

RM h23.0 to RM h28.0

A

Saskatchewan Dr NW

Saskatchewan Dr NW

DC1

RL h65

RM h23

DC1

RM h23

Gateway Blvd NW

PSN

Tommy Banks Way NW

DC1

DC2.869

DC2.256

87-Ave NW

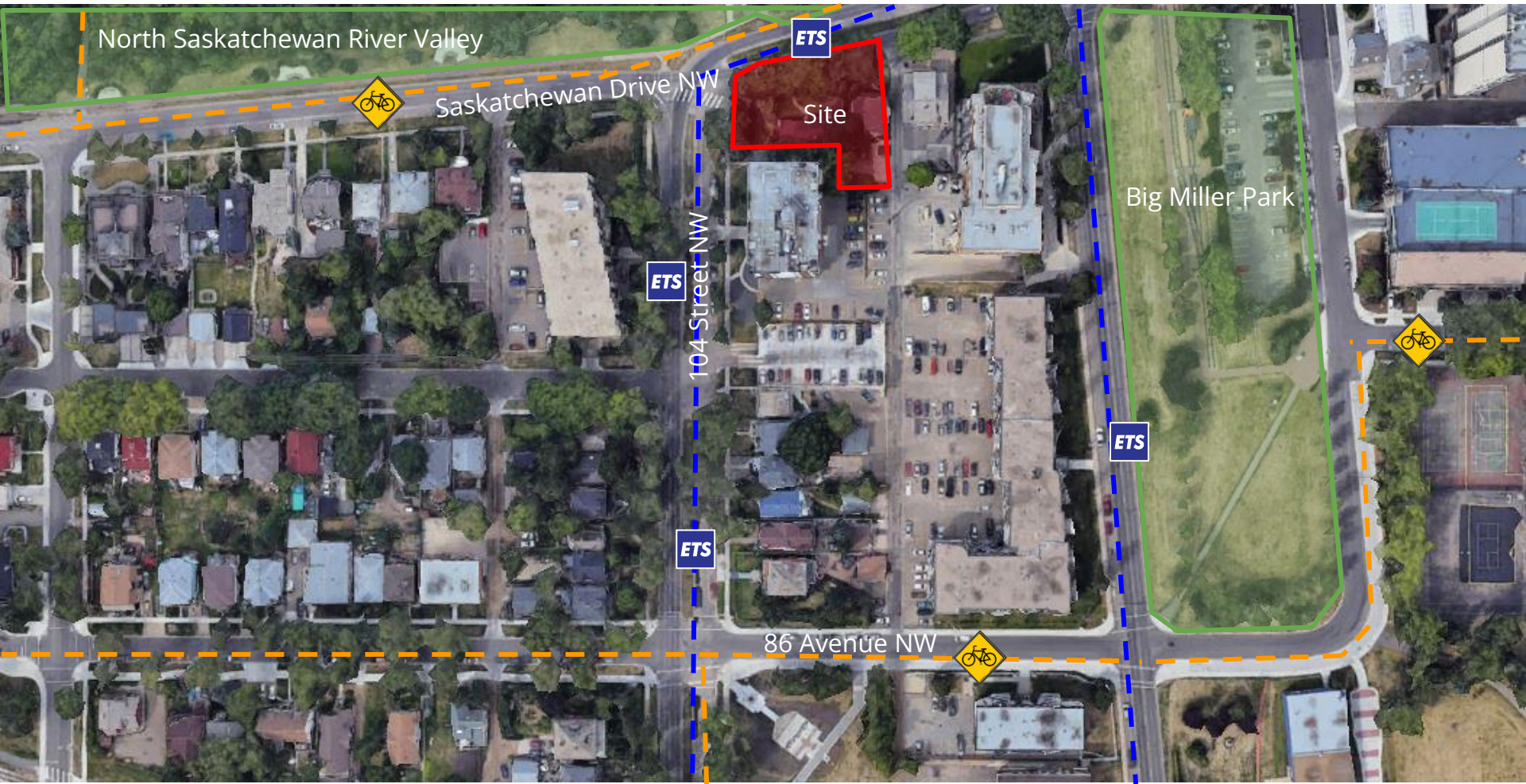
87 Ave NW

Aerial Image captured Fall 2023

ITEMS 3.11
BYLAW 20930
STRATHCONA

DEVELOPMENT
SERVICES
SEPT. 9, 2024



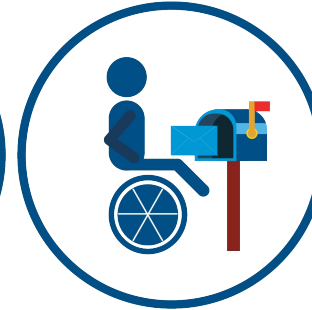


Two Responses: Oppose

- Shadowing
- Narrow alley
- Increased traffic on alley
- Congestion at alley
- Pedestrian safety



