



ITEM 3.33

CHARTER BYLAW  
19865

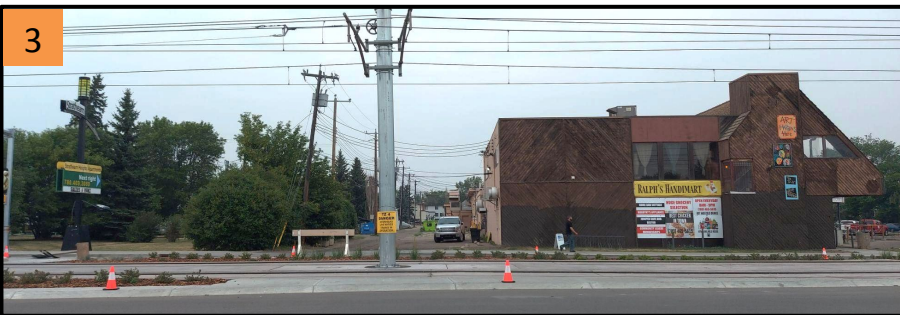
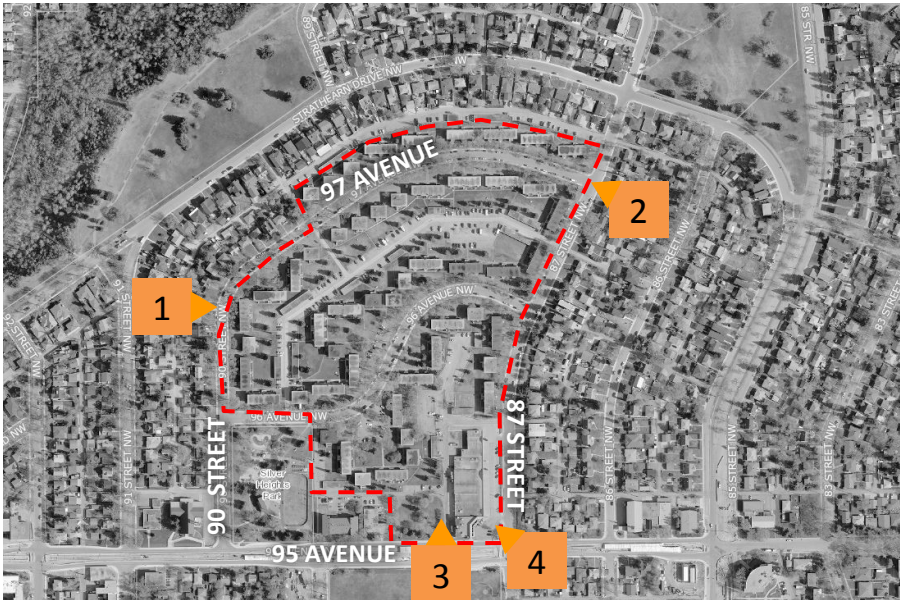
STRATHEARN

