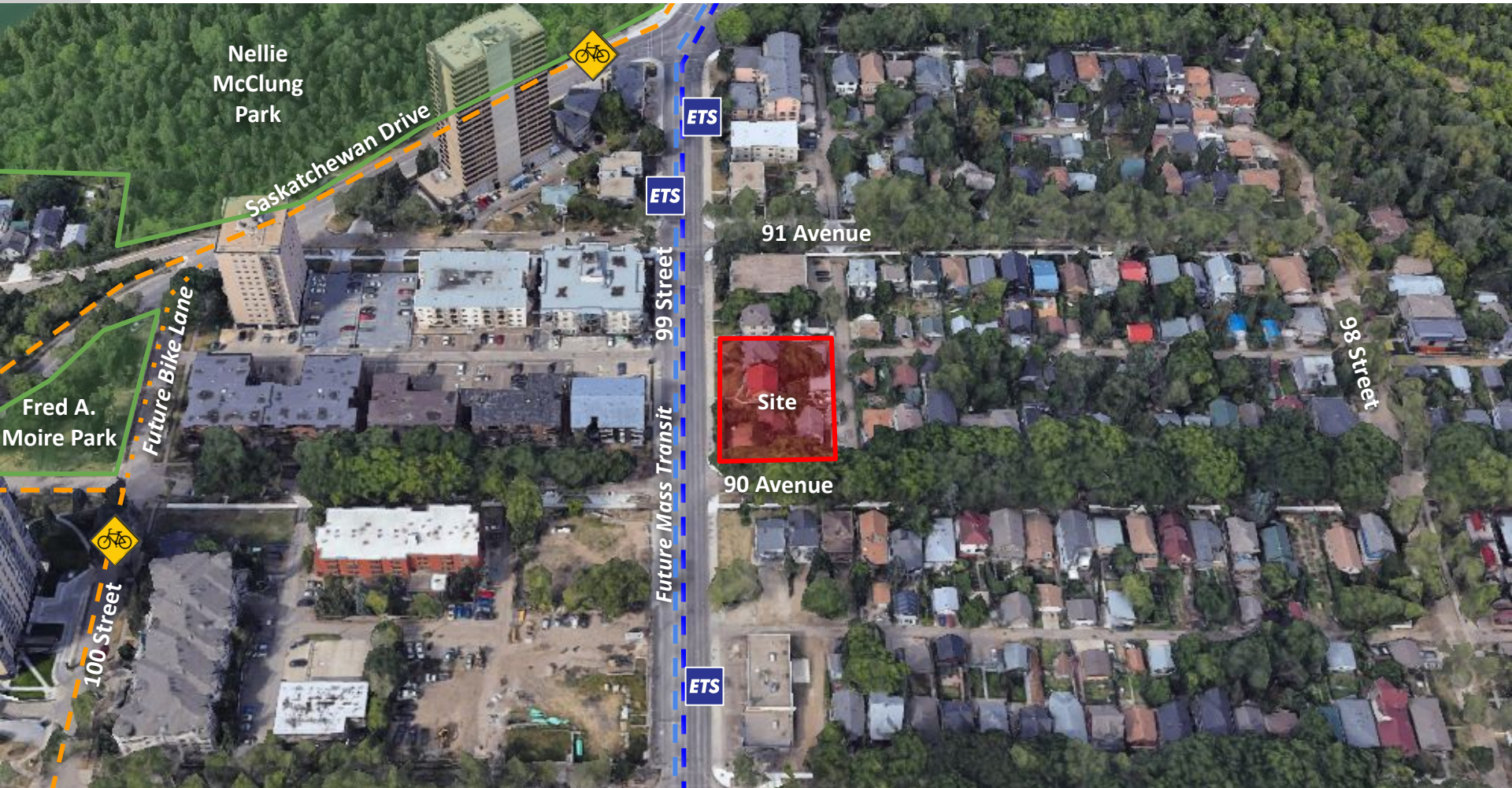


ITEM 3.6  
BYLAW 21075  
STRATHCONA

DEVELOPMENT  
SERVICES  
MAR 17, 2025







# 3 COMMUNITY INSIGHTS

## Respondents (36)

### Opposition (19)

- Reduced building design & architectural requirements (x10).
- Should have commercial uses at ground level (x8).
- Street parking and traffic congestion (x6).

### Support (10)

- Greater density in the area is a good thing for retail and transit use (x6).
- Good scale and appropriate for the area (x5).

