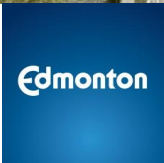




ITEM 3.7  
BYLAW 21076  
STRATHCONA

DEVELOPMENT  
SERVICES  
MAR 17, 2025



# SITE CONTEXT



# 3 COMMUNITY INSIGHTS

## Respondents (13)

### Opposition (13)

- Street parking congestion (x9).
- Worried about additional density through micro suites (x4).
- More shadow impacts (x4).
- Loss of privacy for nearby properties (x4).
- 87 Avenue is very tight with a bike lane and boulevard trees. Cannot handle more traffic (x4).
- Worried about precedent in the area (x3).



CITY WEBPAGE  
Nov 14, 2024



MAILED NOTICE  
Dec 18, 2024



1:1 COMMUNICATION  
Ongoing



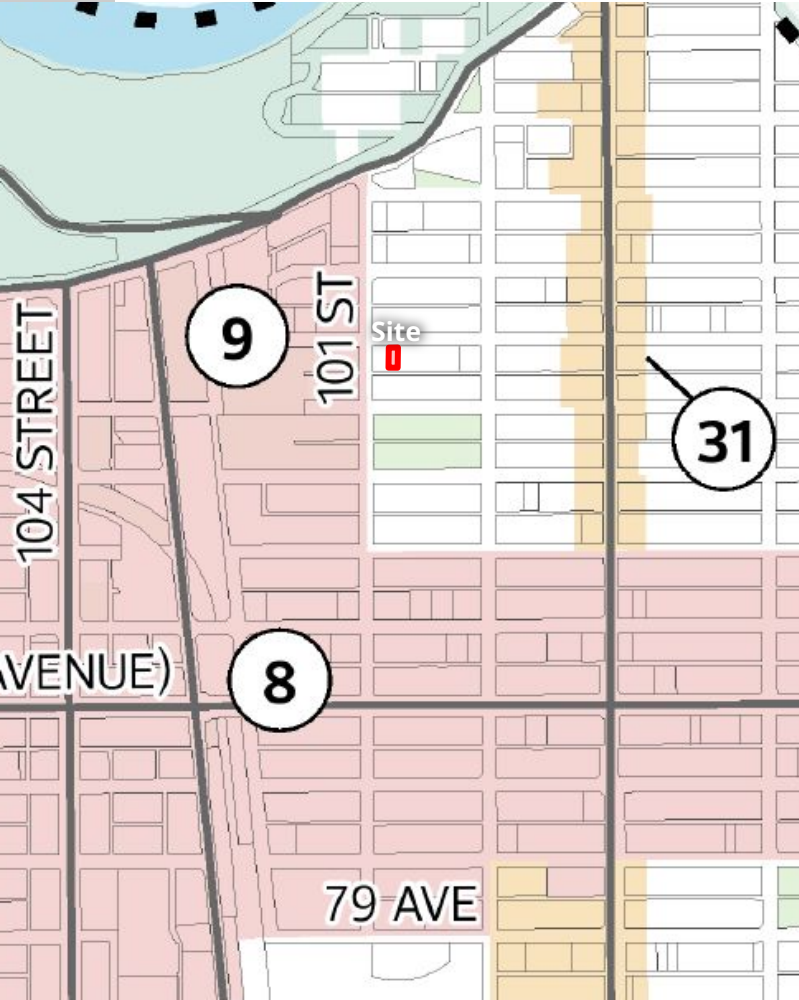
SITE SIGNAGE  
Nov 22, 2024



PUBLIC HEARING  
NOTICE  
Feb 20, 2025



JOURNAL AD  
Feb 28 & Mar 8,  
2025



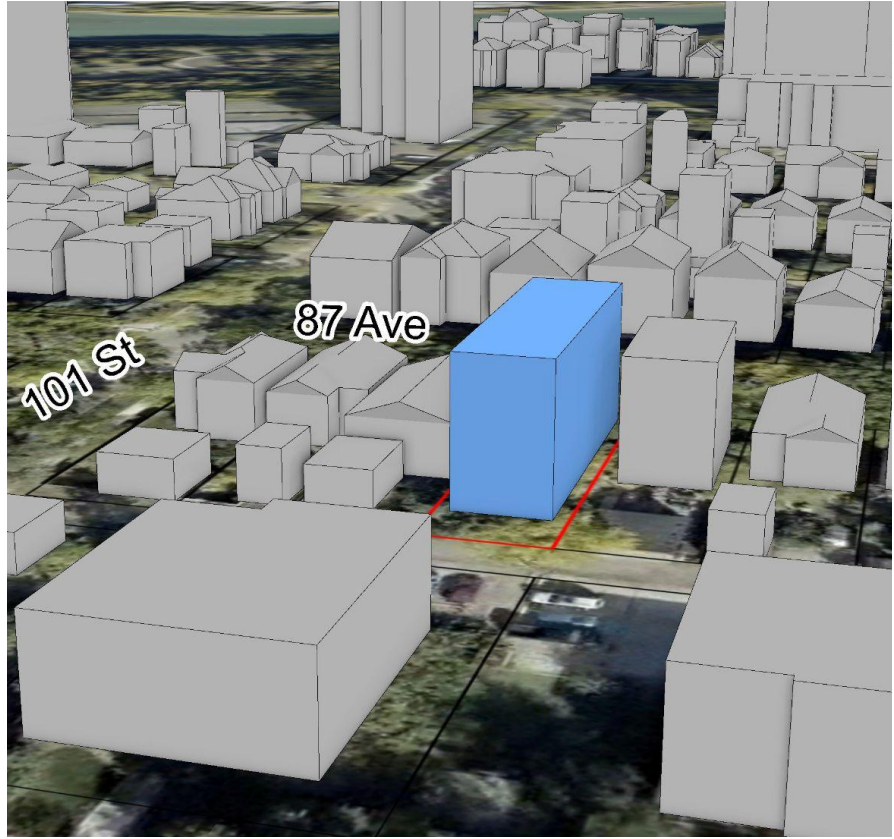
### District Policy 2.5.2.6

- **In a Node or Corridor Area or within 100 metres of a Node or Corridor Area.**
- Within 400 metres of a Mass Transit Station.
- Along an Arterial Roadway or a Collector Roadway.
- At a corner site or adjacent to a park or open space.
- **Adjacent to a site zoned for greater than Small Scale development.**

5 PROPOSED ZONING



CURRENT RS ZONE



PROPOSED RSM h12.0 Zone



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**