

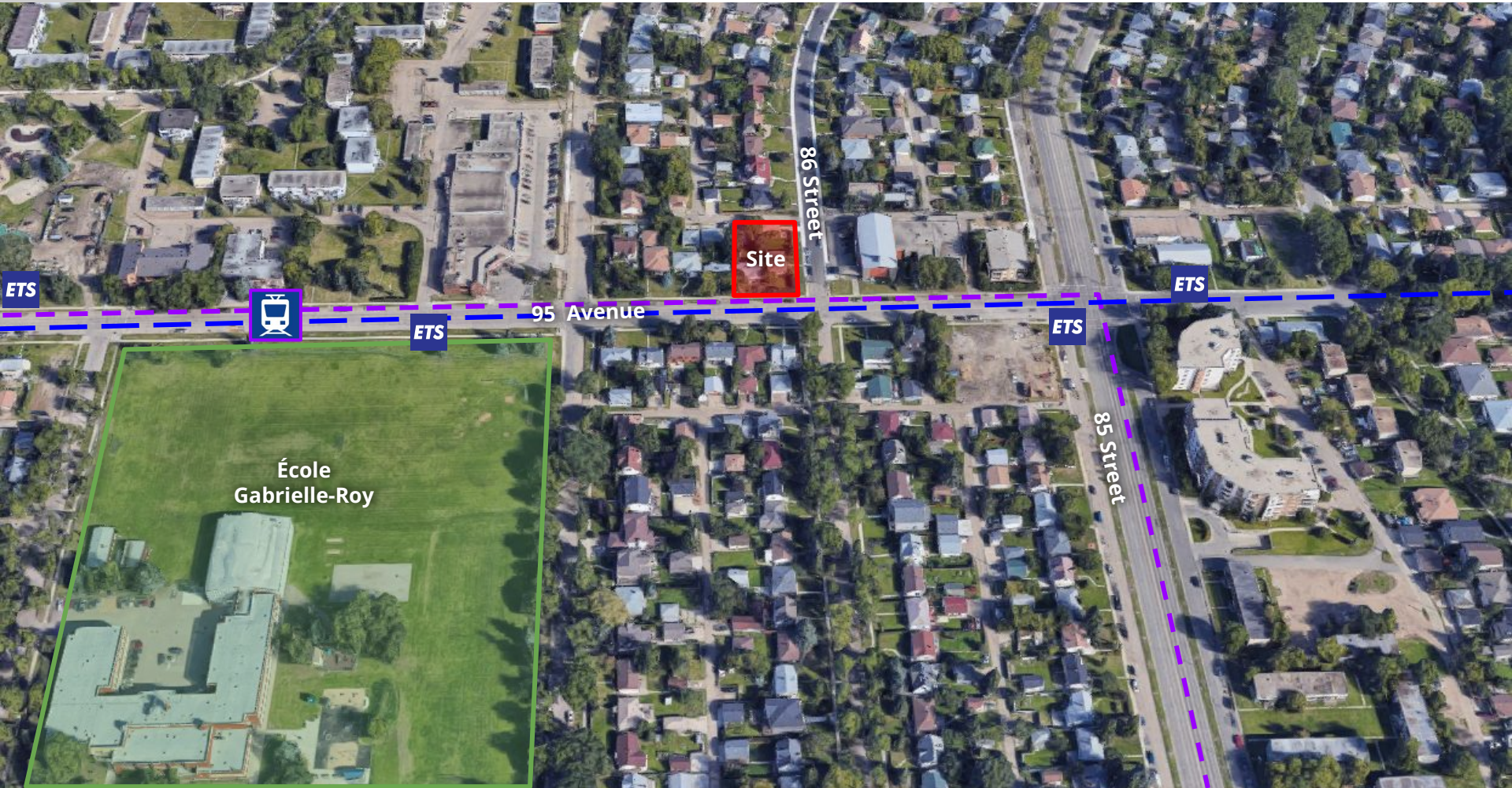


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ITEM 3.12
CHARTER BYLAW 19927
STRATHEARN

