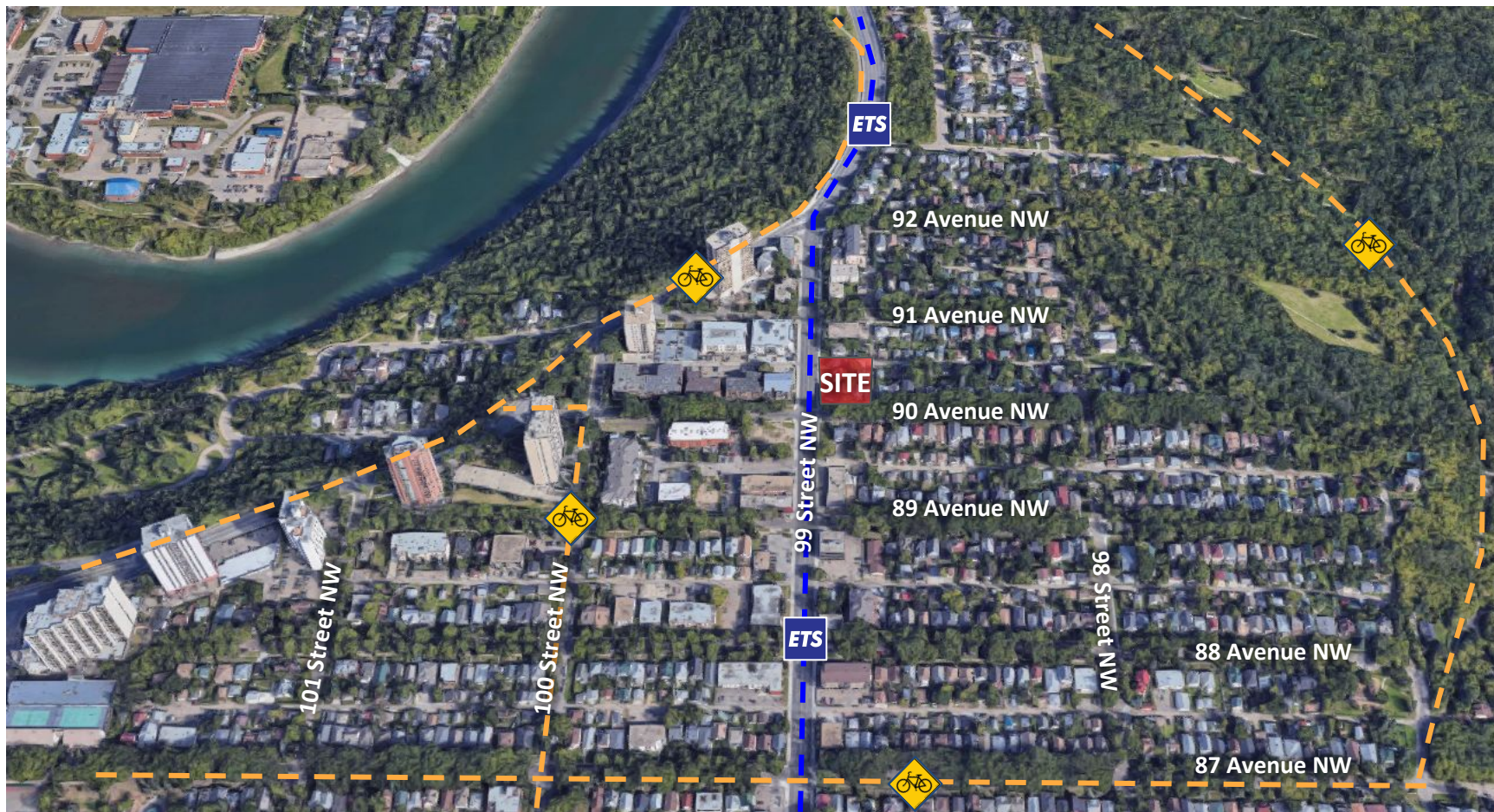


1 3.16 & 3.17 Strathcona

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	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

