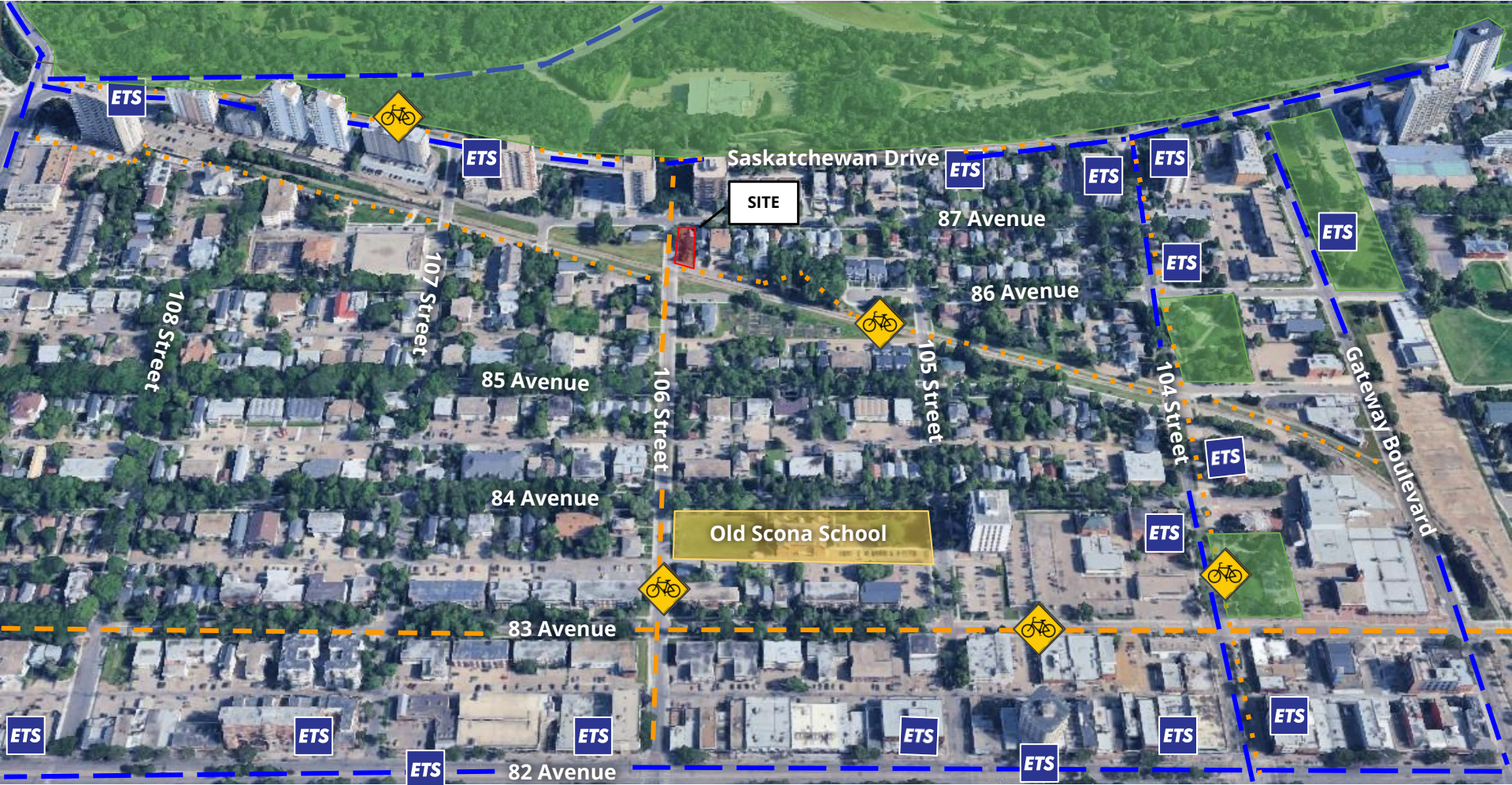


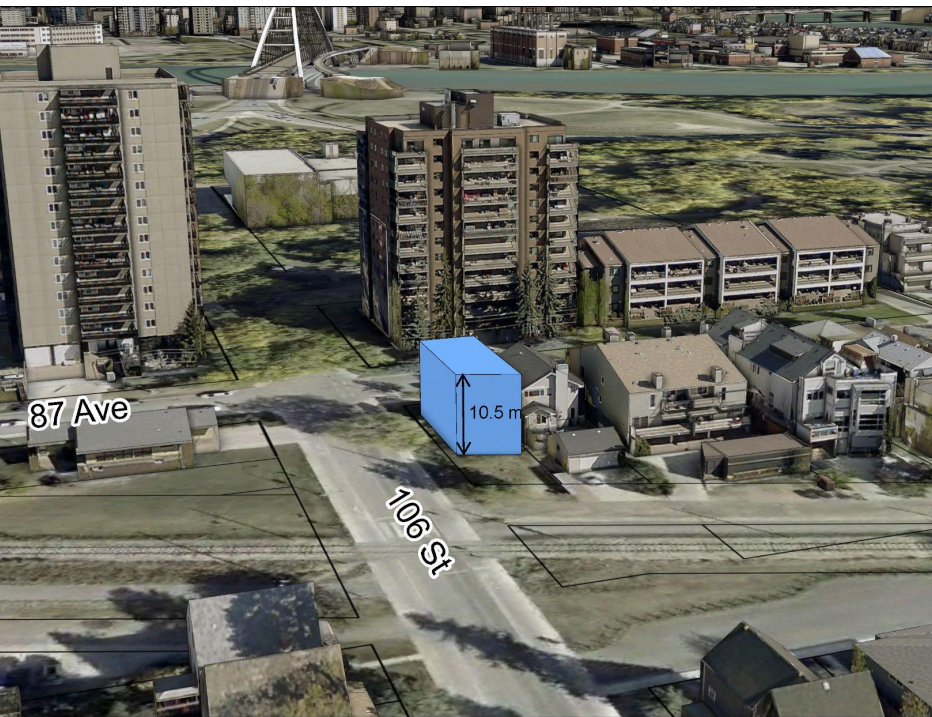
ITEM 3.21  
BYLAW 21306  
STRATHCONA

DEVELOPMENT  
SERVICES  
NOV 19, 2025





# 3 PROPOSED ZONING



EXISTING RS ZONE



PROPOSED RSM h12.0 ZONE

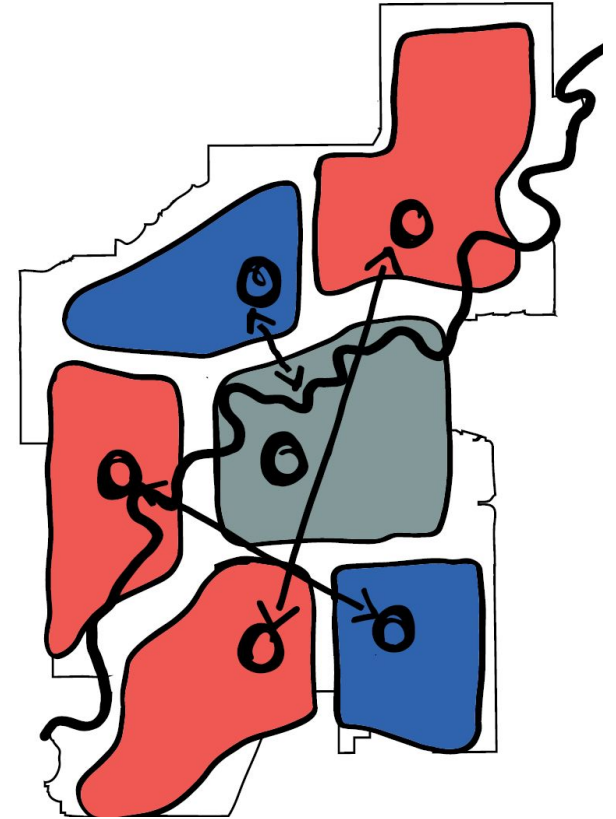
## Urban Mix

Within the redeveloping area support more intense small scale residential development with greater massing on corner sites in locations outside of a node or corridor area that meet at least one of the following criteria:

- ✗ *Within 100 metres of a Node or Corridor Area,*
- ✗ *Within 400 metres of a Mass Transit Station, or*
- ✓ *Along an Arterial or Collector Roadway.*



Scona District Plan - Map 4: Land Use Concept to 1.25 Million



The City Plan - Community of Communities

## Respondents (3)

### Opposition (1)

- Strathcona has too much density.
- Existing parking congestion in the area.

### Mixed/Questions (2)

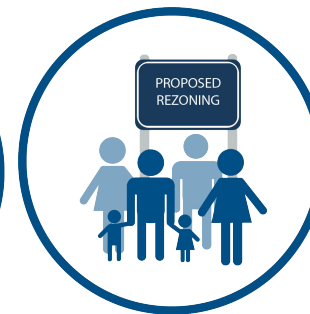
- More information on the proposal.
- The proposed height is consistent with the adjacent buildings.
- The proposed redevelopment should offer something to the character of the neighbourhood.



CITY WEBPAGE  
June 20, 2025



MAILED NOTICE  
July 9, 2025



SITE SIGNAGE  
July 22, 2025



1:1 COMMUNICATION  
Ongoing



PUBLIC HEARING  
NOTICE  
Oct 23, 2025



JOURNAL AD  
Oct 31 & Nov 8,  
2025



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