### Mixed (7)



CITY WEBPAGE  
Oct 15, 2024



MAILED NOTICE  
Nov 14, 2024  
Jan 9, 2025



1:1 COMMUNICATION  
Ongoing



ONLINE  
ENGAGEMENT  
Nov 18, 2024 -  
Jan 26, 2025



SITE SIGNAGE  
Dec 26, 2024

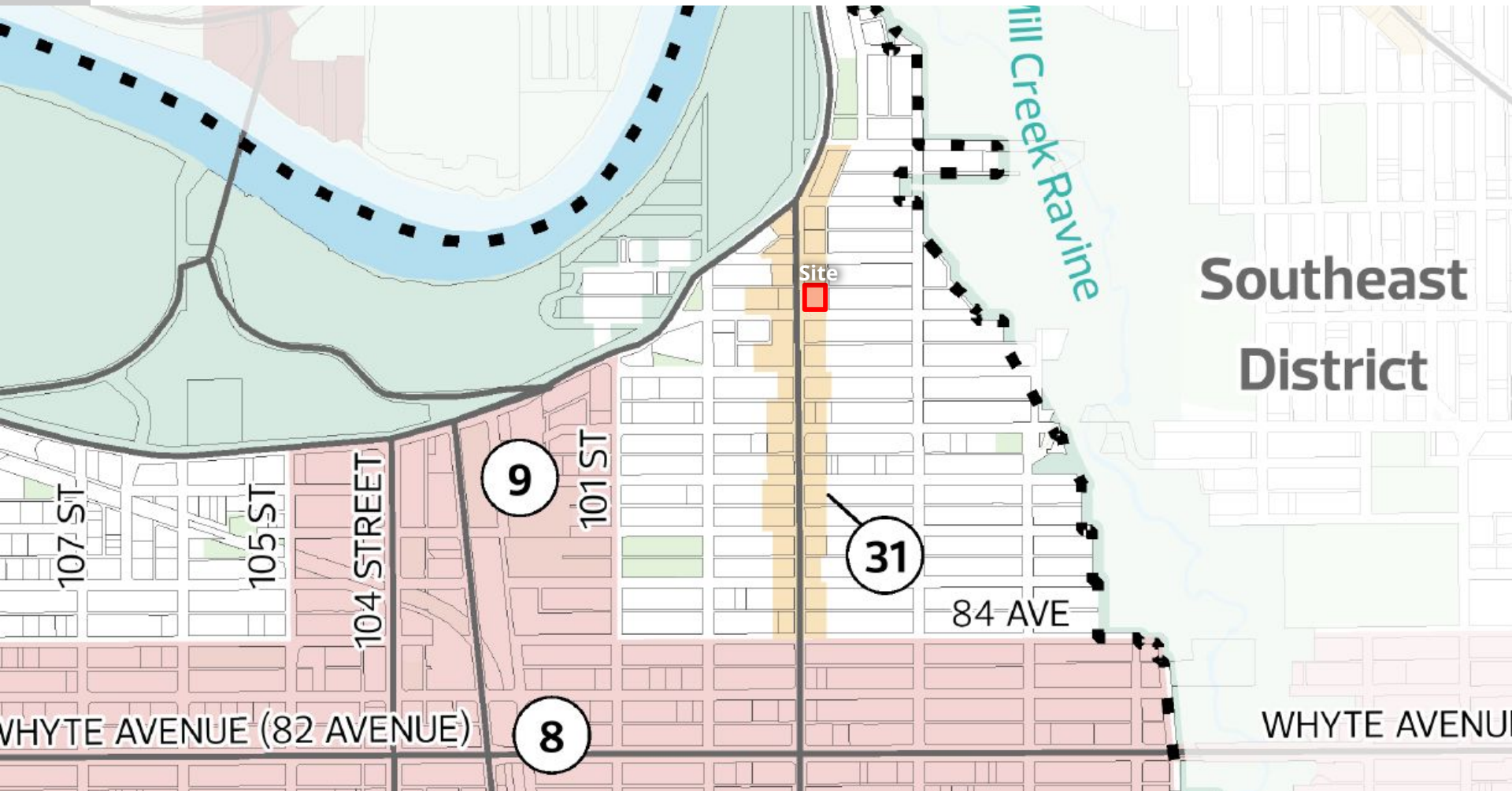


PUBLIC HEARING  
NOTICE  
Feb 20, 2025



JOURNAL AD  
Feb 28 & Mar 8,  
2025

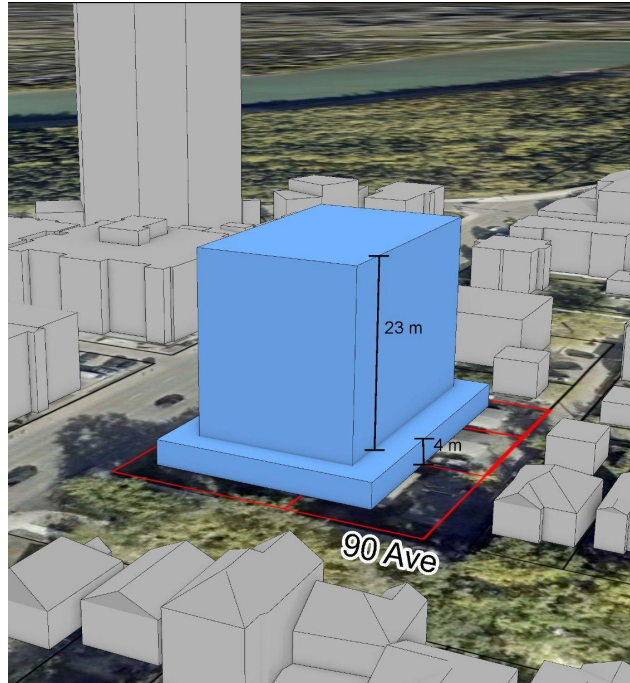




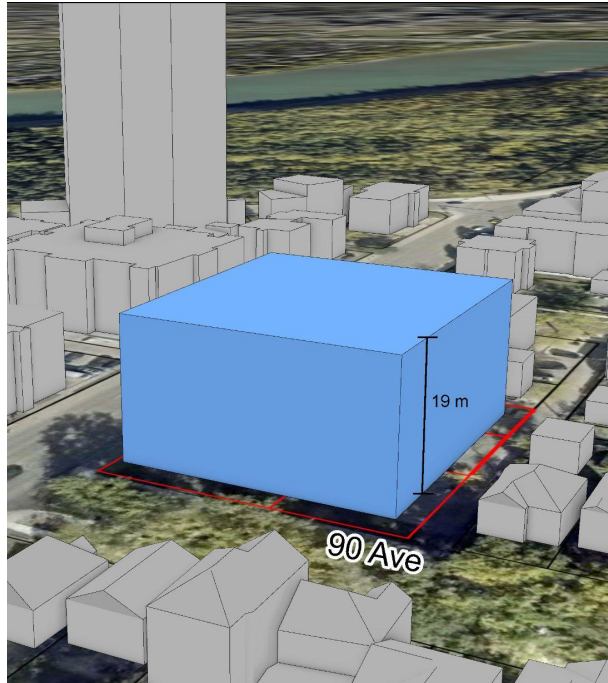
# 5 ZONING COMPARISON

<b>REGULATION</b>	<b>DC2.1225</b> Current Zoning	<b>RM h28.0</b> Proposed Zoning
<b>Typical Uses</b>	Residential with required commercial space	Residential with optional commercial space
<b>Maximum Height</b>	27.0 m (30.0 m for rooftop amenity area)	28.0 m
<b>Maximum Floor Area Ratio</b>	3.1	3.8
<b>Number of Dwellings</b>	No minimum 65 maximum	18 minimum No maximum
<b>Setbacks</b> 99 Street 90 Avenue North East (Alley)	3.5 m 4.5 m 2.5 m 8.0 m	1.0 m - 4.5 m 1.0 m - 3.0 m 3.0 m 3.0 m
<b>Building Stepbacks Above the First Storey</b>	West - 4.0 m South - 0.0 m East - 2.0 m North - 1.5 m	No stepbacks required