6 3.16 & 3.17 Strathcona

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7 3.16 & 3.17 Strathcona

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8 3.16 & 3.17 Strathcona



Looking Northeast

Looking Southwest



9 3.16 & 3.17 Strathcona

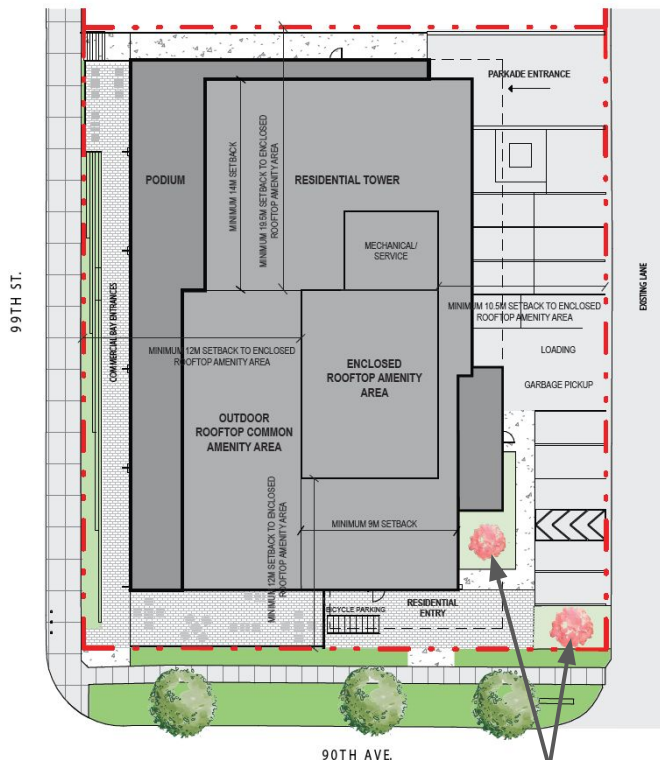


Existing RA8 Zone
Mar/Sep 21
6PM



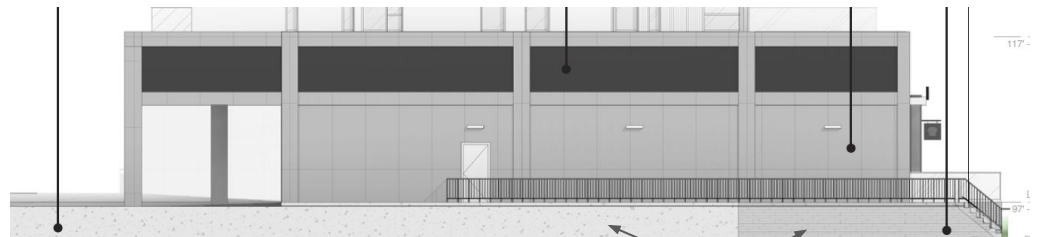
Proposed DC2 Provision
