



RF2 to RA7

94 Ave NW

Scona Rd NW

98a St NW

RF2



ITEMS 3.10 & 3.11
BYLAW 20645 & CHARTER BYLAW 20646
STRATHCONA

DEVELOPMENT
SERVICES
NOV 06, 2023





3 PROPOSED ZONING







POTENTIAL 98A STREET ACCESS



POTENTIAL 94 AVENUE ACCESS

Comments (13)

Concerns (9)

- 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



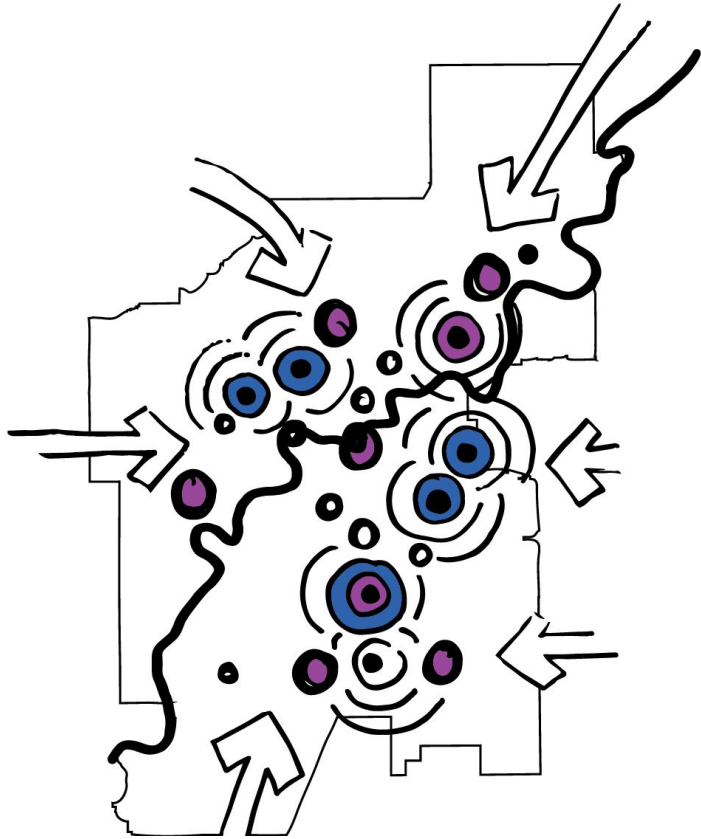
1:1 COMMUNICATION



PUBLIC HEARING NOTICE
OCT 12, 2023



JOURNAL AD
OCT 20 & OCT 28, 2023

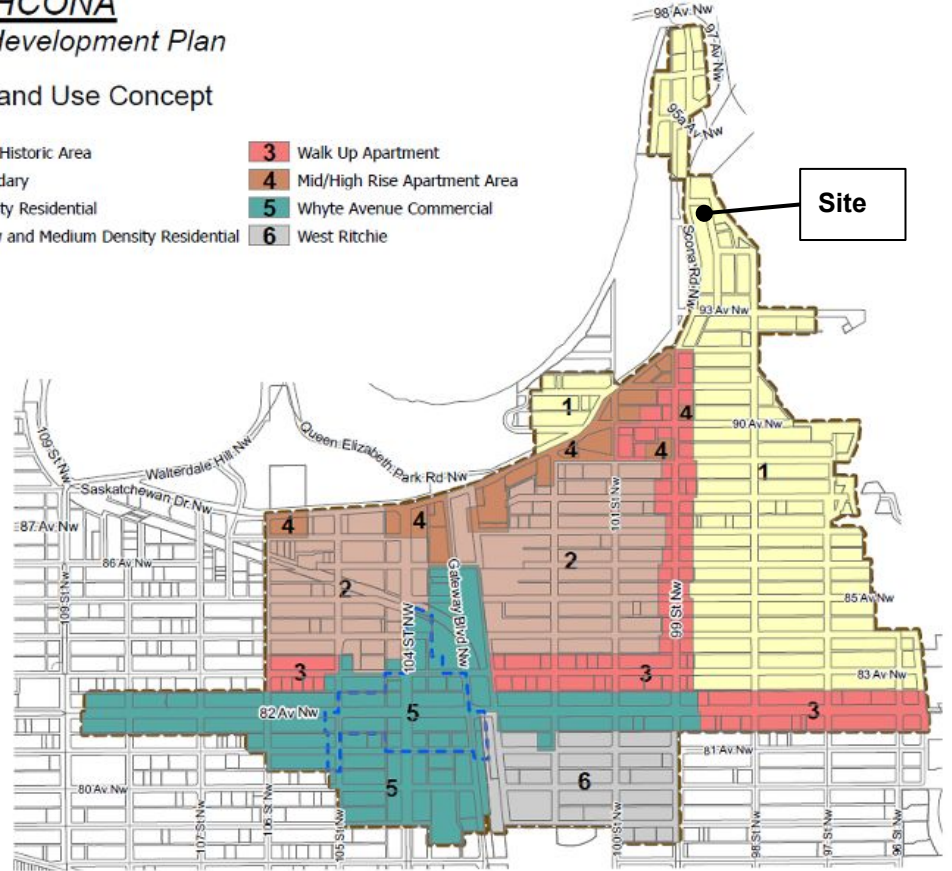


THE CITY PLAN - REBUILDABLE CITY

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



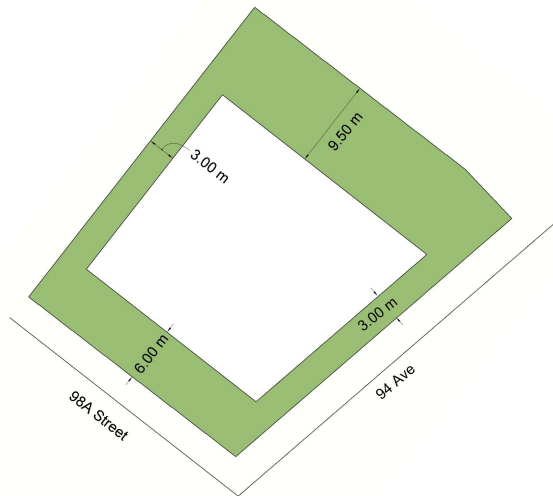
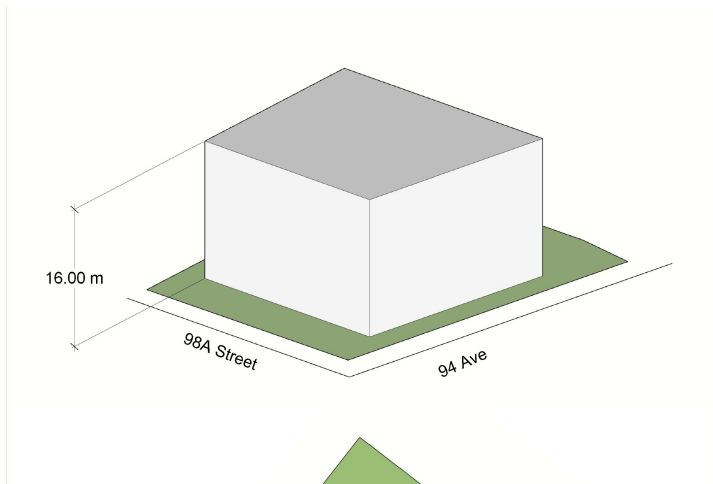
ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

9 PROPOSED ZONING

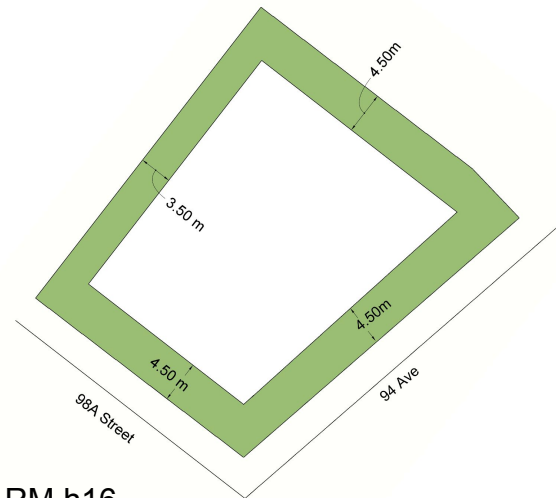
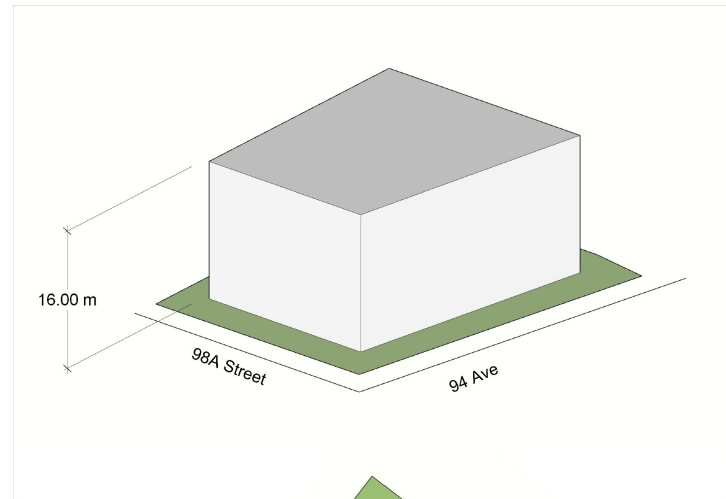


| REGULATION | RF2 Current Zone | RA7 Proposed Zone | RM Proposed ZBR Equivalent |
|---|----------------------------|-----------------------------|---|
| Height | 8.9 m | 16.0 m | 16.0 m |
| Floor Area Ratio/Site Coverage | 40 - 42% | 2.3 - 2.5 | 2.3 - 3.0 |
| Density | Max: 4 Dwellings | Min: 5 Dwellings | Min: 7 Dwellings |
| Setbacks | | | |
| 98A Street | 7.8 - 14.0 m | 6.0 m | 4.5 m |
| South/Abutting | 1.2 - 4.2 m | 3.0 m | 3.0 m |
| 94 Avenue | 2.9 - 4.5 m | 3.0 m | 4.5 m |
| Scona Road | 15.6 m | 7.5 m | 4.5 m |

PROPOSED ZONING



RA7



RM h16