DEVELOPMENT  
SERVICES  
September 8, 2021

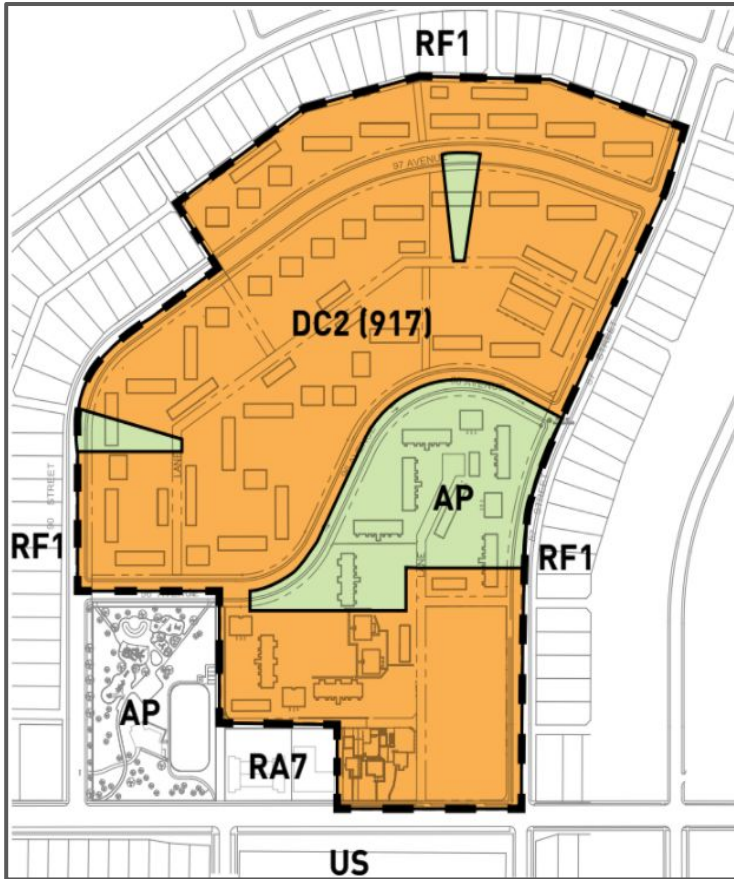
## 3.33 - STRATHEARN



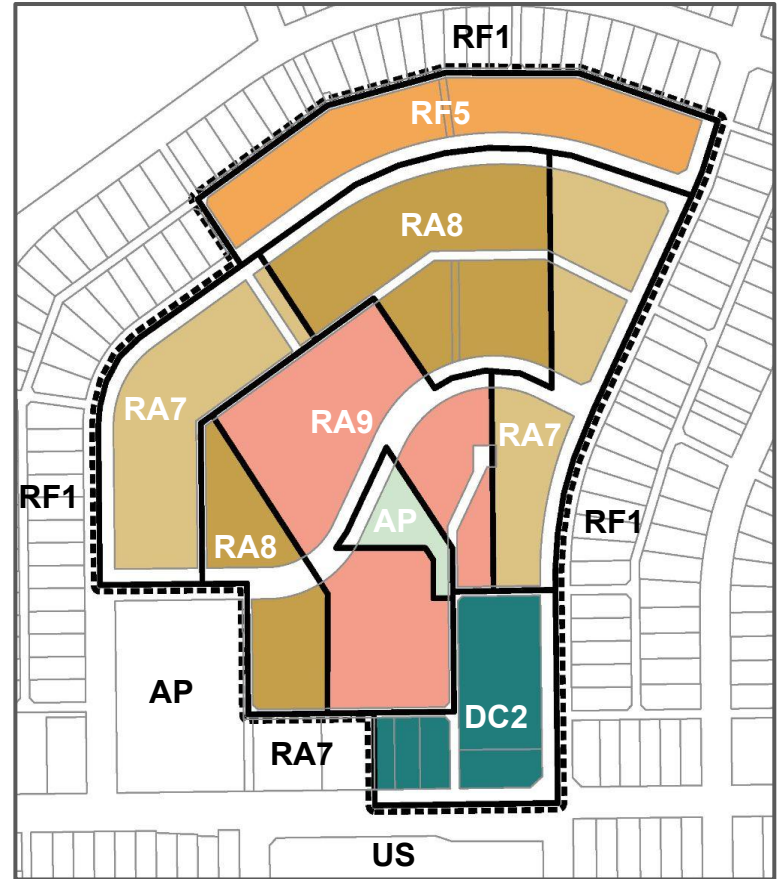
# 3 3.33 - STRATHEARN



4 3.33 - STRATHEARN



Current DC2.917 Zoning



Proposed Zoning

# 5 3.33 - STRATHEARN



**SOUTH ELEVATION**



**EAST ELEVATION**

REGULATION	Proposed DC2 Provision
Height	81.0 m max
FAR	5.0
Density	500 Dwellings

## Community Amenity Contributions

- Community Cash Contributions
- Publicly Accessible Open Spaces
- Public Art
- Off-site Improvements
- 10 Dwellings Suitable for Families