CITY WEBPAGE
June 13, 2024



MAILED NOTICE
June 3, 2024



SITE SIGNAGE
June 17, 2024



PUBLIC HEARING
NOTICE
AUG 15, 2024



JOURNAL AD
AUG 23 & 31,
2024

Zoning Differences:

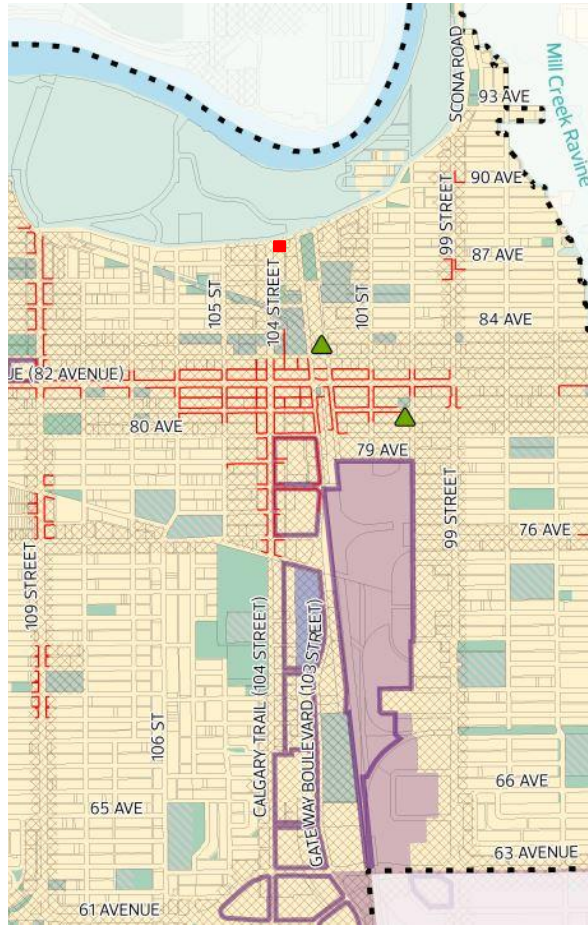
- Increase in height of 5.0 m
- Increase in floor area ratio of 0.8
- Increase in minimum density of 15 dwellings/ha



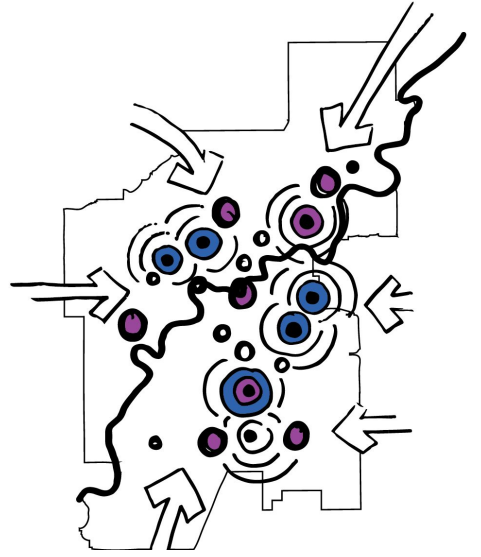
5 POLICY REVIEW



SITE VIEW



SCONA DISTRICT PLAN



CITY PLAN





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**