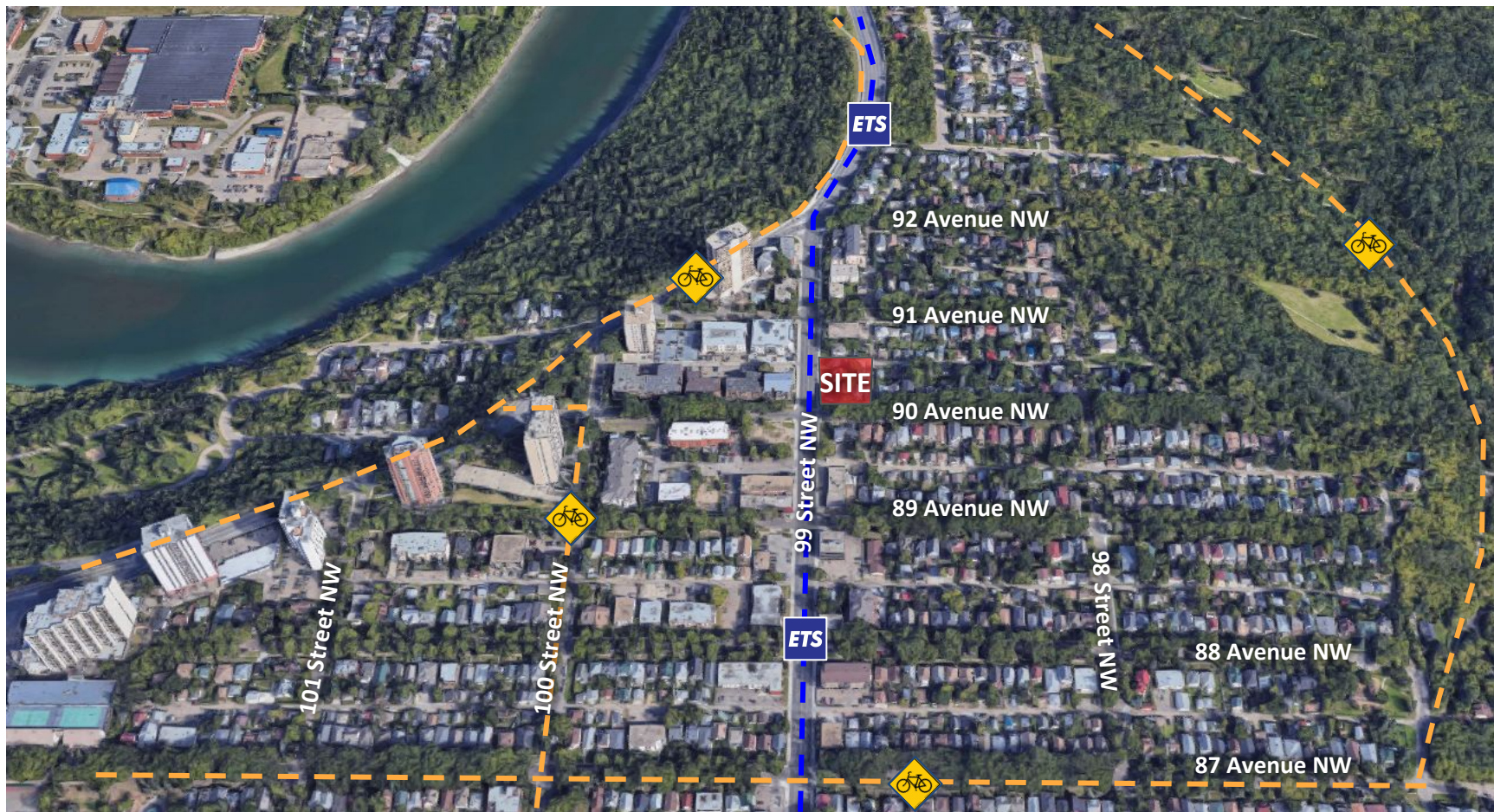


# 1 3.16 & 3.17 Strathcona

Bylaw 19423

Charter Bylaw 19424







# 3 3.16 & 3.17 Strathcona



# 4 3.16 & 3.17 Strathcona



West Elevation



South Elevation

## 5 3.16 & 3.17 Strathcona

REGULATION	RA8	PROPOSED DC2
Height	23.0 m	27.0 - 30.0 m
Floor Area Ratio	3.0 - 3.3	<b>3.1</b>
Maximum Density	No Maximum	60 Dwellings
<b>Upper Massing Setbacks</b>		
Front (South)	1.0 m	4.5 m
Side (East)	3.0 m	10.0 m
Side (West)	3.0 m	7.6 m
Rear (North)	7.5 m	4.0 m
<b>Distance of upper storeys from nearest adjacent property to the east (including lane)</b>	8.0 m	15.0 m