# 3.33 - STRATHEARN



 Road (Lane) Closure Area

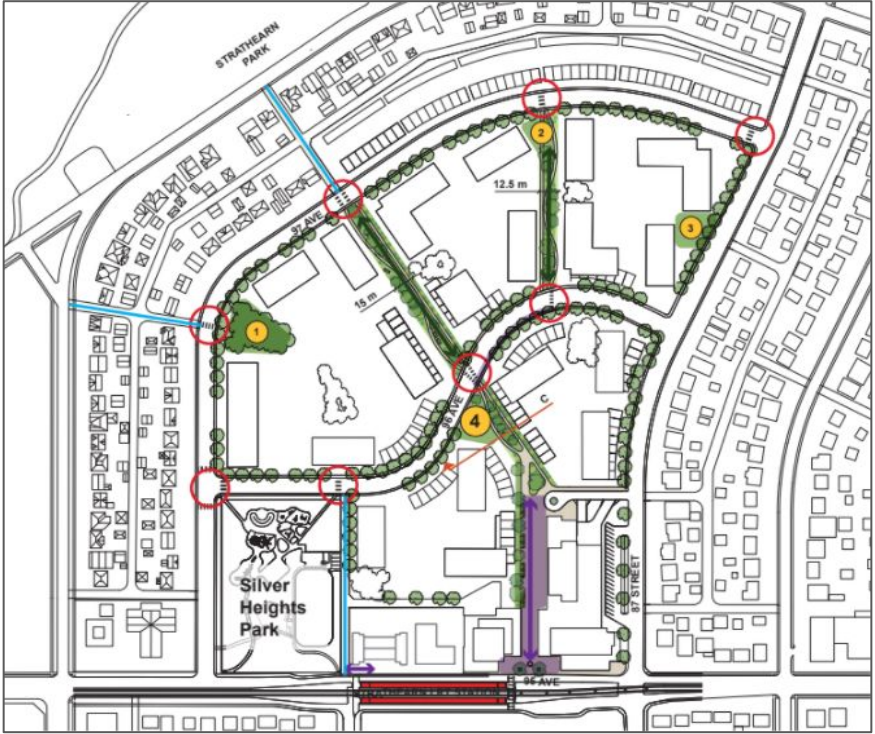


## *Southeast Area Plan*

*For the communities of:*

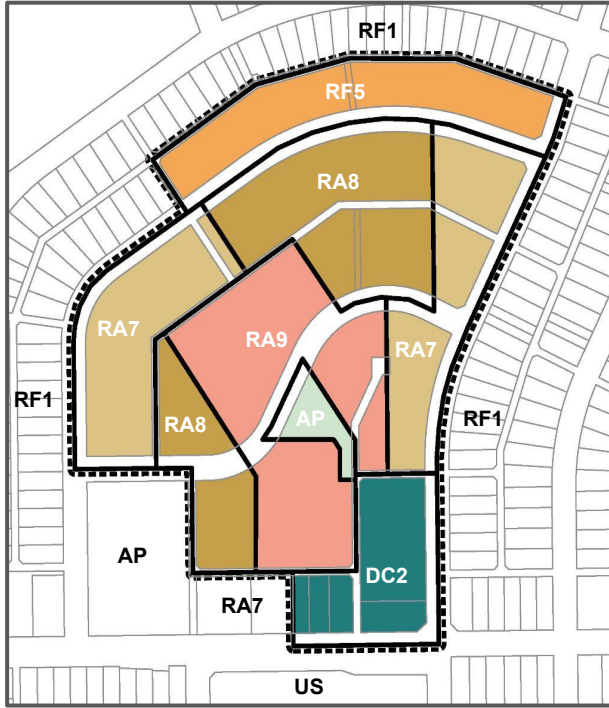
-  *Avonmore*
-  *Capilano*
-  *Gold Bar*
-  *Idylwyld*
-  *Kenilworth*
-  *Ottewell*
-  *Strathearn*

# 7 3.33 - STRATHEARN

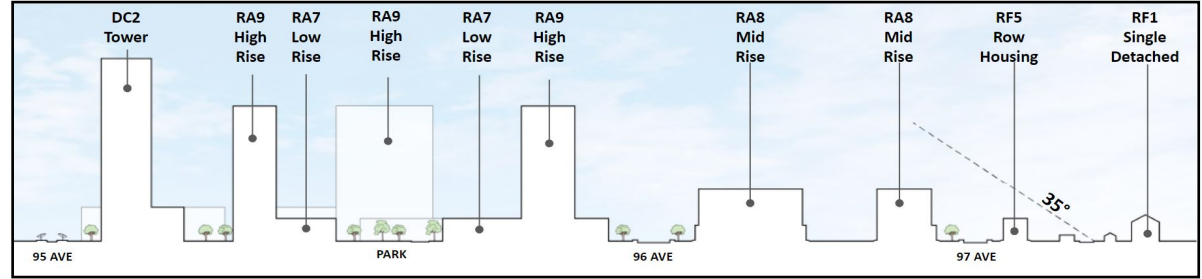


	UPMP Standard	Proposed
<b>Neighbourhood Parks &amp; On-site Open Spaces</b>		
Area/1000 people	2 Ha/ 1000 people	1.34 ha/ 1000 people
Park % of Neighborhood	7.5 %	8.8%
<b>Neighbourhood/Surrounding Parks &amp; On-site Open Spaces</b>		
Area/1000 people	2 Ha/ 1000 people	5.08 ha/ 1000 people