Mar/Sep 21
6PM

3.16 & 3.17 Strathcona



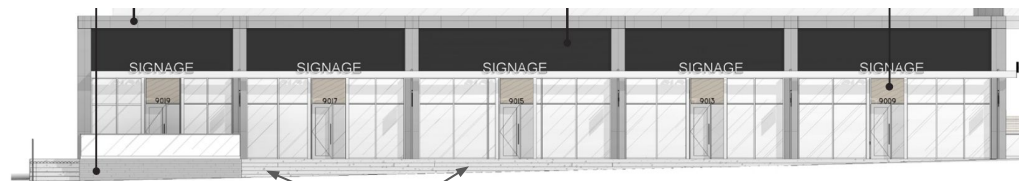
Landscape Plan

2 new trees



North Elevation

1.2 m high concrete wall on property line



Long continuous staircase

West Elevation

3.16 & 3.17 Strathcona

Figure 3
Walk Up Apartment Area

Walk Up Apartment



Walk Up Apartment Area

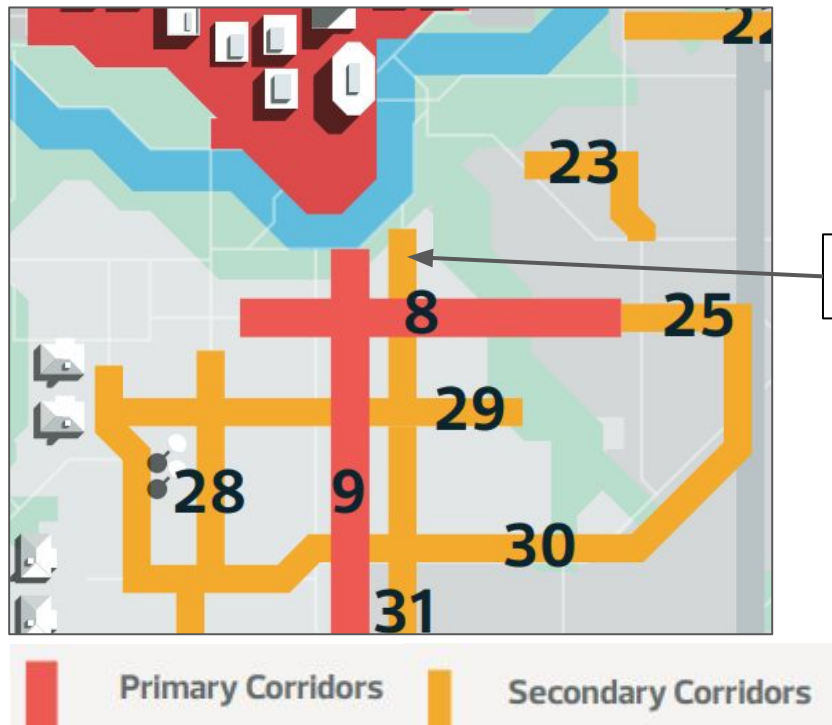
Mid/High Rise Apartment Area

Figure 4