## 6 3.16 &amp; 3.17 Strathcona

REGULATION	RA8	PROPOSED DC2
Height	23.0 m	27.0 - 30.0 m
Floor Area Ratio	3.0 - 3.3	3.1
Maximum Density	No Maximum	60 Dwellings
Upper Massing Setbacks		
	Front (South)	4.5 m
	Side (East)	10.0 m
	Side (West)	7.6 m
	Rear (North)	4.0 m
Distance of upper storeys from nearest adjacent property to the east (including lane)	8.0 m	15.0 m

## 7 3.16 & 3.17 Strathcona

REGULATION	RA8	PROPOSED DC2
Height	23.0 m	27.0 - 30.0 m
Floor Area Ratio	3.0 - 3.3	3.1
Maximum Density	No Maximum	60 Dwellings
Upper Massing Setbacks		
Front (South)	1.0 m	4.5 m
Side (East)	3.0 m	10.0 m
Side (West)	3.0 m	7.6 m
Rear (North)	7.5 m	4.0 m
Distance of upper storeys from nearest adjacent property to the east (including lane)	8.0 m	15.0 m



## 8 3.16 & 3.17 Strathcona



Looking Northeast

Looking Southwest





## 9 3.16 & 3.17 Strathcona

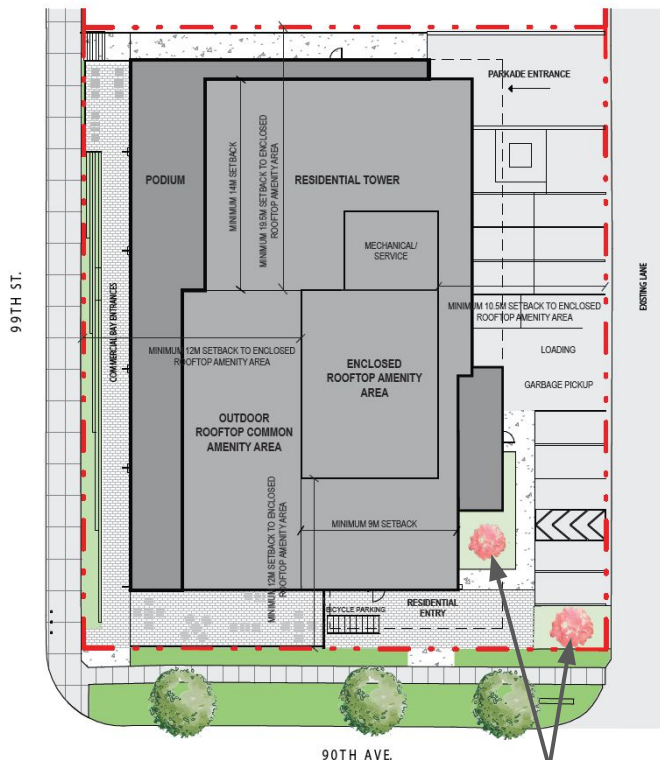


Existing RA8 Zone  
Mar/Sep 21  
6PM



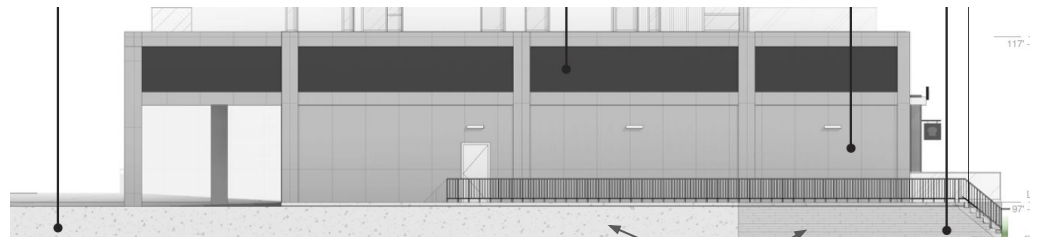
Proposed DC2 Provision  
Mar/Sep 21  
6PM

