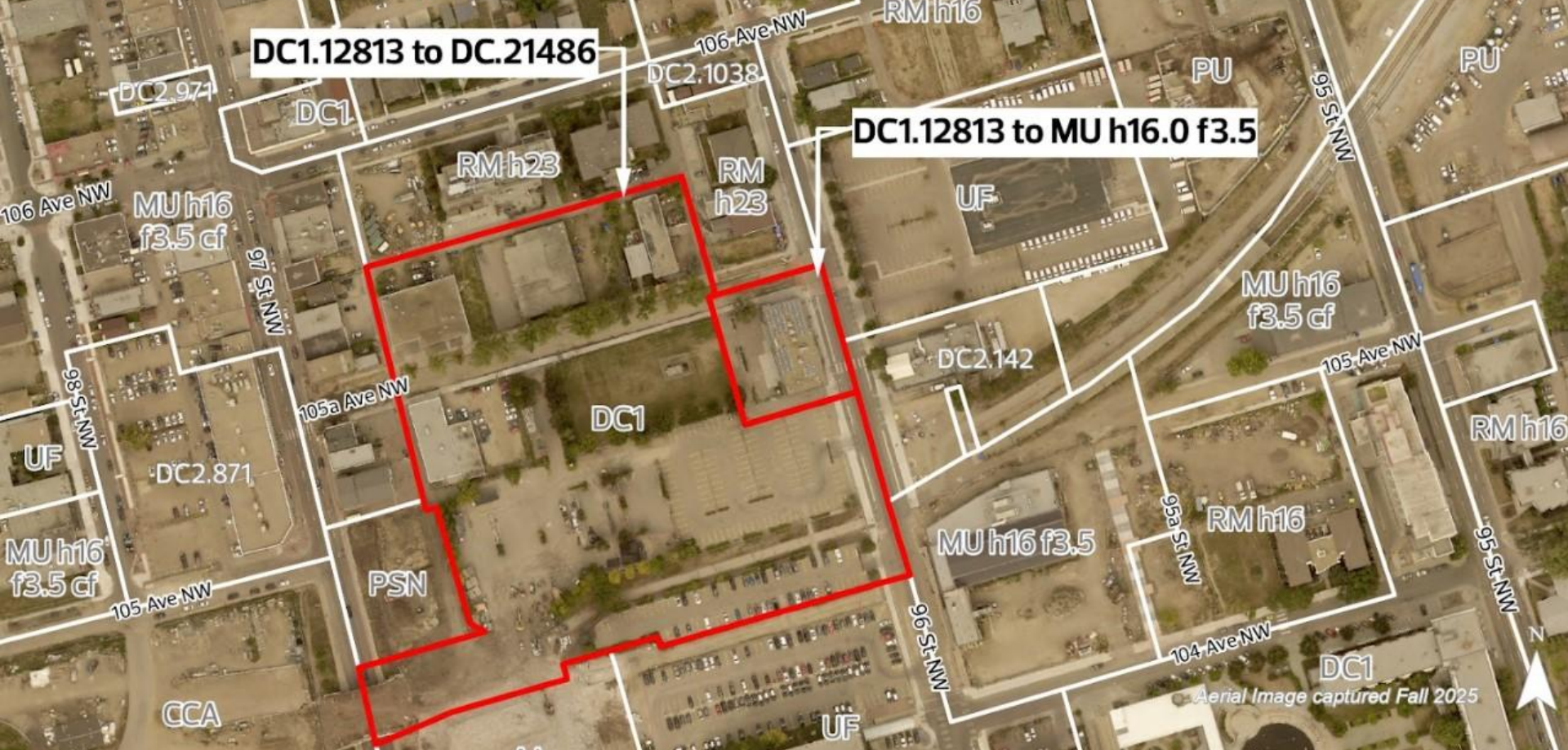
Opposition (1)

- Over concentration of social services

5 PROPOSED ZONING



REGULATION	DC1.12813 Current Zoning	MU h16 f3.5 Proposed Zoning
Principal Building	Multi-Unit Housing Optional Commercial	Multi-Unit Housing Optional Commercial
Height	14.0 m	16.0 m
Floor Area Ratio	3.0	3.5
Setbacks North South East West	0.0 m 7.5 m 4.5 m 2.0 - 4.0 m	1.0 - 4.5 m 3.0 m 1.0 - 4.5 m 3.0 m



Aerial Image captured Fall 2025

ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**

