

RS to RSM h14.0

ITEM 3.15
BYLAW 21137
STRATHCONA

DEVELOPMENT
SERVICES
APRIL 28, 2025



SITE CONTEXT



3 COMMUNITY INSIGHTS

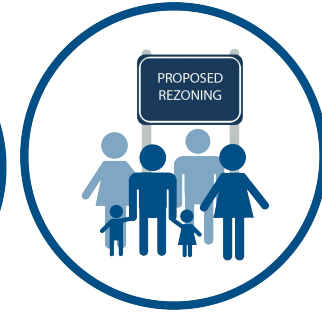
Respondents (7)



CITY WEBPAGE
February 3, 2025



MAILED NOTICE
February 12, 2025



SITE SIGNAGE
March 7, 2025



1:1 COMMUNICATION
Ongoing



PUBLIC HEARING
NOTICE
April 3, 2025



JOURNAL AD
April 11 & April
19, 2025

Opposition (6)

- Lot is too small for the proposed zone (x3)
- Existing parking congestion in the area
- Applicant did not engage with the community
- Proposal is not consistent with new adjacent developments

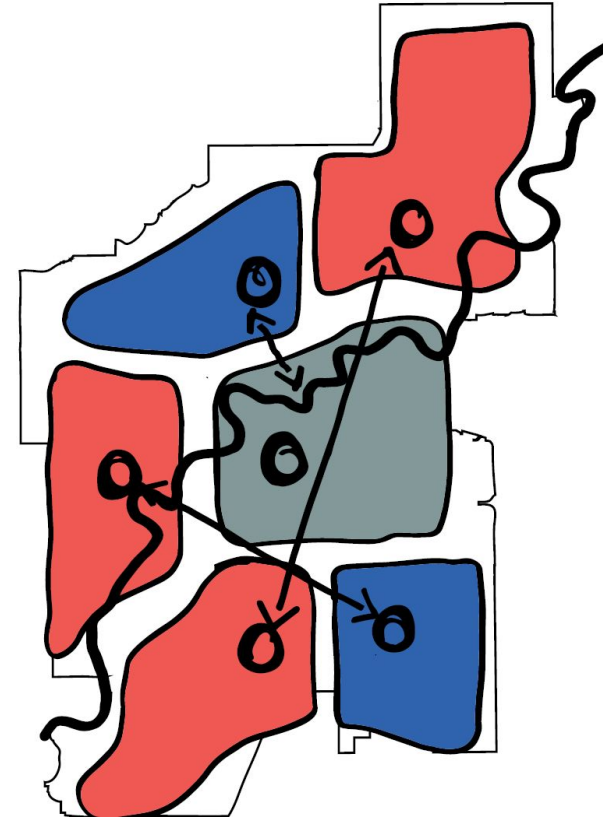
Mixed/Questions (1)

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.
- Support low rise development throughout Primary Corridors.

