



ITEM 3.12
BYLAW 21076
STRATHCONA

DEVELOPMENT
SERVICES
APR 7, 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



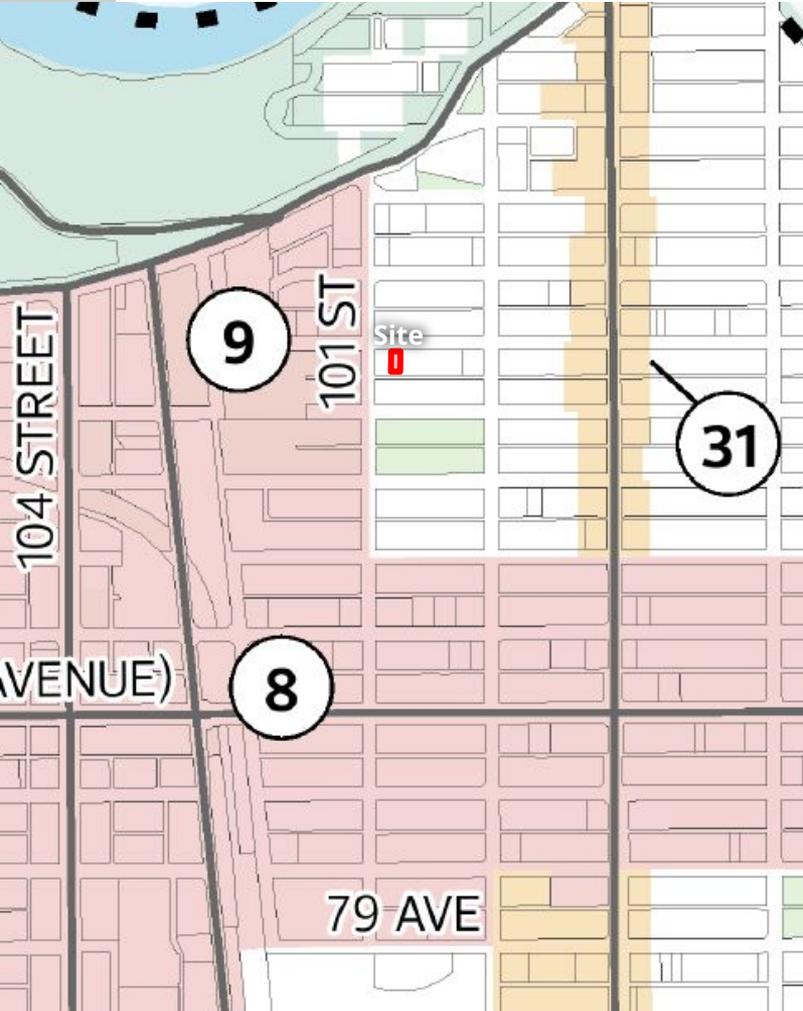
SITE SIGNAGE
Nov 22, 2024



PUBLIC HEARING
NOTICE
Feb 20, 2025



JOURNAL AD
Feb 28 & Mar 8,
2025



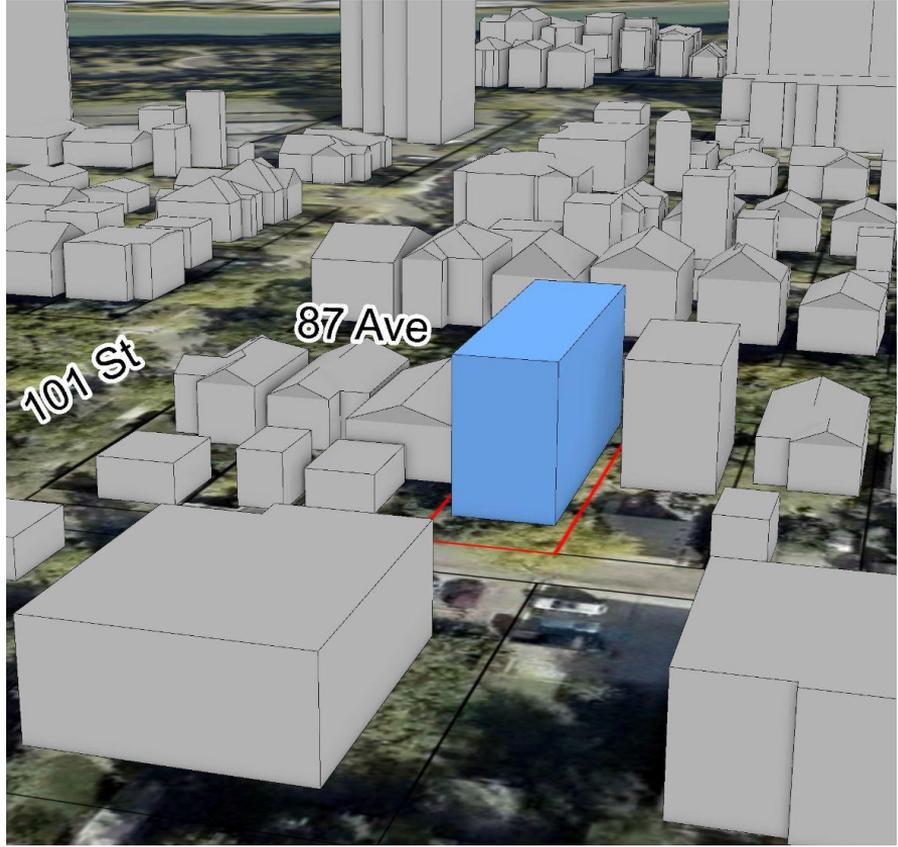
District Policy 2.5.2.6

- **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**

