

ITEMS 3.20, & 3.21

BYLAWS 19230 &
CHARTER BYLAW
19231

STRATHCONA

SITE CONTEXT



SASKATCHEWAN DRIVE

87 AVE

SITE

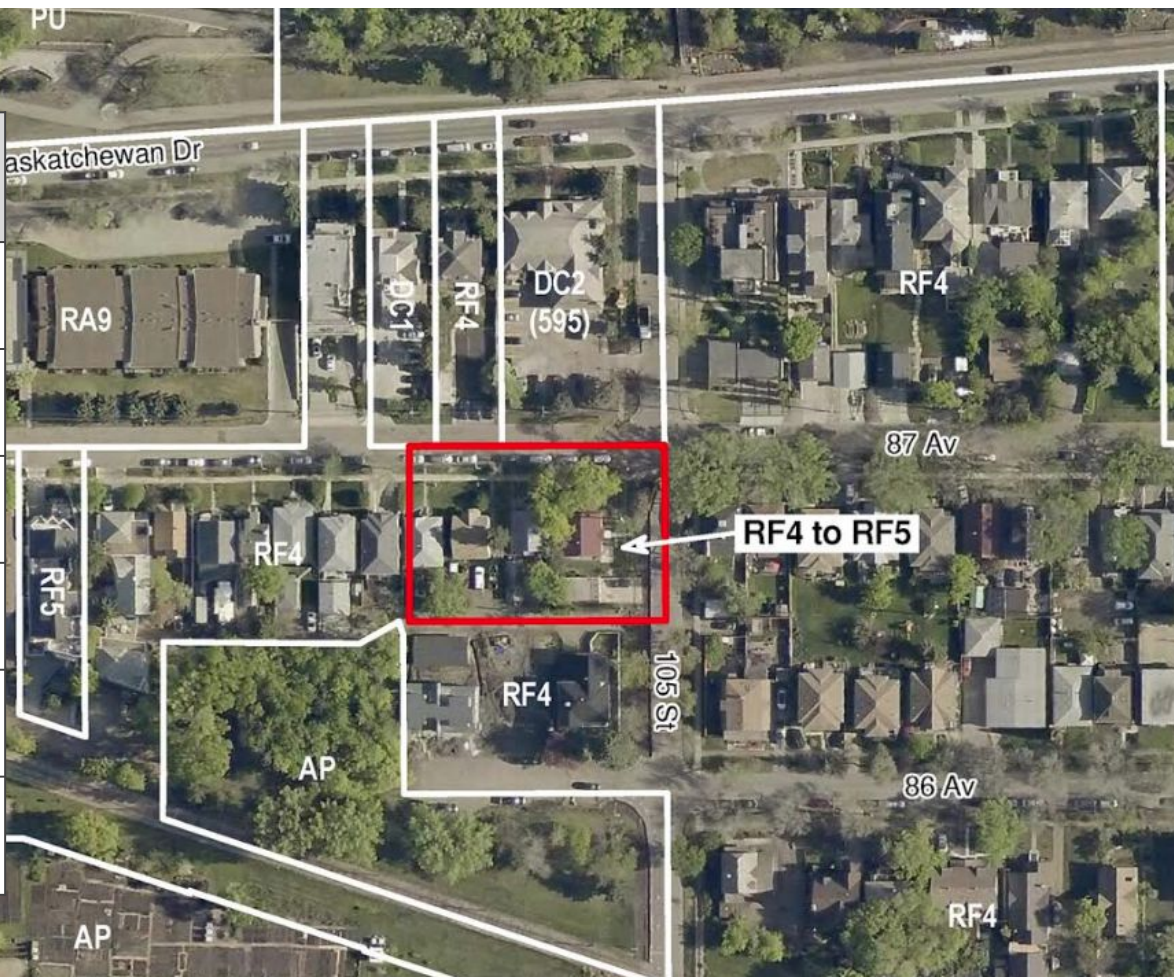
E.L. HILL
PARK

106 ST

105 ST

SITE CONTEXT

REGULATION	RF4 & MNO Current Zone	RF5 & MNO Proposed Zone
Minimum Density	-	35 units/ha (5 units)
Min Site Area / Dwellings	250.8 m ² (7 units)	125 m ² (10 units)
Min Bedrooms per Dwelling	-	2.25
Height	8.9 m	10.0 m
Site Coverage	40 - 45%	50 - 52%
Setbacks West	1.2 m	2.0 m