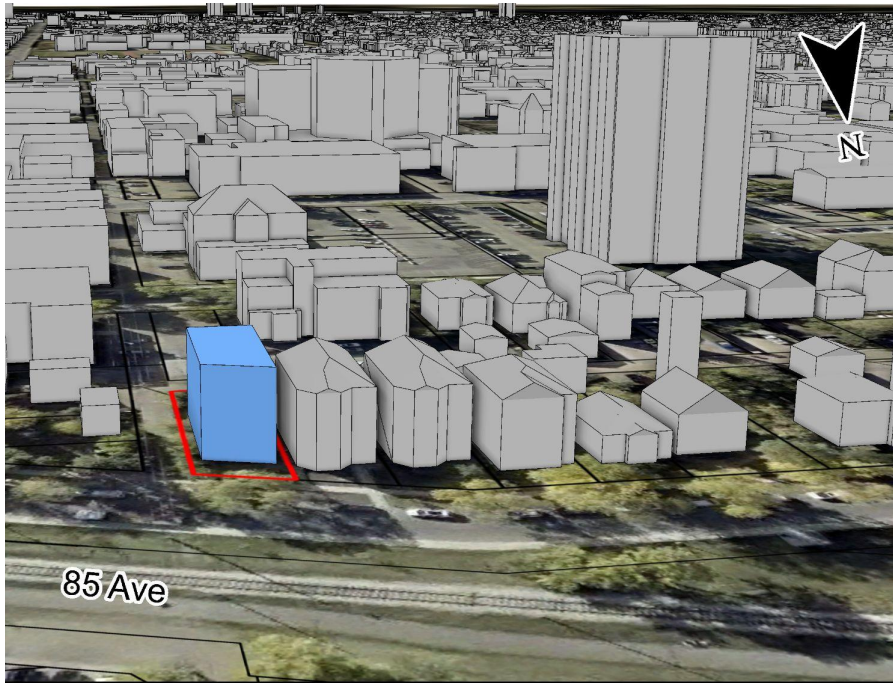


SCONA DISTRICT PLAN - Map 3: Nodes and Corridors

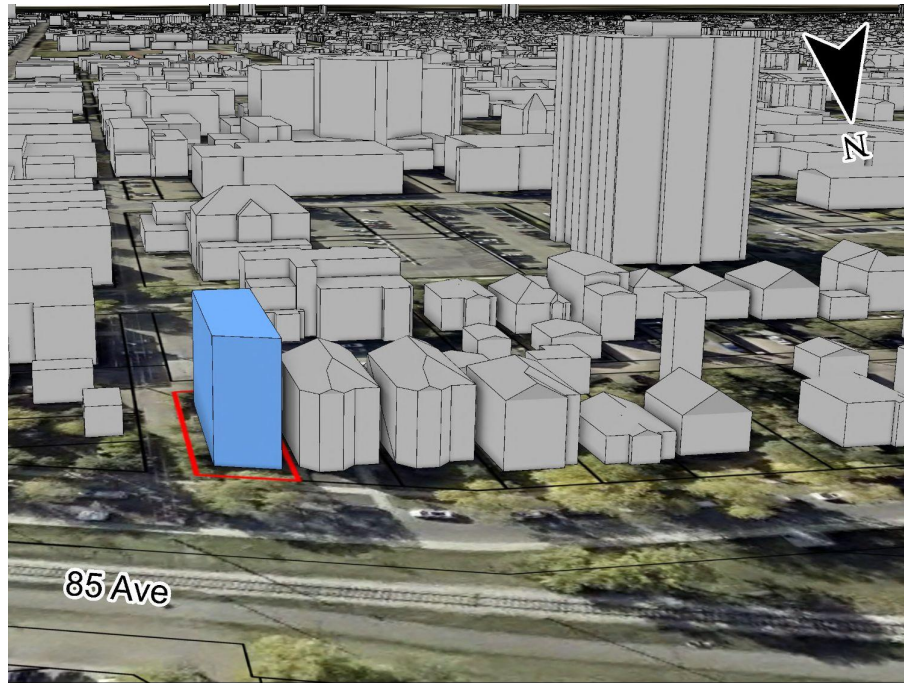


THE CITY PLAN - Community of Communities

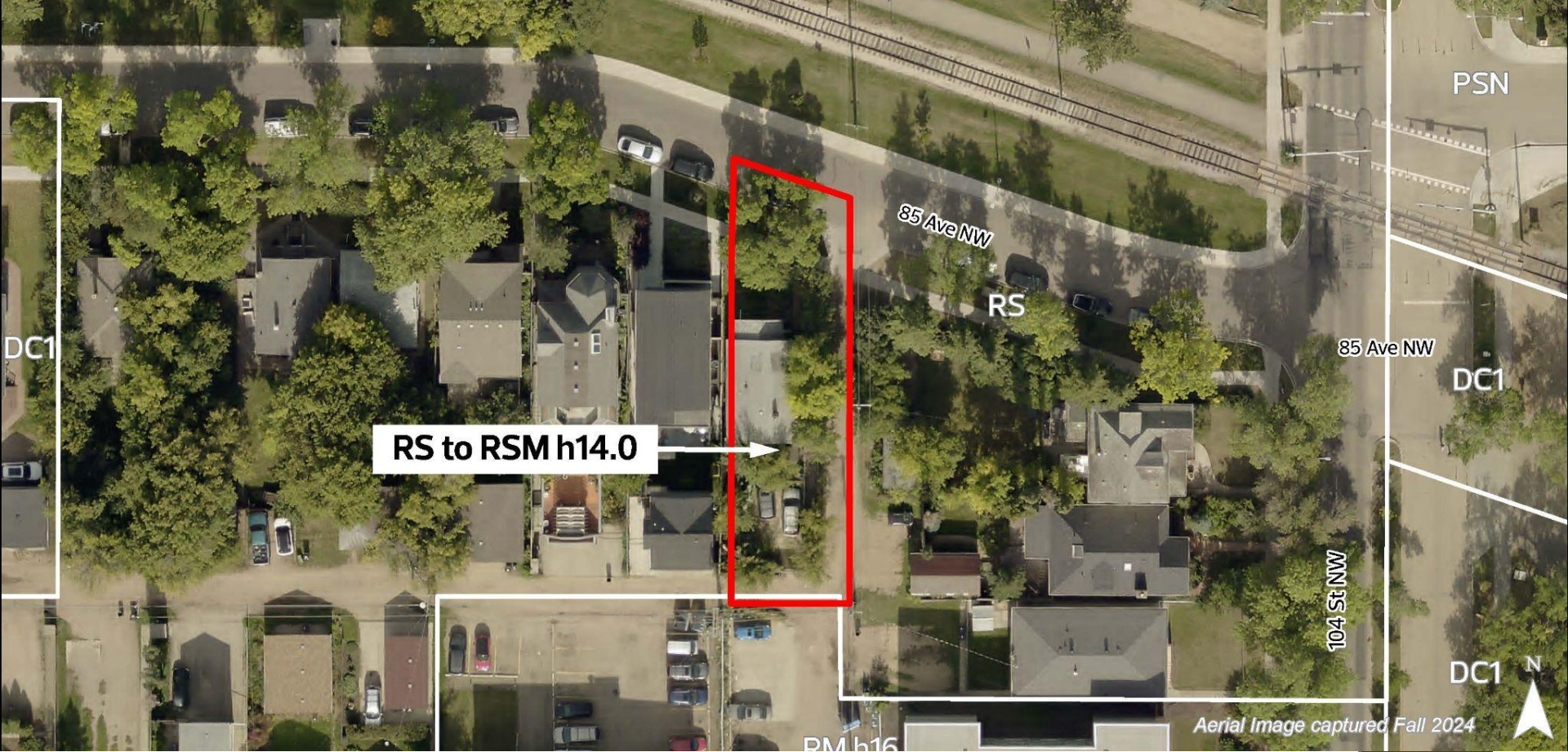
5 EXISTING & PROPOSED ZONING



EXISTING RS ZONE



PROPOSED RSM h14.0 ZONE



RS to RSM h14.0

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

