

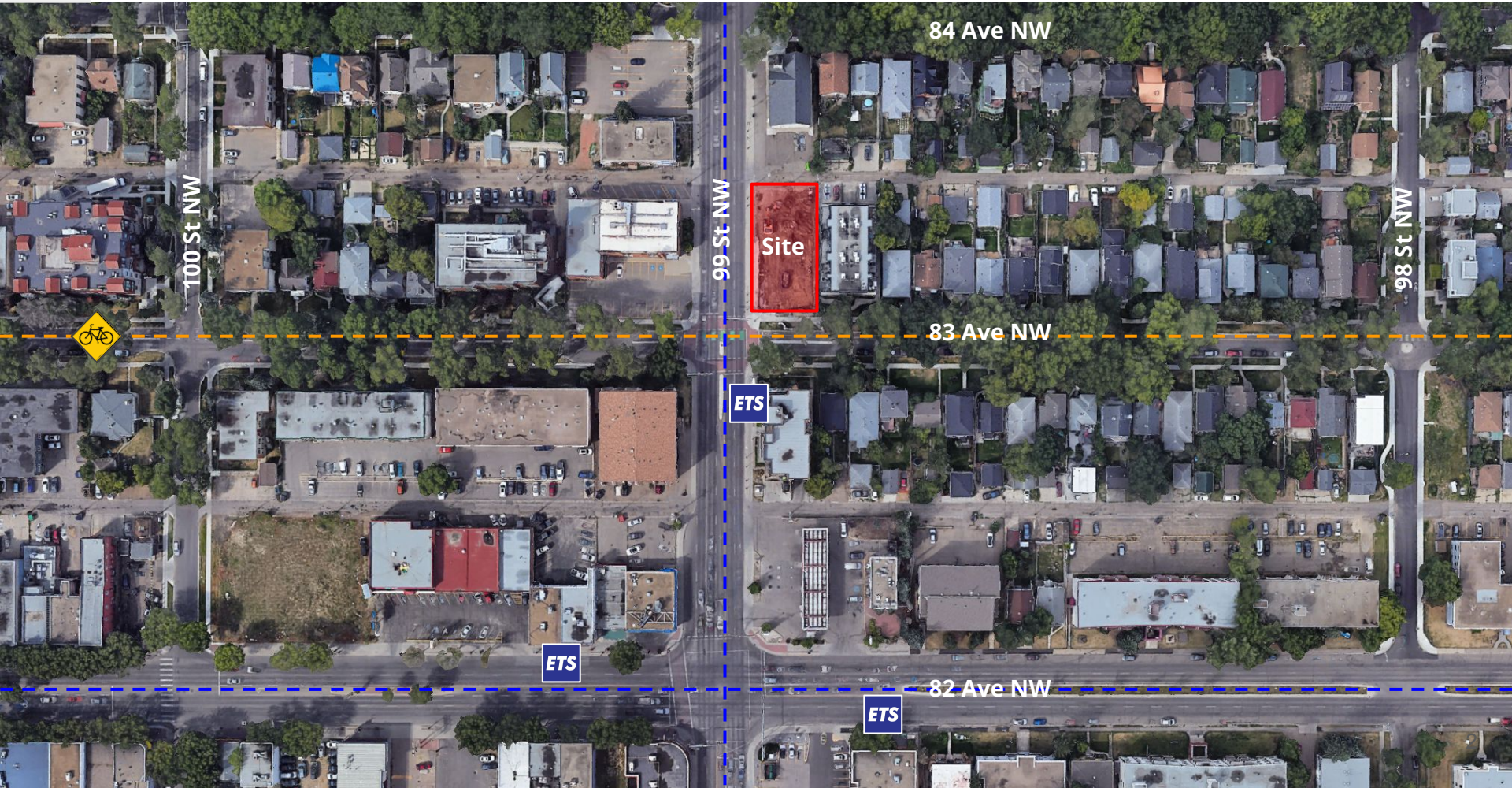


ITEM 3.8
CHARTER BYLAW 20483
STRATHCONA

DEVELOPMENT
SERVICES
MAY 15, 2023



SITE CONTEXT



Inquiry (1)