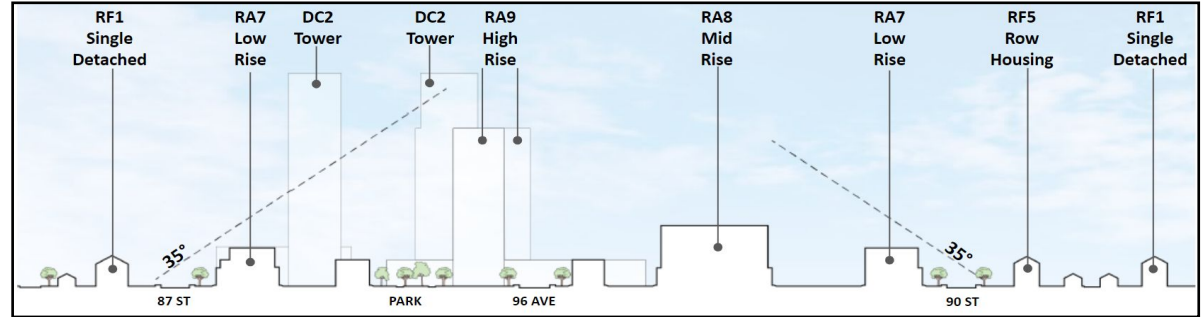
- Ornamental Park
- ➔ Commercial / Residential Mews
- Transit Plaza
- Pedestrian Crossing
- ➔ Greenway
- Laneway Pedestrian Improvements



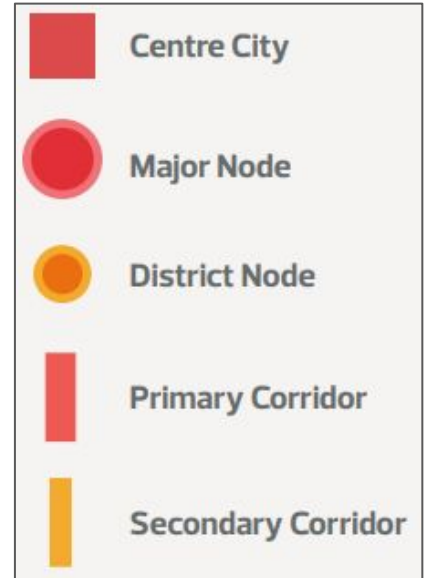
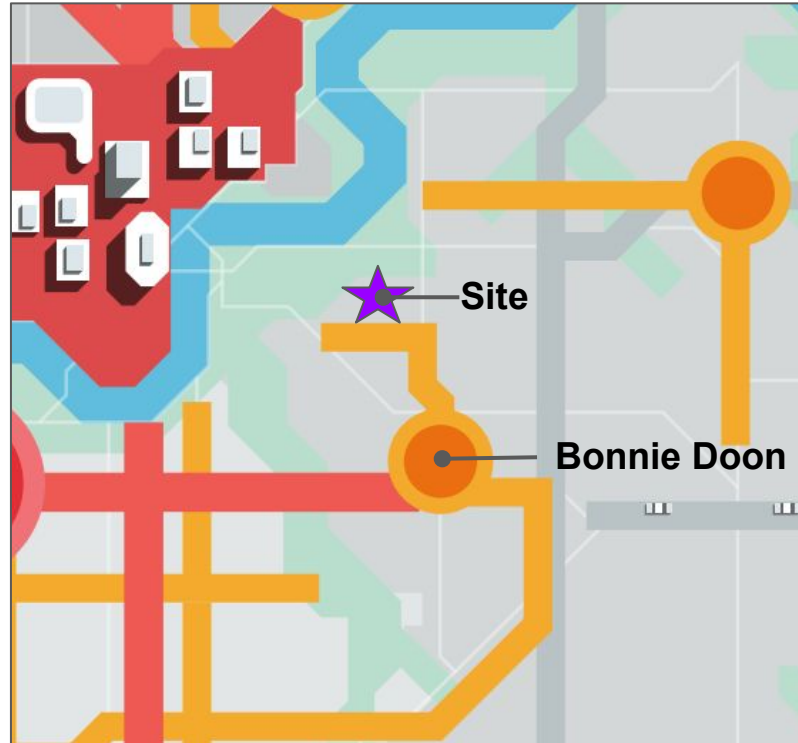
**EAST-WEST SITE CROSS SECTION (LOOKING SOUTH)**



**SOUTH-NORTH SITE CROSS SECTION (LOOKING WEST)**







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## LDA20-0192 Strathearn Heights Transit Oriented Development



REGISTER

SHARE YOUR VOICE.  
SHAPE OUR CITY.

### Stay Informed

[Click here to share your email address to stay up to date on this application!](#) Your email will be used to inform you about this zoning application in the future.

For more information about registering to stay engaged with other City projects and initiatives, visit the Engaged Edmonton [FAQ page](#).

### Who's Listening

**Marty Vasquez**

Planner



**Phone** 780-495-1948

**Email** [marty.vasquez@edmonton.ca](mailto:marty.vasquez@edmonton.ca)



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**