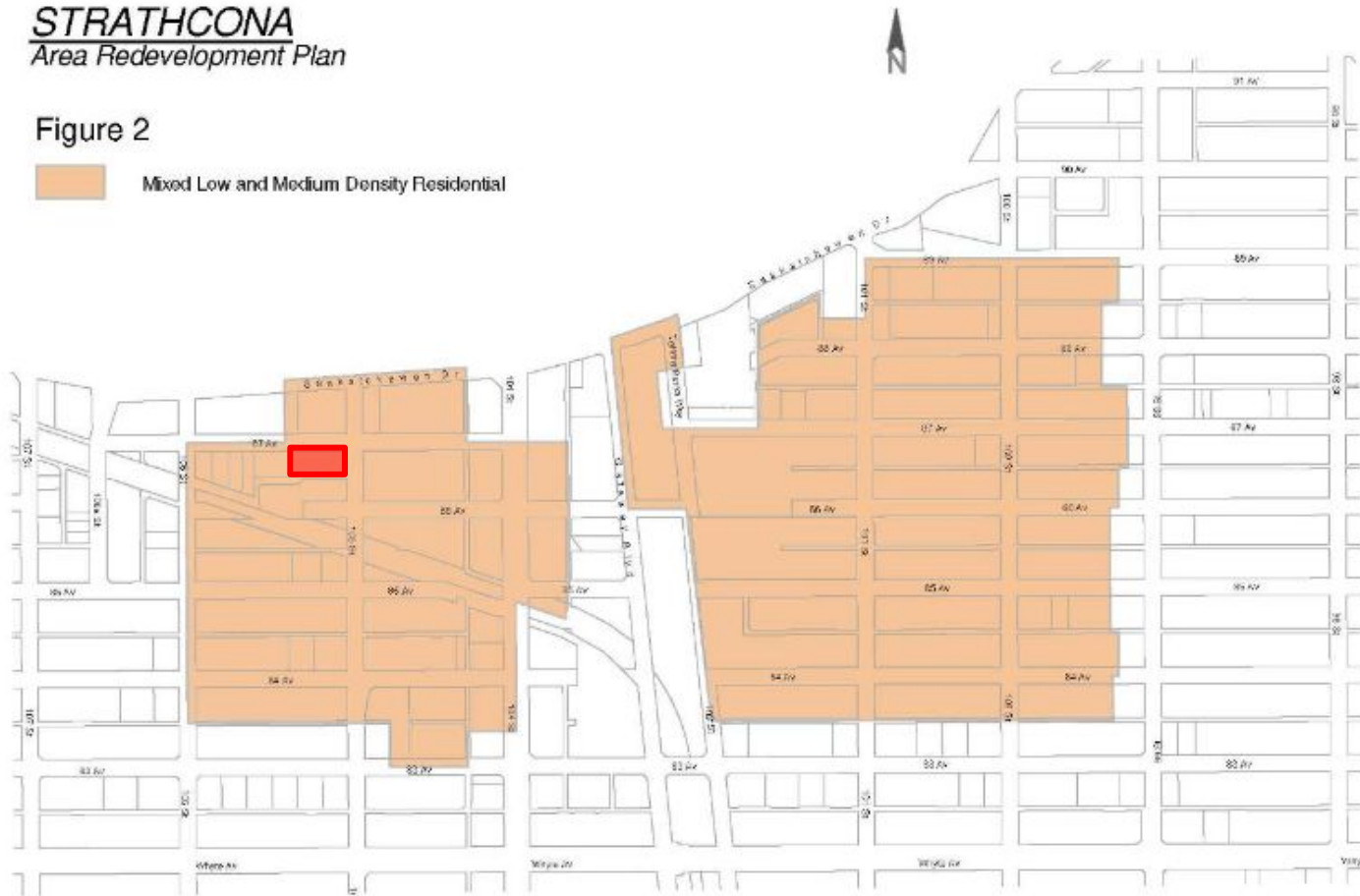


STRATHCONA ARP

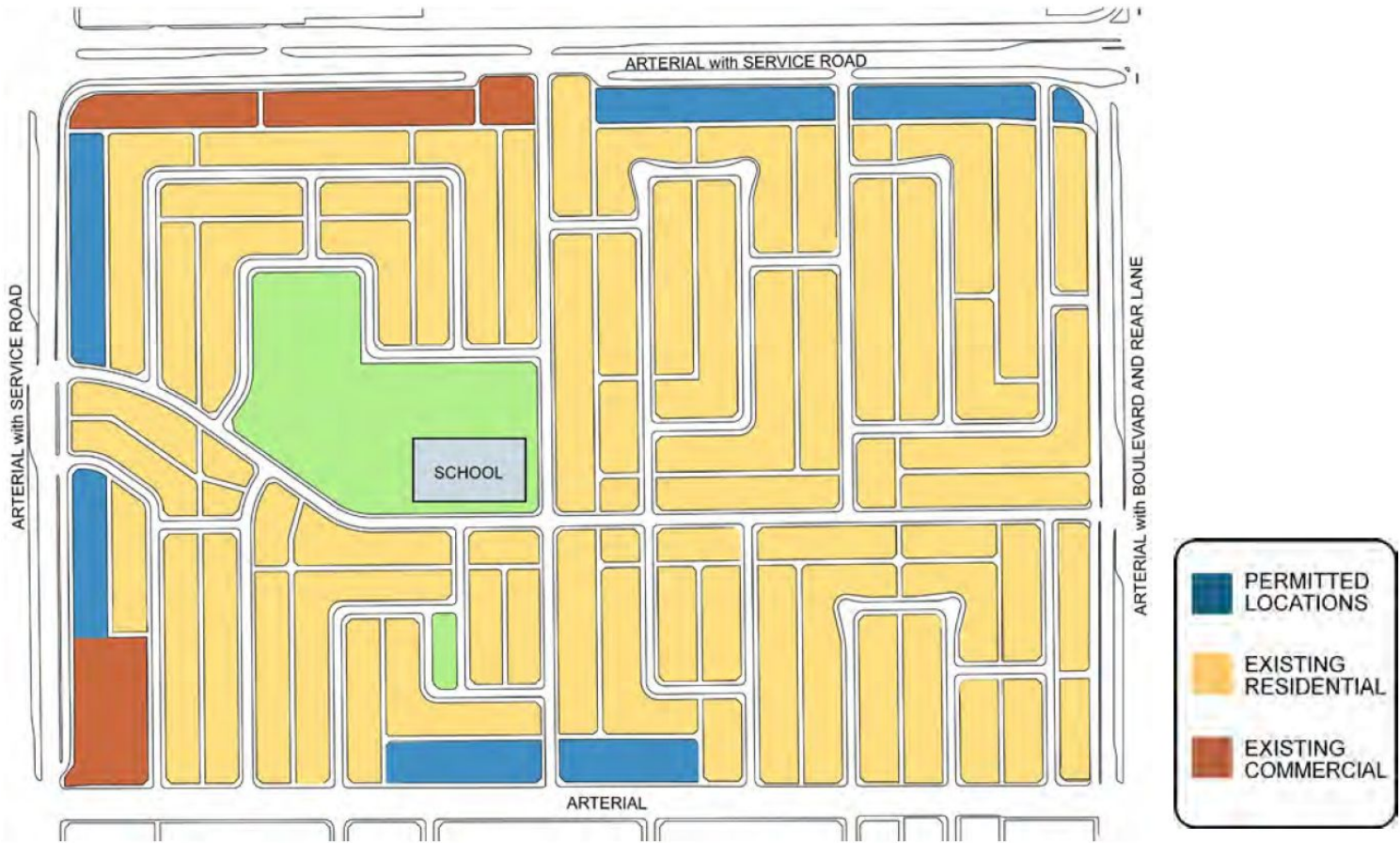
