



RM h16

DC1

RS

RS to RM h16.0

105 St. NW

RSM h12

RM h16

84 Ave NW

84 Ave NW

Aerial Image captured Fall 2023

PS

RL h65

PS

UF

ITEM 3.9
BYLAW 21087
STRATHCONA

DEVELOPMENT
SERVICES
MAR 17, 2025





Respondents (3)

Opposition (3):

- Concern about scale/massing in relation to small site size, and surrounding small scale residential development.
- Impacts on abutting McLean Residence (Inventory of Historic Resources).
- Commercial uses.



CITY WEBPAGE
Nov 15, 2024



SITE SIGNAGE
Nov 25, 2024



MAILED NOTICE
Dec 20, 2025



1:1 COMMUNICATION
Ongoing



PUBLIC HEARING
NOTICE
Feb 20, 2025



JOURNAL AD
Feb 28, 2025 &
Mar 8, 2025

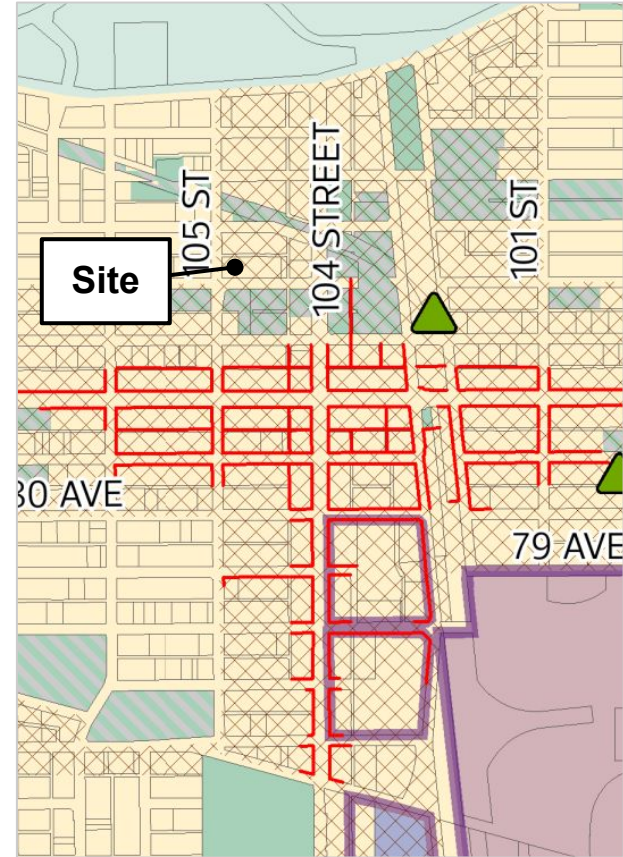
Primary Corridor



THE CITY PLAN

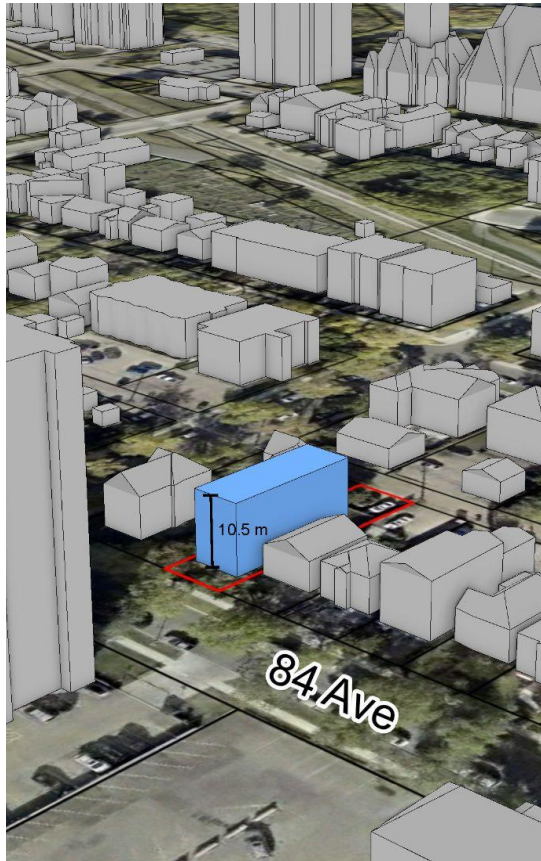


SCONA DISTRICT PLAN
Map 3: Nodes and Corridors

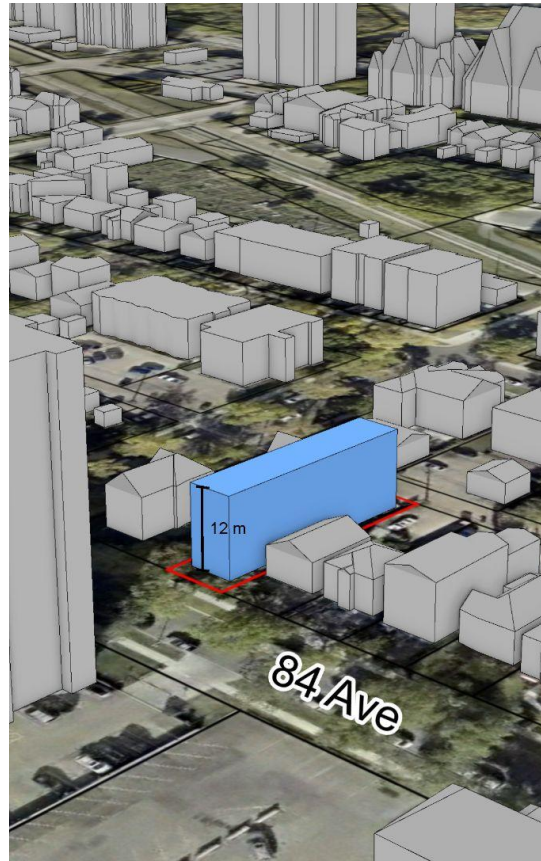


SCONA DISTRICT PLAN
Map 4: Land Use Concept

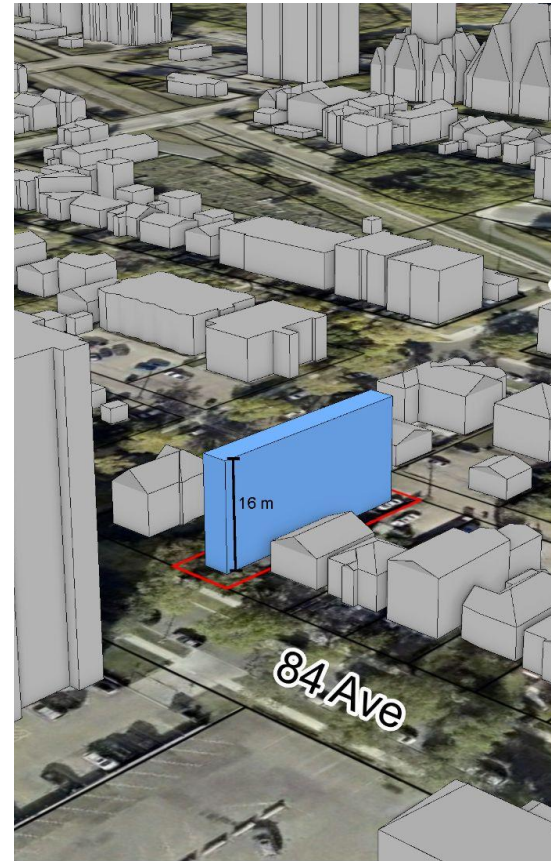
5 PROPOSED ZONING



MODEL 1: CURRENT RS ZONE



MODEL 2: PROPOSED RM H16.0 ZONE
(12 m)



MODEL 3: PROPOSED RM H16.0 ZONE
(16 m)



RS to RM h16.0

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