## 3.16 &amp; 3.17 Strathcona



Landscape Plan

2 new trees



North Elevation

1.2 m high concrete wall on property line



Long continuous staircase

West Elevation

## 3.16 &amp; 3.17 Strathcona

Figure 3  
Walk Up Apartment Area

Walk Up Apartment

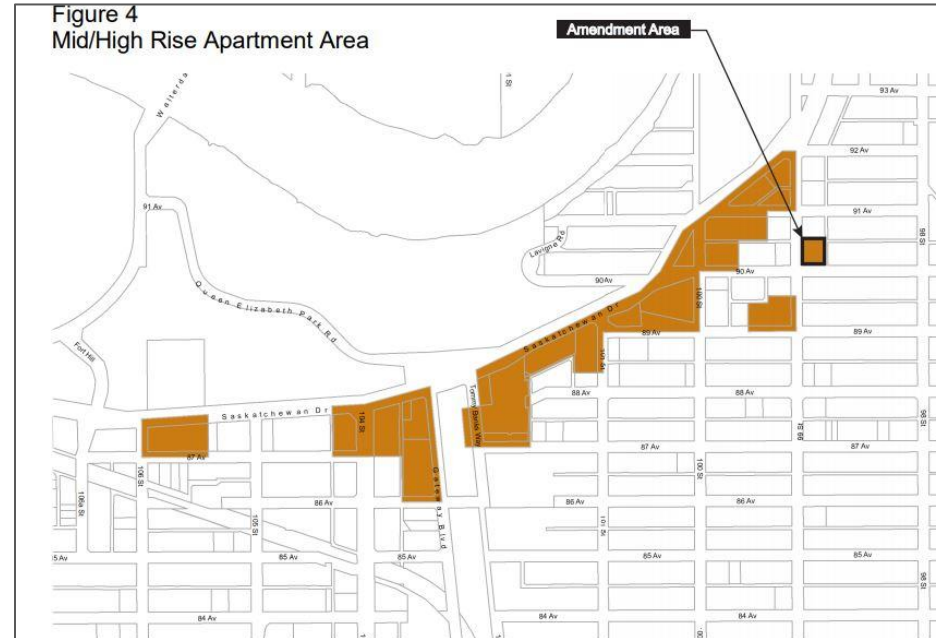


Walk Up Apartment Area

## Mid/High Rise Apartment Area

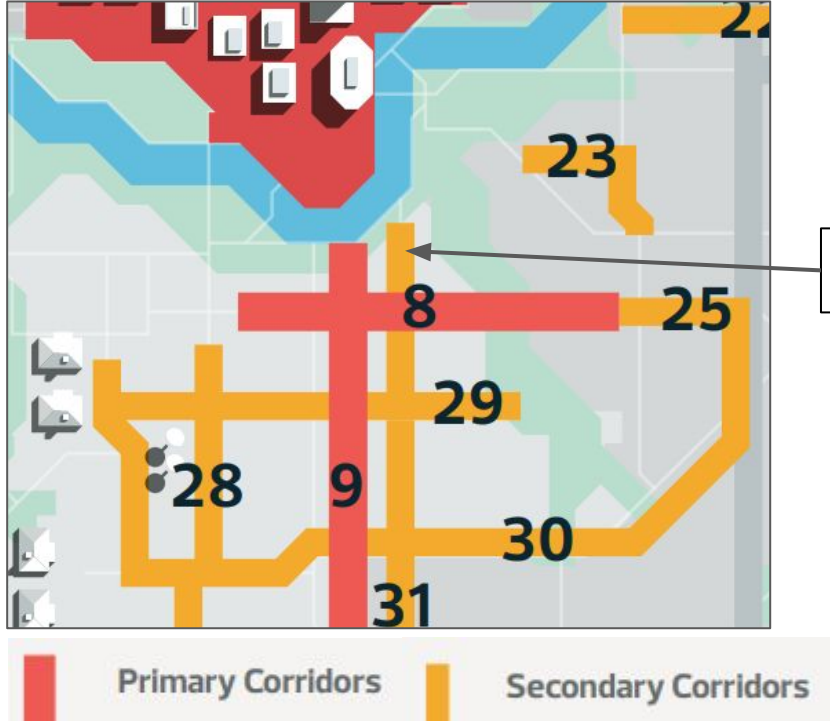
Figure 4  
Mid/High Rise Apartment Area

Amendment Area

