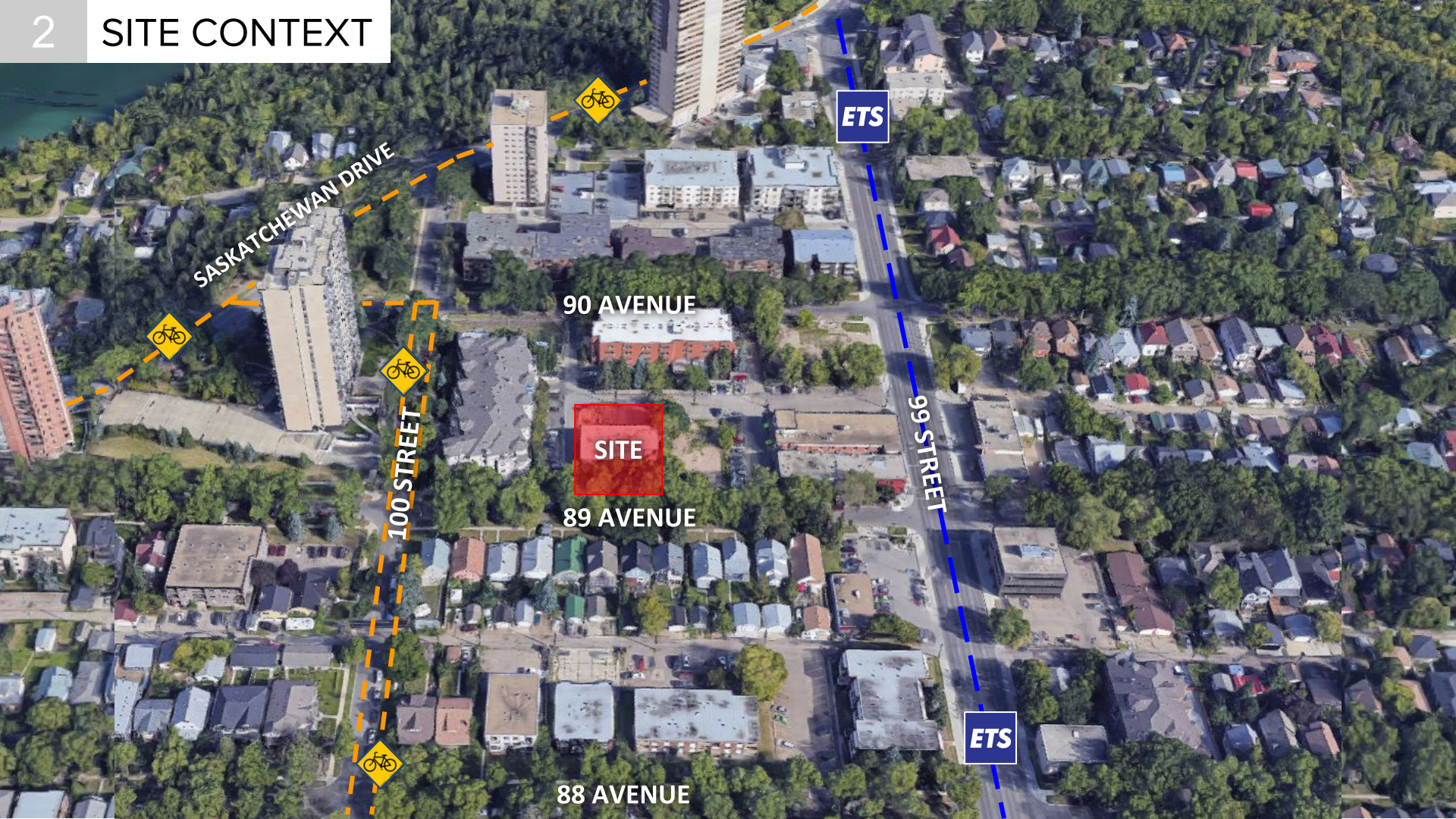




ITEM 3.11
CHARTER BYLAW 19466
STRATHCONA

DEVELOPMENT
SERVICES
November 3, 2020





SASKATCHEWAN DRIVE

90 AVENUE

89 AVENUE

88 AVENUE

100 STREET

99 STREET

ETS

ETS

SITE

3 PROPOSED ZONING

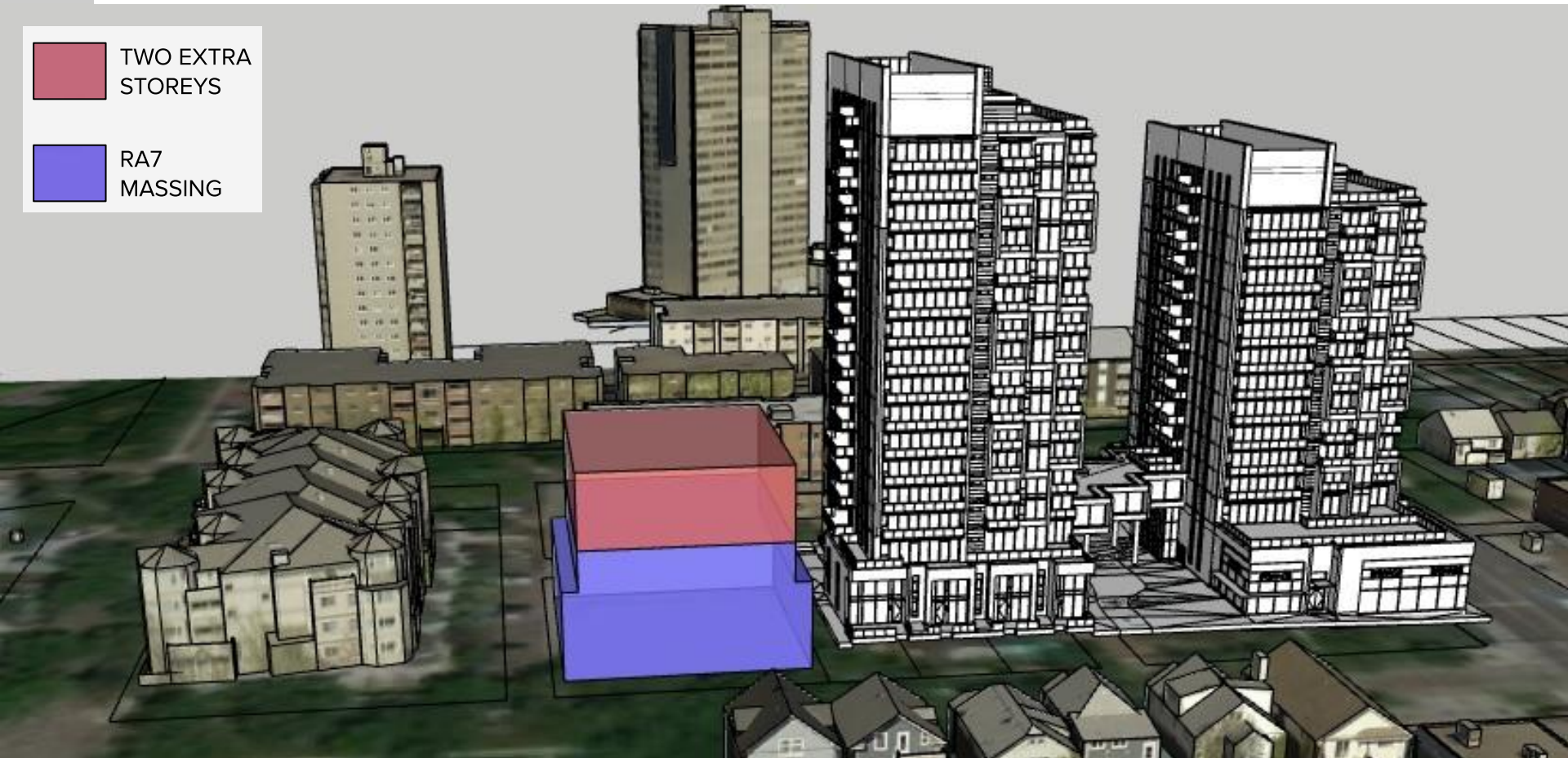


REGULATION	RA7 Current Zone	RA8 Proposed Zone
Height	14.5 - 16.0 m	23.0 m
Floor Area Ratio	2.3 - 2.5	3.0 - 3.3
Minimum Density	45 dwellings/hectare	75 dwellings/hectare
North Setback	7.5 m	7.5 m
East Setback	1.2 m 3.0 m above 10.0 m	1.2 m 3.0 m above 10.0 m
South Setback	4.5 m	4.5 m
West Setback	1.2 m 3.0 m above 10.0 m	1.2 m 3.0 m above 10.0 m