DEVELOPMENT
SERVICES
JAN 25, 2022



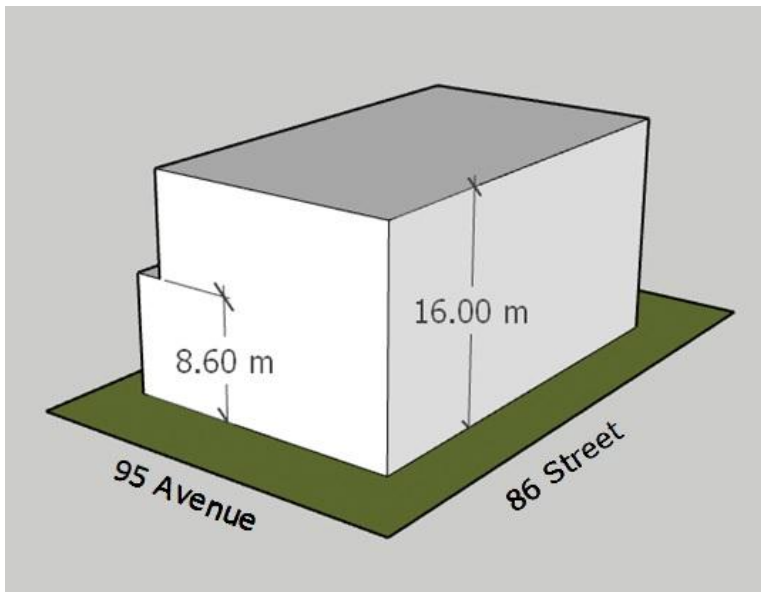


SITE VIEWS

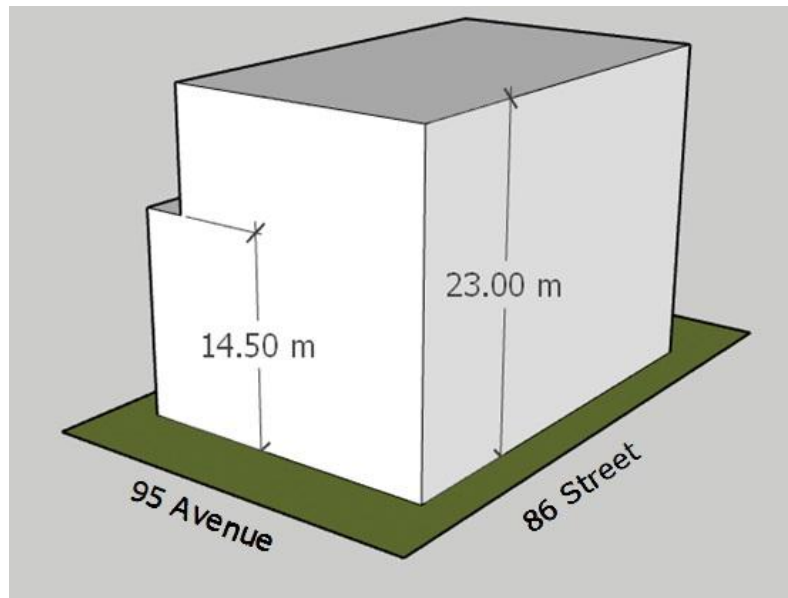


REGULATION	DC2 Current	RA8 Proposed
Height	16.0 m	23.0 m
Density (Dwellings)	Max 17	No max
Setbacks North (rear) East (side) West (side) South (rear)	7.5 m 4.5 m 3.0 m, 5.5 m above 8.6 m 6.0 m	7.5 m 3.0 m 3.0 m, 6.0 m above 14.5 m 5.8m