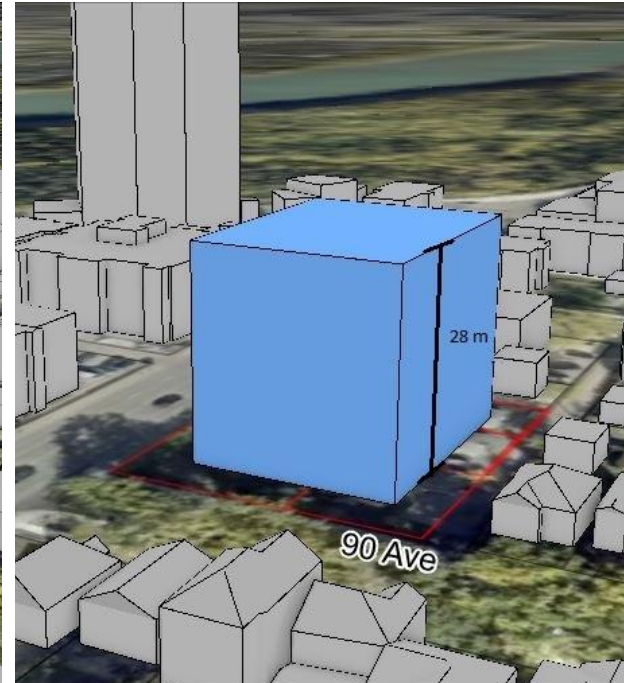
# 6 ZONING COMPARISON



CURRENT DC ZONE MASSING

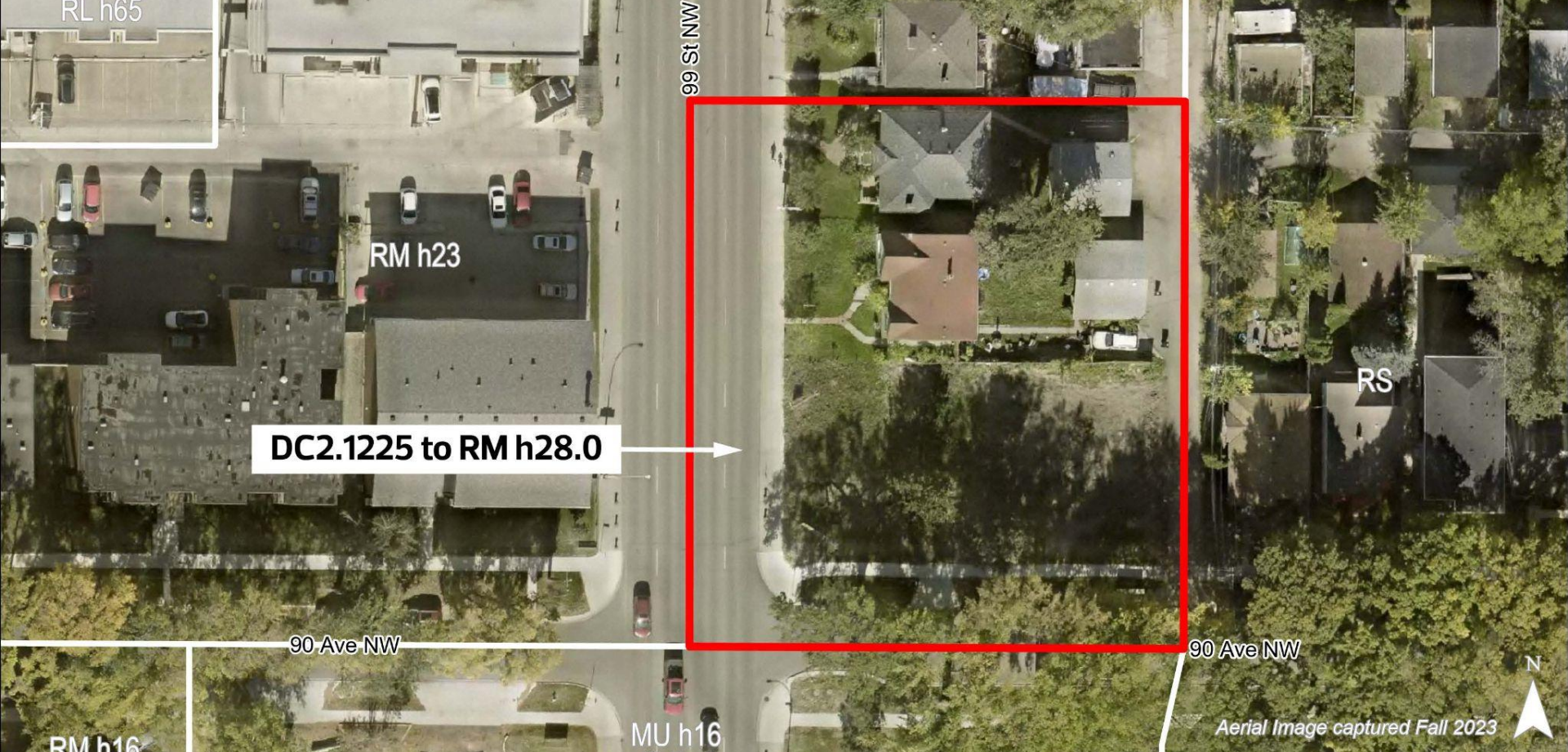


RM h28.0 ZONE - MINIMUM SETBACKS



RM h28.0 ZONE - MAXIMUM HEIGHT





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**