

PS to MU h30.0 f5.5

ITEM 3.14  
BYLAW 20999  
STRATHCONA

DEVELOPMENT  
SERVICES  
FEB 3, 2025



Aerial Image captured Fall 2023

# SITE CONTEXT





St. Anthony School in the 1960s (Source: CBC)

## PROPOSED ZONING



MAXIMIZE FAR, MAXIMIZE HEIGHT: REAR &  
INTERIOR SETBACKS INCREASE



MAXIMIZE FAR, MAINTAIN SETBACK  
MINIMUMS: HEIGHT REDUCES

## Comments

### Opposition (48)

- Loss of parking (19)
- Proposal does not align with heritage character of the area (18)
- Increase in traffic congestion (17)
- Construction sites will impact infrastructure (16)

### Support (8)

- Proposal makes the neighbourhood more vibrant (4)
- Perfect location for additional density
- Close to active modes of transportation

### Mixed/Questions (10)



CITY WEBPAGE  
June 26, 2024



MAILED NOTICE  
July 3, 2024



1:1 COMMUNICATION  
Ongoing



SITE SIGNAGE  
July 30, 2024



ONLINE  
ENGAGEMENT  
Aug 26 - Sept 8,  
2024



PUBLIC HEARING  
NOTICE  
December 19,  
2024



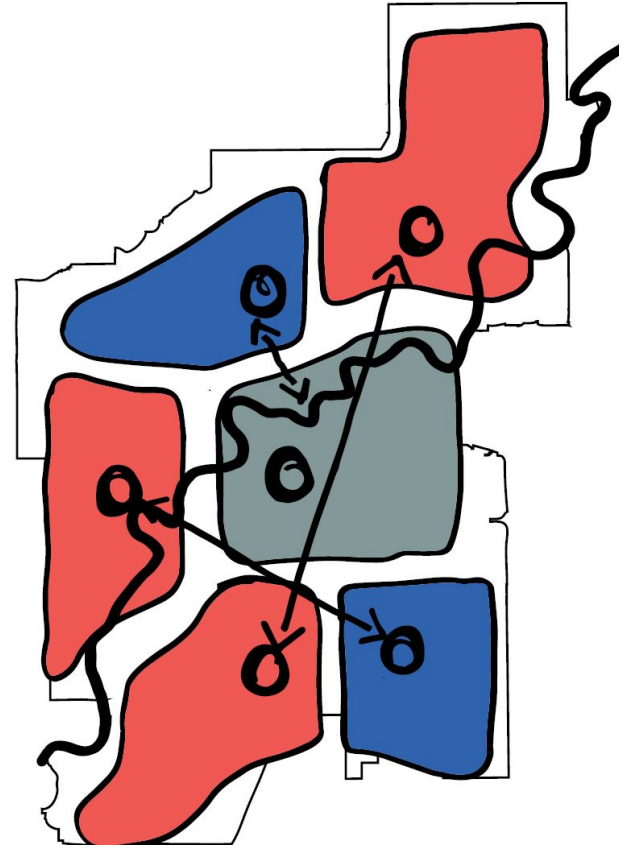
JOURNAL AD  
January 11 & January 15,  
2025

## Primary Corridors

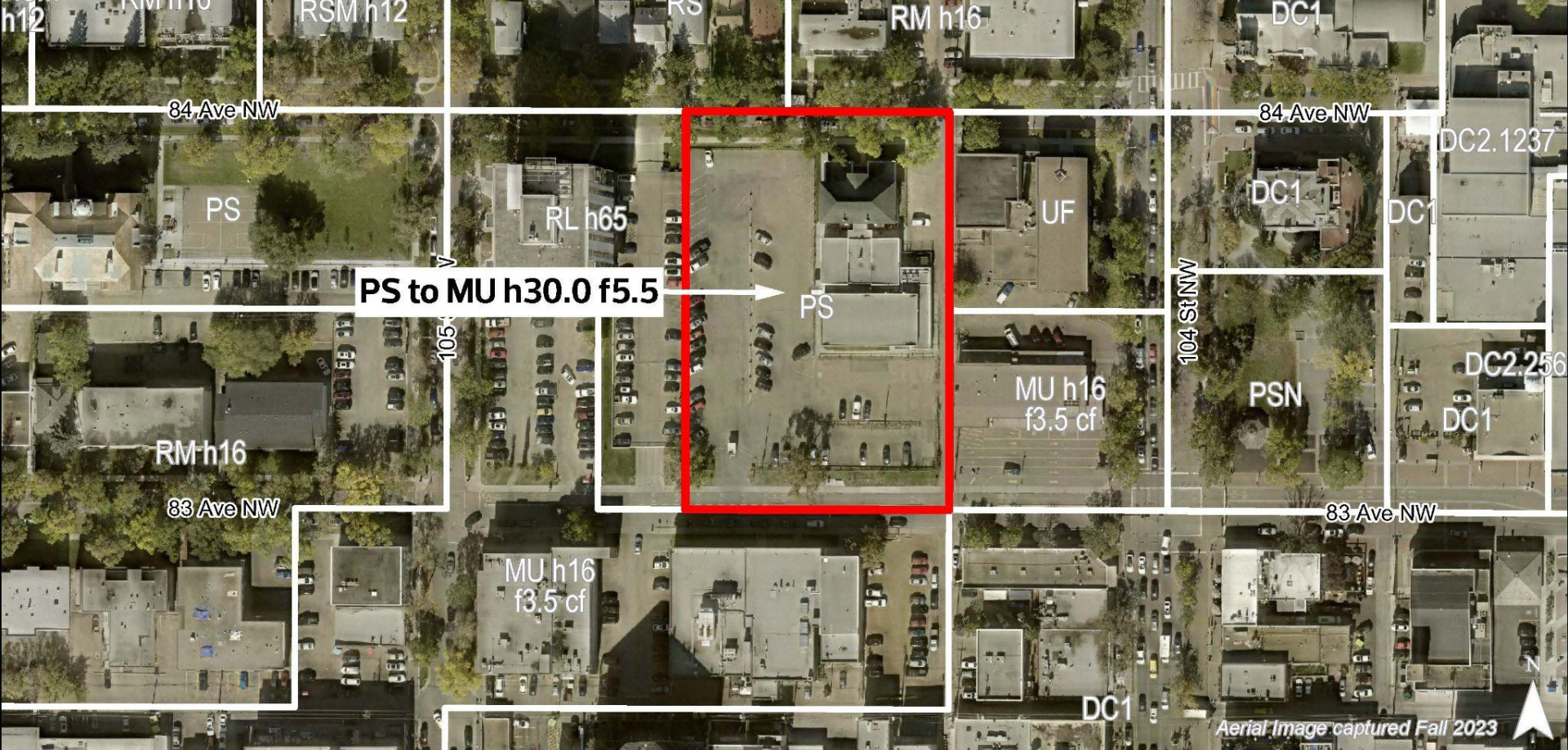
- Dense and vibrant urban areas along prominent streets that serve residents from multiple districts.
- Connect to Nodes, feature diverse travel modes and may evolve as more commercial or residential.
- District Policy supports low & mid rise development throughout Primary Corridors



SCONA DISTRICT PLAN - Map 3: Nodes and Corridors



THE CITY PLAN - Community of Communities



PS to MU h30.0 f5.5

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