STRATHCONA Area Redevelopment Plan

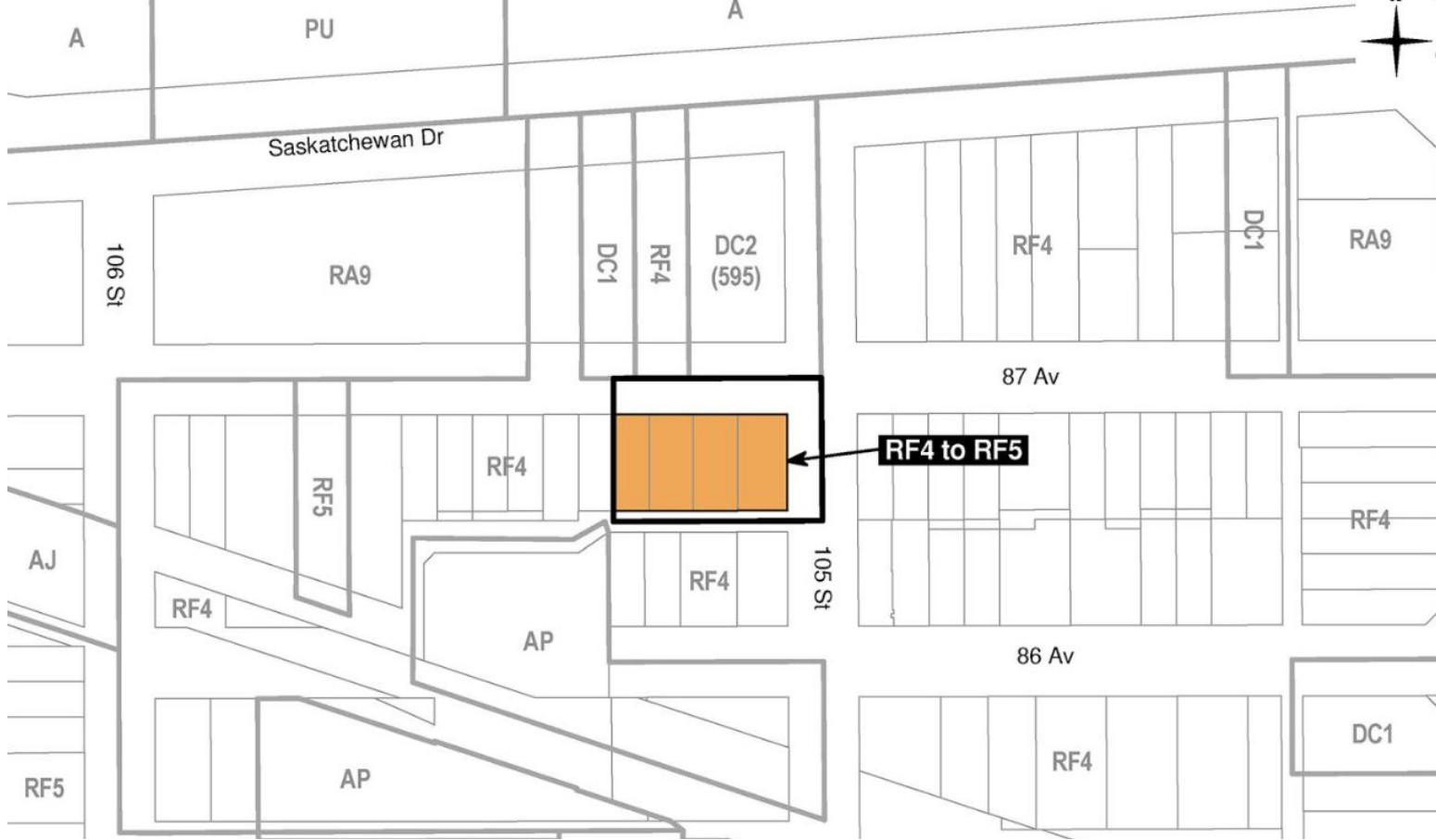
Figure 2

 Mixed Low and Medium Density Residential



RESIDENTIAL INFILL GUIDELINES





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