COMMUNITY INSIGHTS



CURRENT DC2



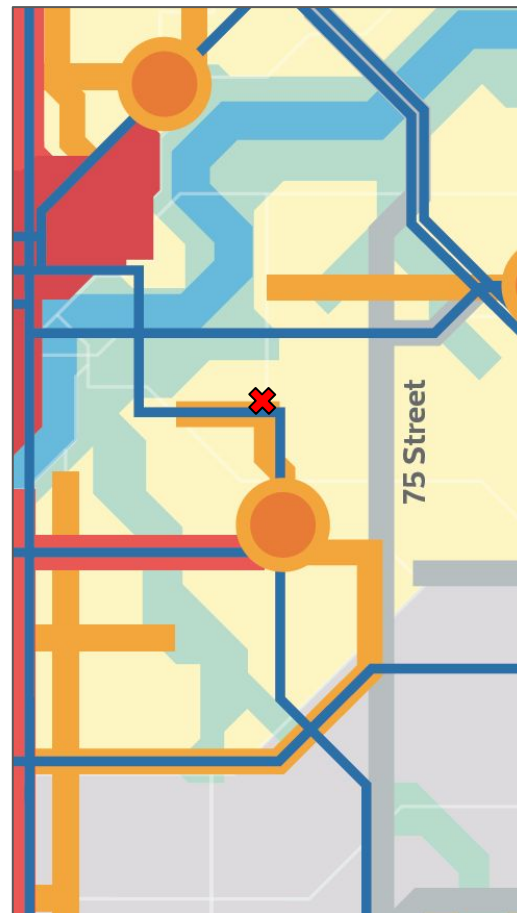
PROPOSED RA8



SITE VIEW



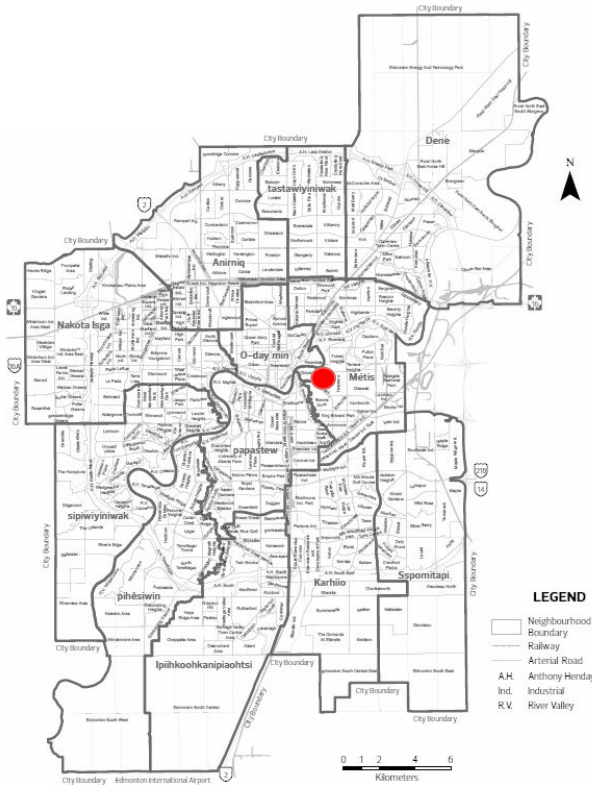
TOD GUIDELINES



THE CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



STRATHEARN

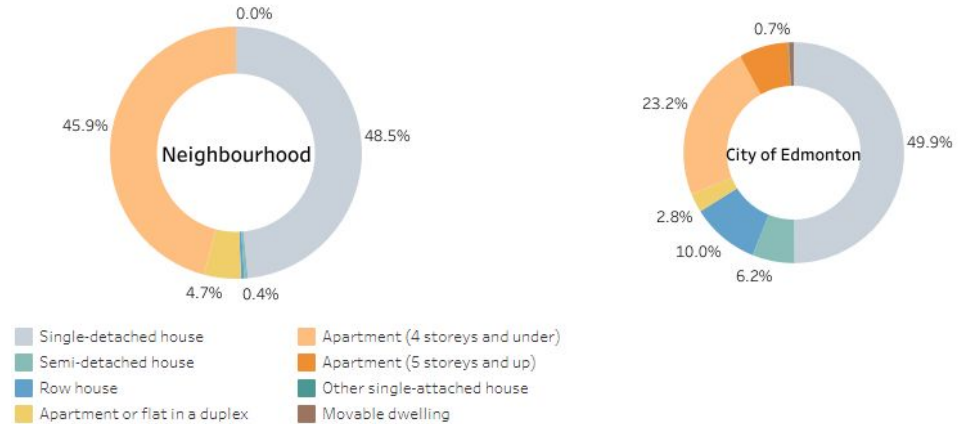
Population **2,710**

Population Net Density **55.0 population/ha**

Dwelling Units **1,175**