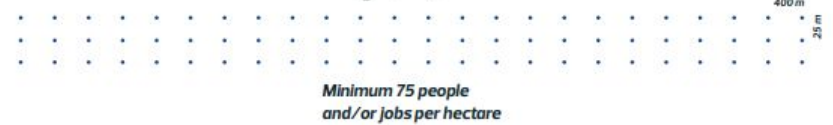
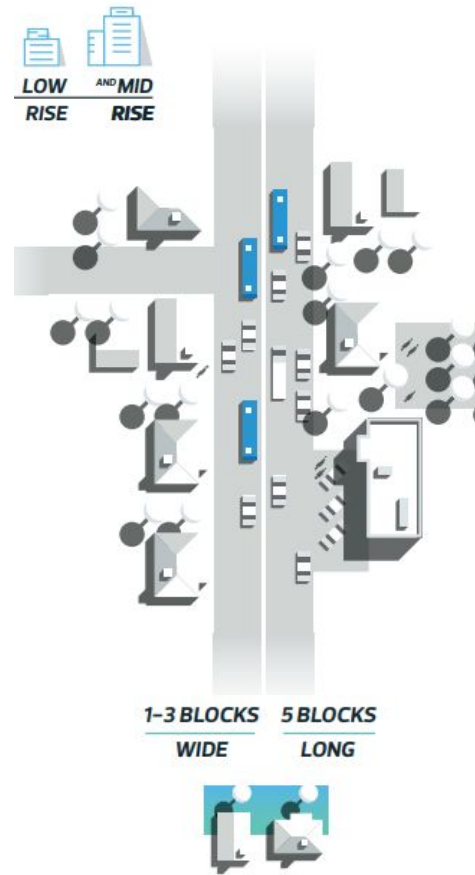


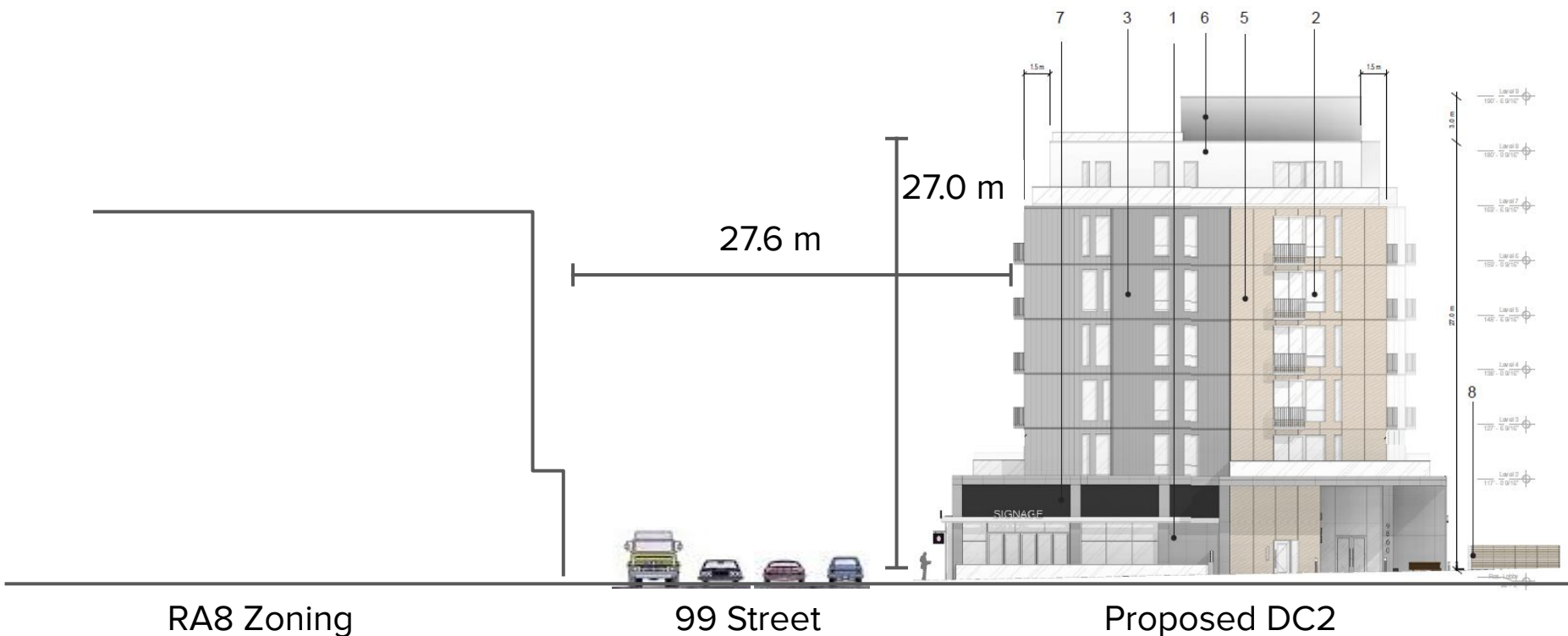


# 12 3.16 & 3.17 Strathcona



Site





- Affordable housing in line with **Developer-Sponsored Affordable Housing policy (Policy C582)**
- **Community Amenity Contributions for DC2 Zones (Policy C599):**
  - Not applicable
  - Increase in the total floor area from the existing zone is less than five percent



