



ITEMS 3.19 & 3.20
BYLAW 20645 & CHARTER BYLAW 20646
STRATHCONA

DEVELOPMENT
SERVICES
NOV 06, 2023





ETS



Connors Road

Scona Road

ETS

Mill Creek Ravine Park

Site

ETS

Nellie McClung Park







POTENTIAL 98A STREET ACCESS



POTENTIAL 94 AVENUE ACCESS

Comments (12)

Concerns (8)

- Site will not have enough parking
- Increased traffic will create safety issues
- The existing access can't handle a building of this size
- Four storey building will be out of place
- Property values will be decreased.

Questions (4)



ADVANCE NOTICE
FEB 17, 2023



CITY WEBPAGE
MAR 07, 2023



SITE SIGNAGE
APR 04, 2023



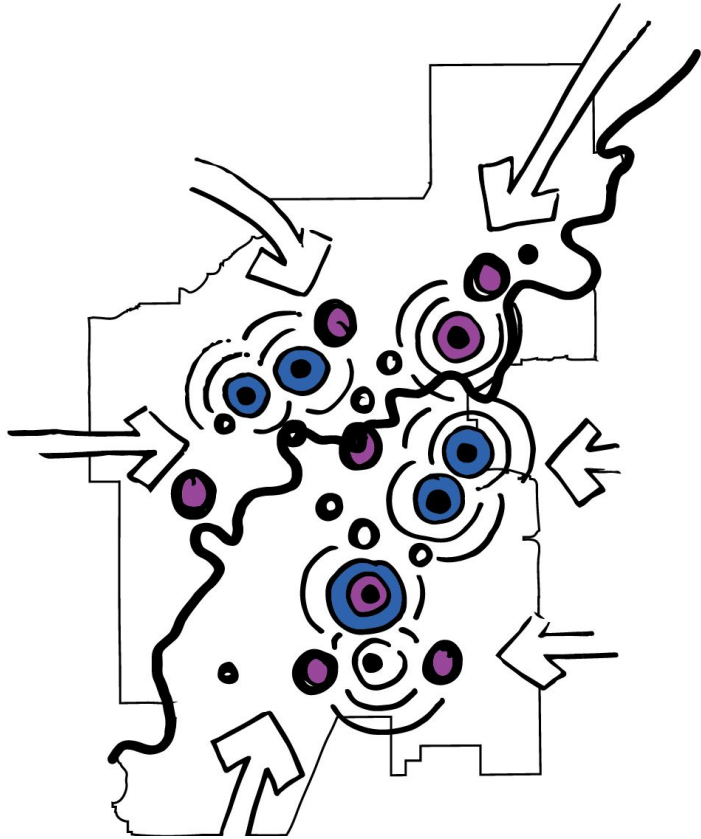
1:1 COMMUNICATION



PUBLIC HEARING NOTICE
OCT 12, 2023



JOURNAL AD
OCT 20 & OCT 28, 2022

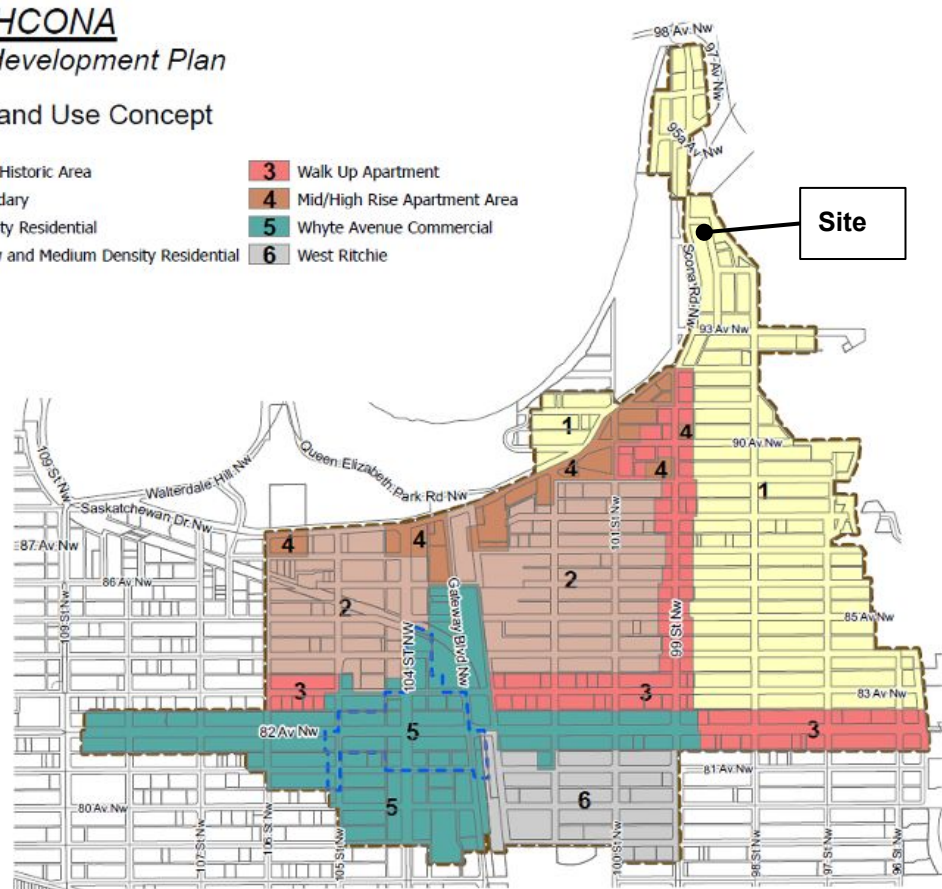


THE CITY PLAN - REBUILDABLE CITY

STRATHCONA Area Redevelopment Plan

Map 2 - Land Use Concept

- | | |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  Provincial Historic Area |  3 Walk Up Apartment |
|  ARP Boundary |  4 Mid/High Rise Apartment Area |
|  1 Low Density Residential |  5 Whyte Avenue Commercial |
|  2 Mixed Low and Medium Density Residential |  6 West Ritchie |



THE STRATHCONA ARP



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**