

RS to RSM h14.0

ITEM 3.29  
BYLAW 21137  
STRATHCONA

DEVELOPMENT  
SERVICES  
APRIL 28, 2025



# SITE CONTEXT



## Respondents (7)

### Opposition (6)

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



CITY WEBPAGE  
February 3, 2025



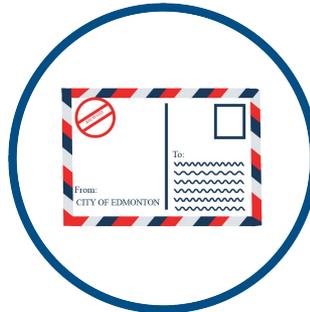
MAILED NOTICE  
February 12, 2025



SITE SIGNAGE  
March 7, 2025



1:1 COMMUNICATION



PUBLIC HEARING  
NOTICE  
April 3, 2025



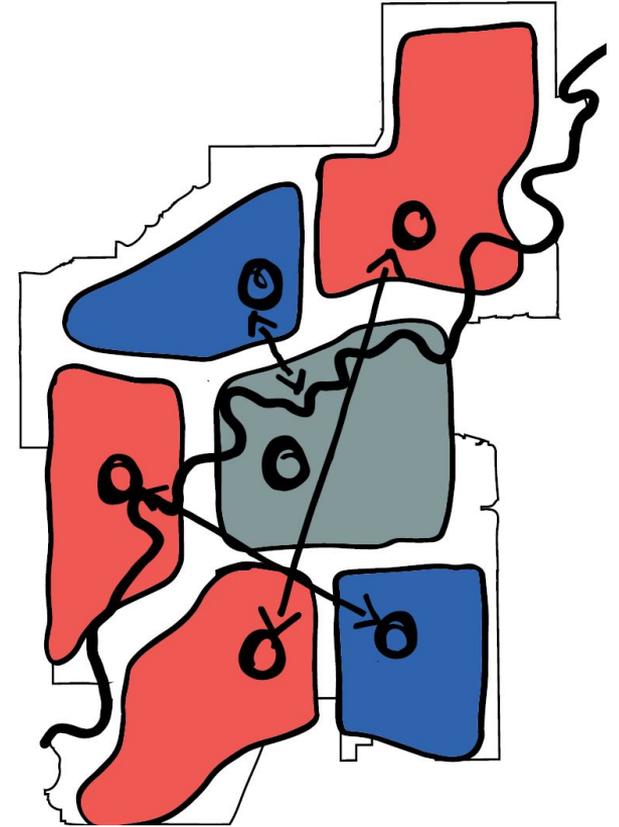
JOURNAL AD  
April 11 & April  
19, 2025

## 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.

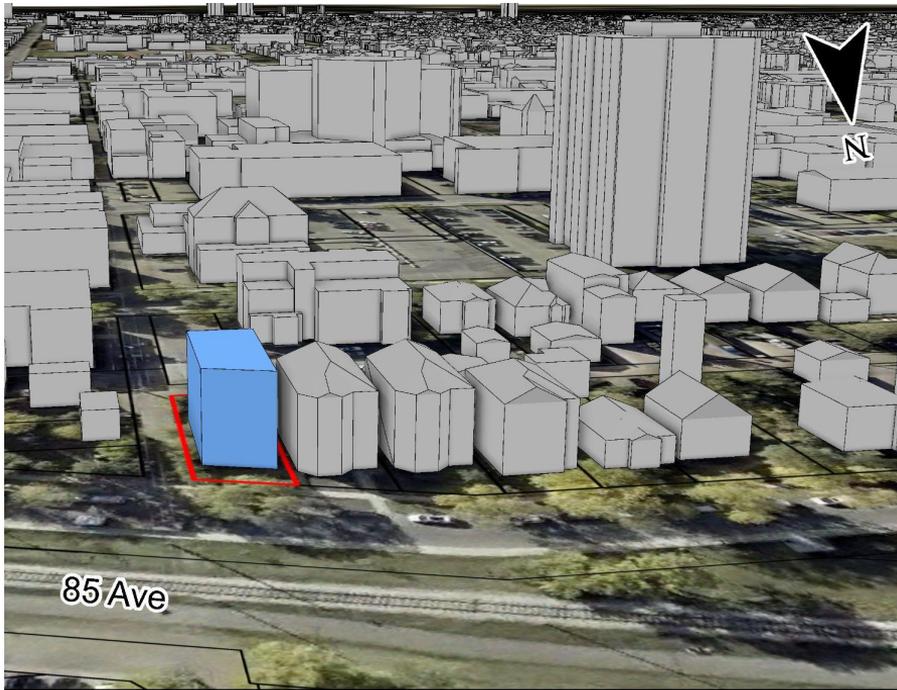


SCONA DISTRICT PLAN - Map 3: Nodes and Corridors

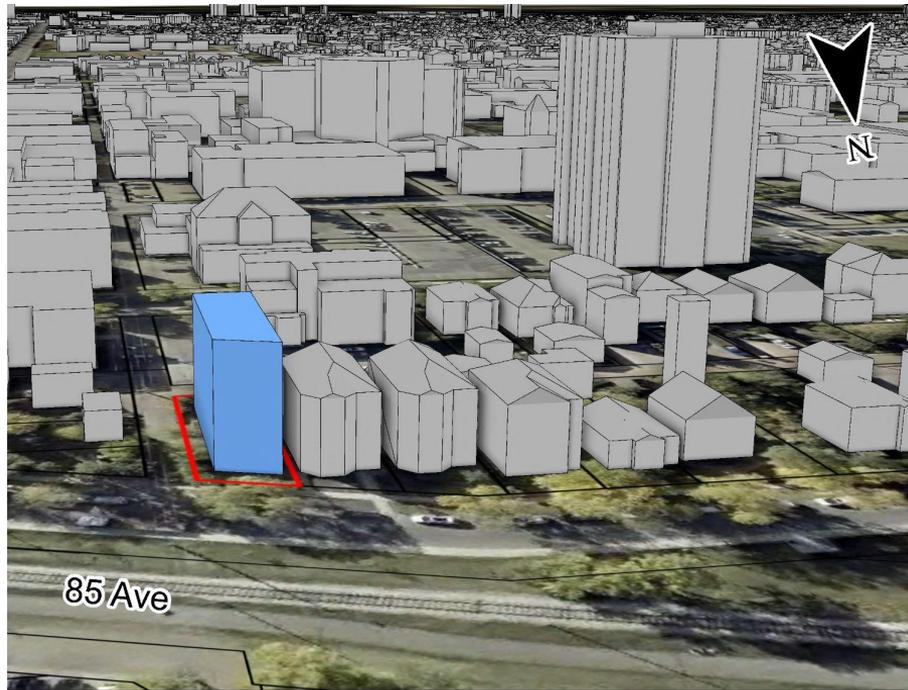


THE CITY PLAN - Community of Communities

# 5 EXISTING & PROPOSED ZONING



EXISTING RS ZONE



PROPOSED RSM h14.0 ZONE



RS to RSM h14.0

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