4 PROPOSED ZONING

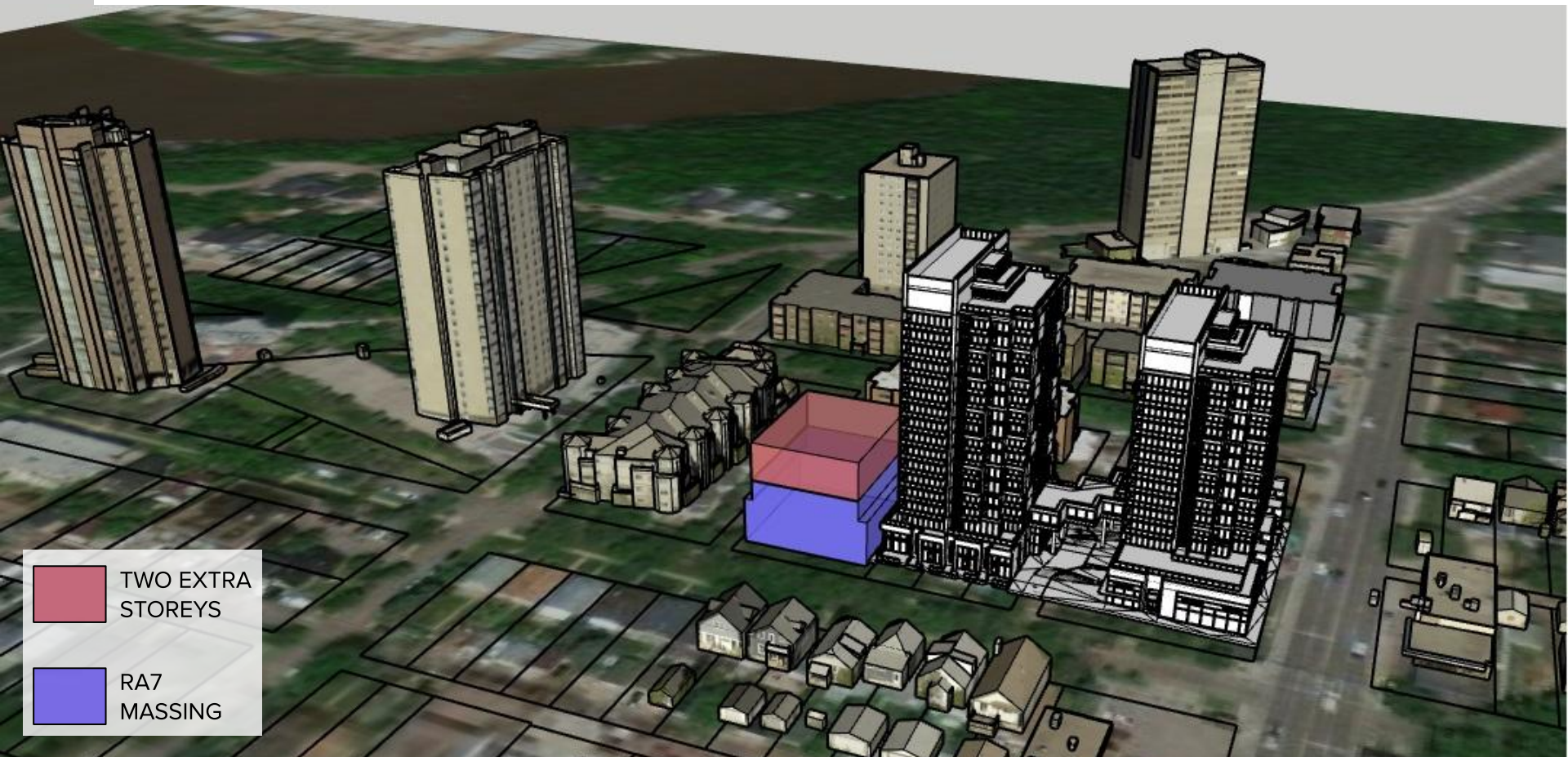
TWO EXTRA STOREYS


RA7 MASSING




VIEW OF SITE LOOKING NORTH

5 PROPOSED ZONING



 TWO EXTRA STOREYS

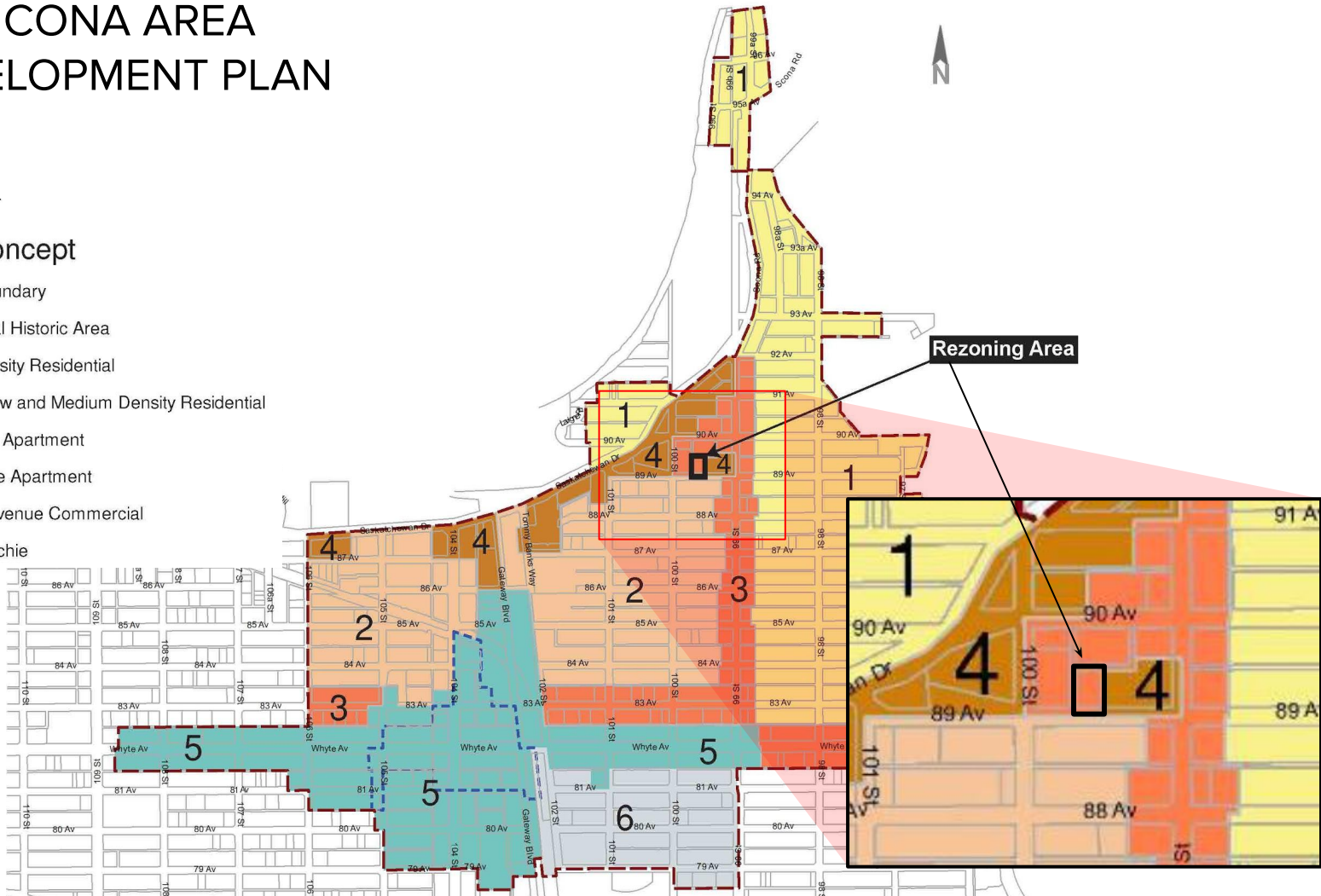
 RA7 MASSING

VIEW OF AREA LOOKING NORTHWEST SHOWING THE "TRIANGLE" OF MEDIUM TO HIGH DENSITY DEVELOPMENT

6 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





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



VIEW OF SITE LOOKING NORTHEAST



VIEW OF SITE LOOKING SOUTHEAST