



ITEMS 3.23 & 3.24
BYLAW 19534 & CHARTER BYLAW 19466
STRATHCONA

DEVELOPMENT
SERVICES
January 26, 2020



SITE CONTEXT



ETS

ETS

FUTURE PARK

SASKATCHEWAN DRIVE

E.L.HILL PARK
&
THE STRATHCONA RAIL
COMMUNITY GARDEN

SITE

107 STREET

106A STREET

85 AVENUE

106 STREET

105 STREET



3 PROPOSED ZONING



REGULATION	RA7 Current Zone	RA8 Proposed Zone
Principle Building	Multi-Unit Housing	Multi-Unit Housing
Height	16.0 m	23.0 m
Density	Min: 45 du/ha Max: None	Min: 75 du/ha Max: None
Setbacks North South East (Lane) West (106a St)	1.2 m 1.2 m 7.5 m 4.5 m	1.2 m 1.2 m 7.5 m 4.5 m
Commercial Uses Permitted	Limited at Grade	Limited at Grade



Policy Number: G.4

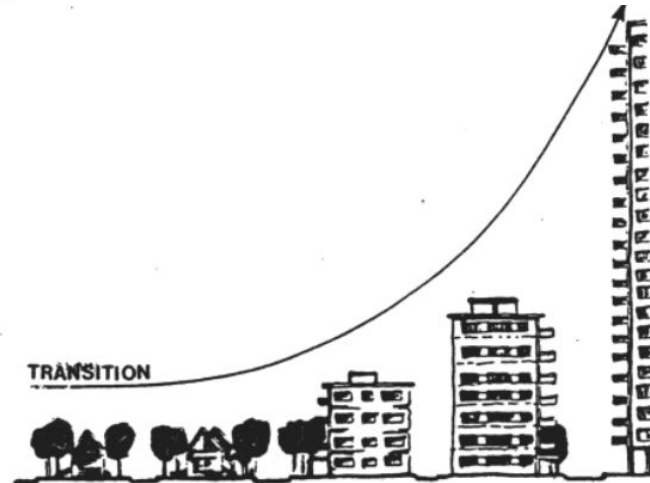
Plan Component: Land Use – Residential

It is the Policy of Council that:

NEW DEVELOPMENT MUST NOT EFFECT AN ABRUPT CHANGE IN HEIGHT BETWEEN ADJACENT LAND USE DISTRICTS OF DIFFERENT DENSITIES.

Objectives:

To provide a transition in height and built form between high rise and low rise developments.





Garneau

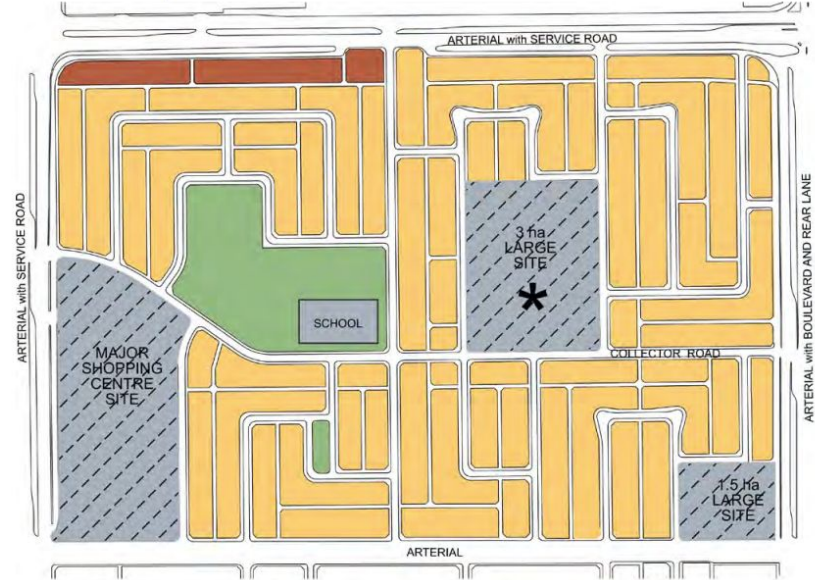
Area Redevelopment Plan

SCHEDULE J
Detailed Land Use Sub Area 2





Mid rise apartment sites: Location + Distribution





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