Mid/High Rise Apartment Area

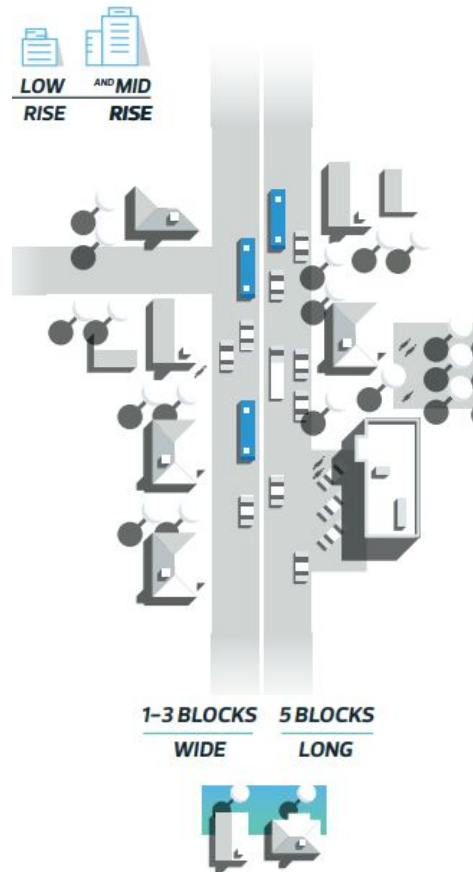
Amendment Area



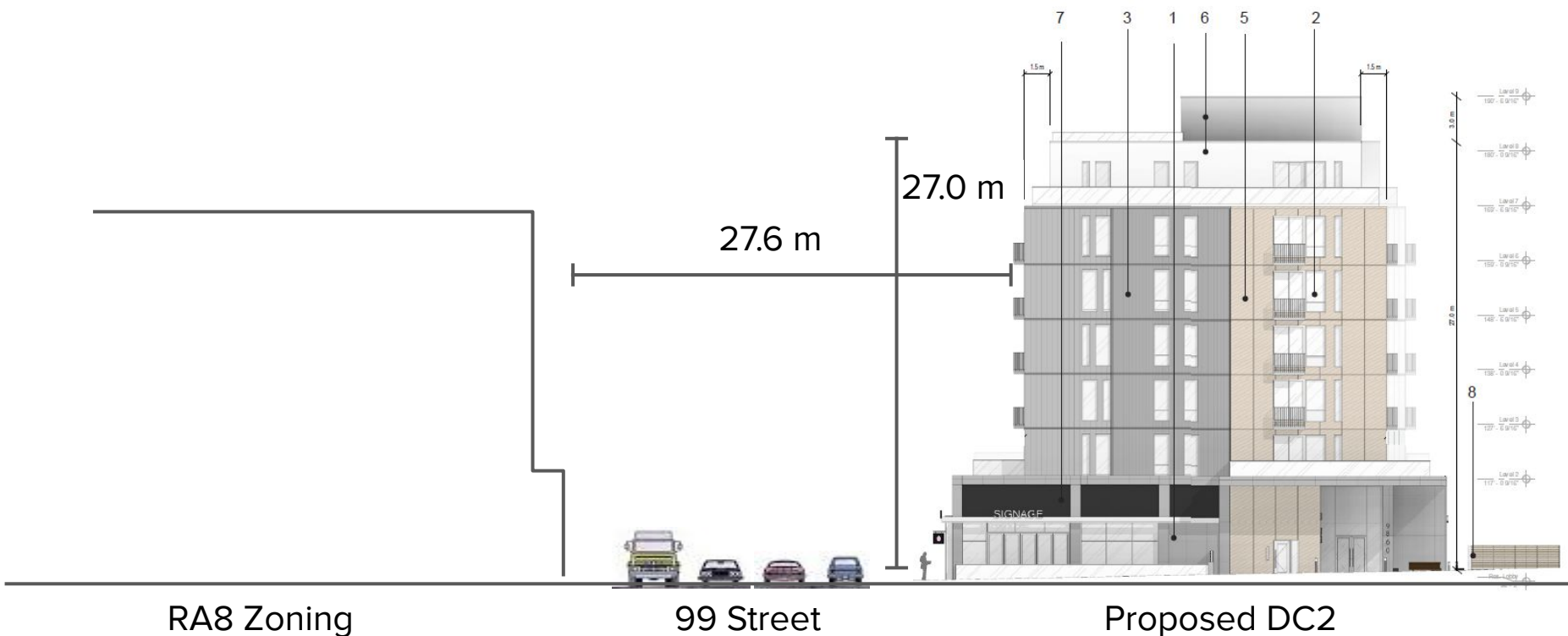
12 3.16 & 3.17 Strathcona



Site



Minimum 75 people
and/or jobs per hectare



- 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

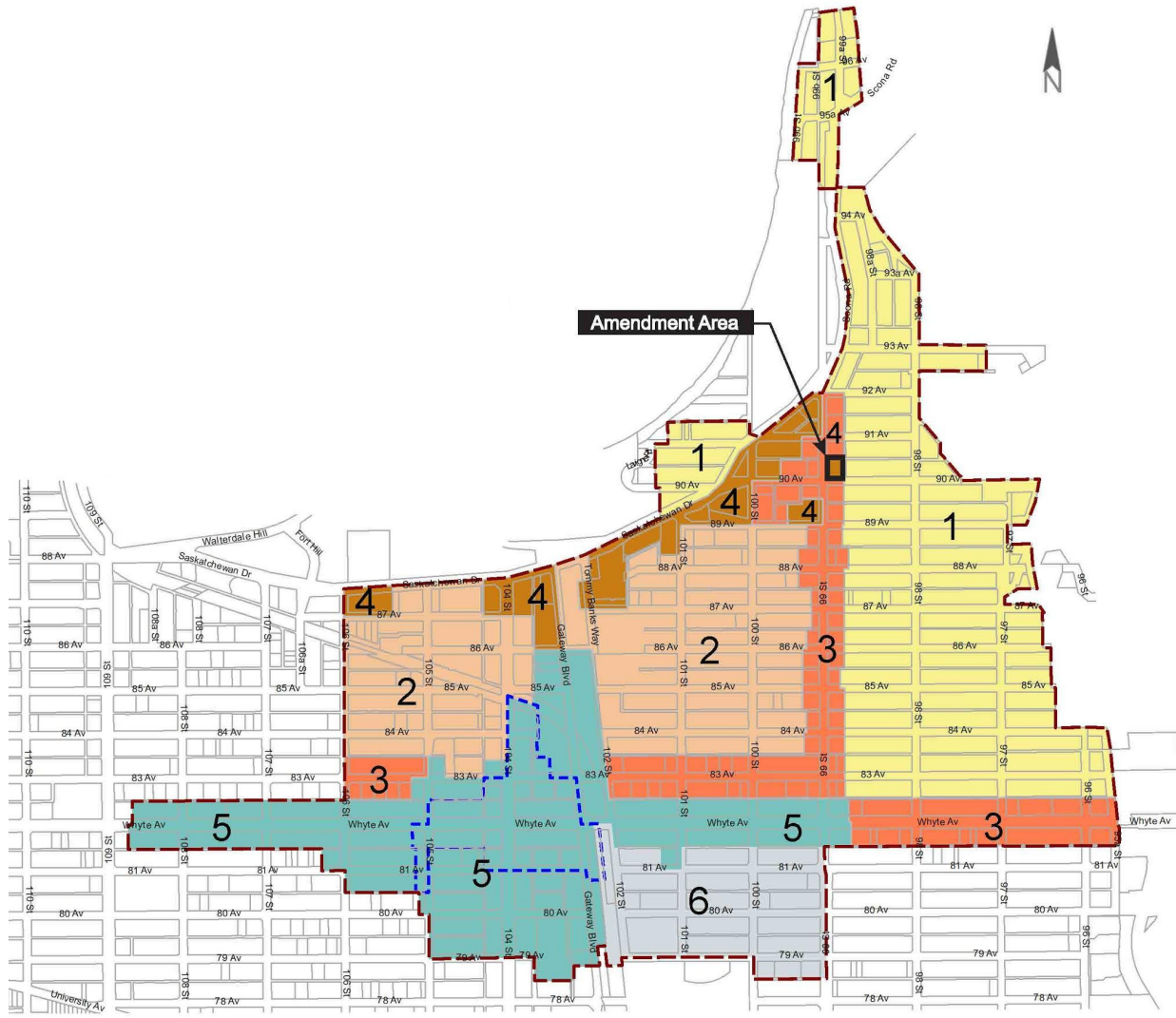


STRATHCONA*Area Redevelopment Plan*

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