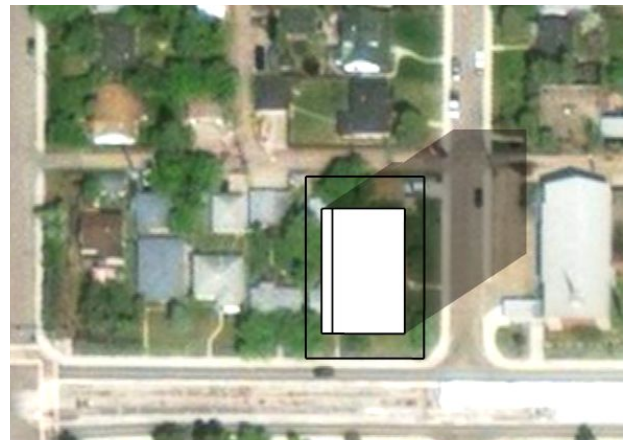
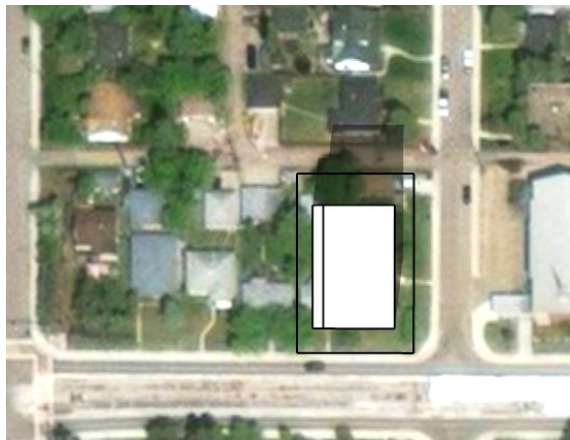
Dwellings Density: **24.1 units/ha**

Private Dwellings by Structure Type

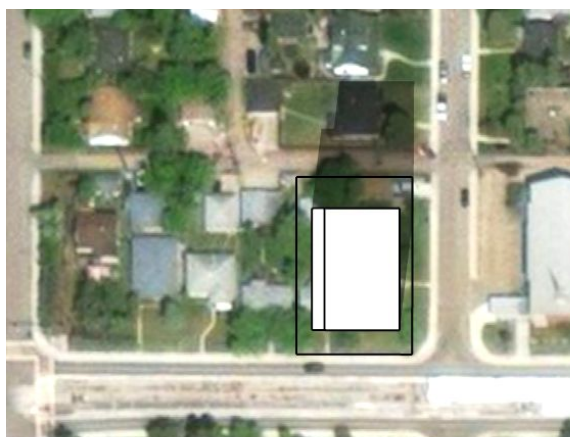


SUN SHADOW - MARCH EQUINOX

EXISTING DC2



PROPOSED RA8



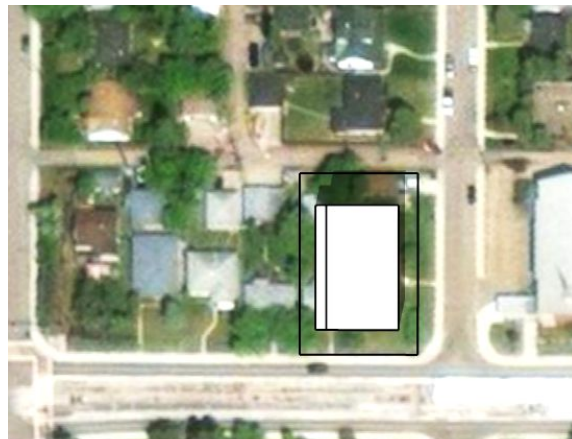
9 am

noon

3 pm

SUN SHADOW - JUNE

EXISTING DC2



PROPOSED RA8



9 am

noon

3 pm