Looking Southeast



Recommendation:

**Approval**

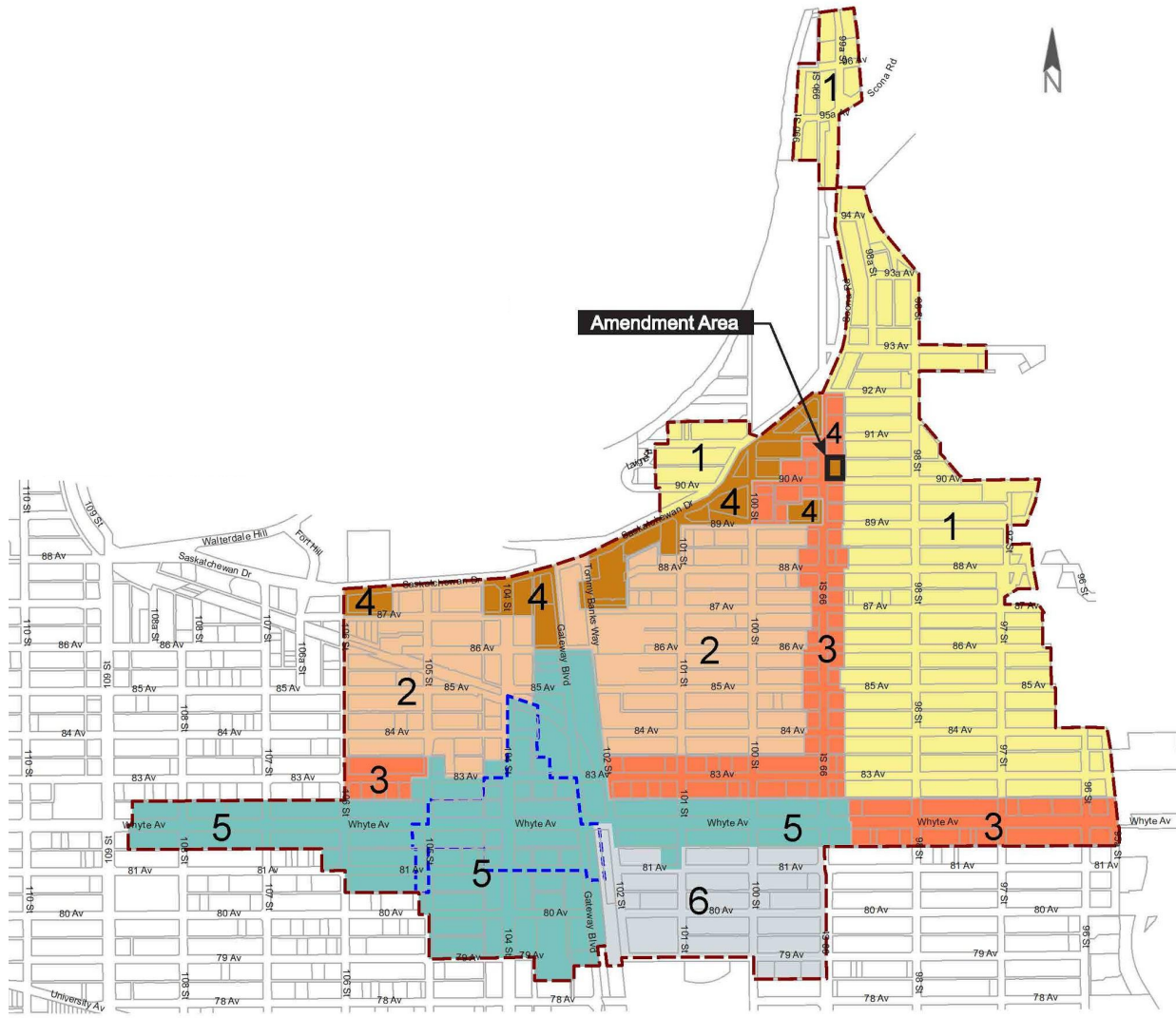


**STRATHCONA***Area Redevelopment Plan*

Map 2

Land Use Concept

- ARP Boundary
- Provincial Historic Area
- 1 Low Density Residential
- 2 Mixed Low and Medium Density Residential
- 3 Walk Up Apartment
- 4 High Rise Apartment
- 5 Whyte Avenue Commercial
- 6 West Ritchie









# End of Presentation

Reference: City Council Public Hearing Agenda