- Difference between the current and proposed zone



ADVANCED NOTICE
Dec 13, 2022



CITY WEBPAGE
Dec 14, 2022



SITE SIGNAGE
Dec 31, 2022



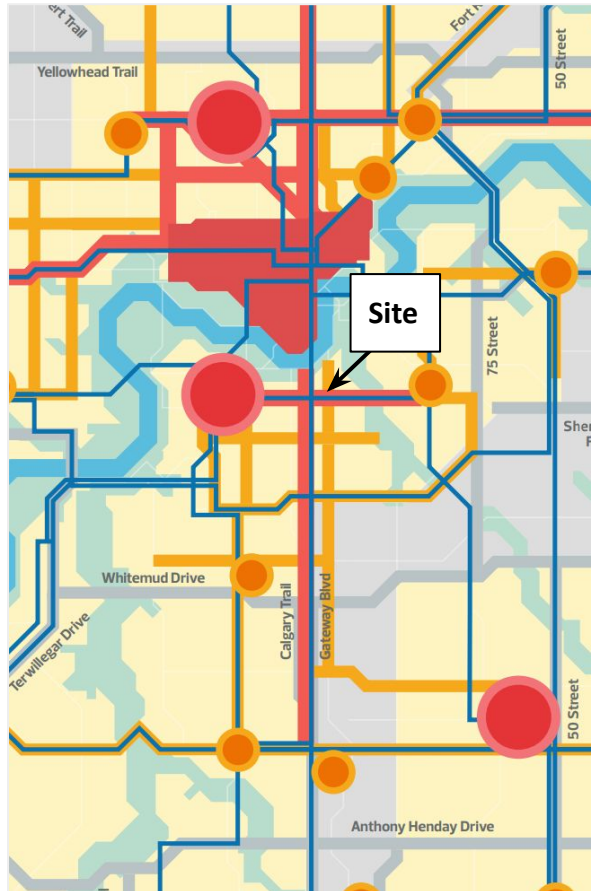
PUBLIC HEARING
NOTICE
Apr 20, 2023



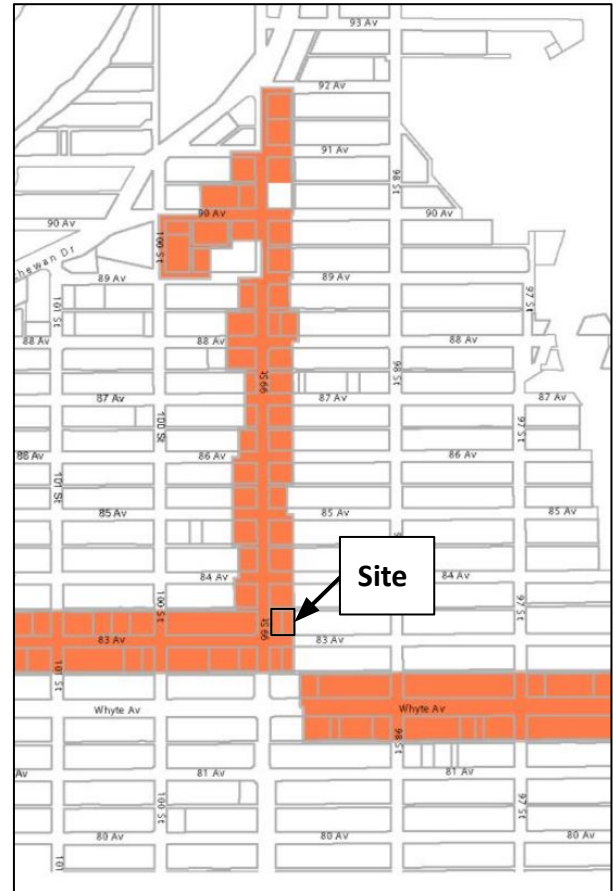
JOURNAL AD
Apr 28 and May
6, 2023



AERIAL VIEW



THE CITY PLAN



STRATHCONA ARP

5 PROPOSED ZONING



REGULATION	DC2.1093 CURRENT	RA8 PROPOSED
Maximum Height:	23.0 m	23.0 m
Maximum Floor Area Ratio:	3.2 m	3.0 m - 3.3 m
Minimum Setbacks: -Front setback (83 Ave NW) -Interior side setback (East) -Flanking side setback (99 St NW) -Rear setback (Lane)	3.0 m 1.5 m - 3.5 m 1.0 m - 2.5 m 6.0 m	4.5 m 3.0 m 3.0 m 7.5 m
Required Stepback:	3.0 m above the 5th storey at the northeast and southeast corners	n/a

6



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

