

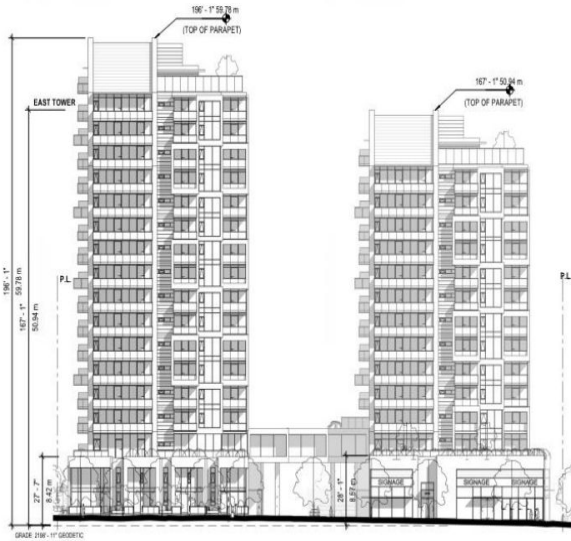
1 3.11 & 3.12 - Strathcona

Bylaw 19599

Charter Bylaw 19600



2 3.11 & 3.12 - Strathcona



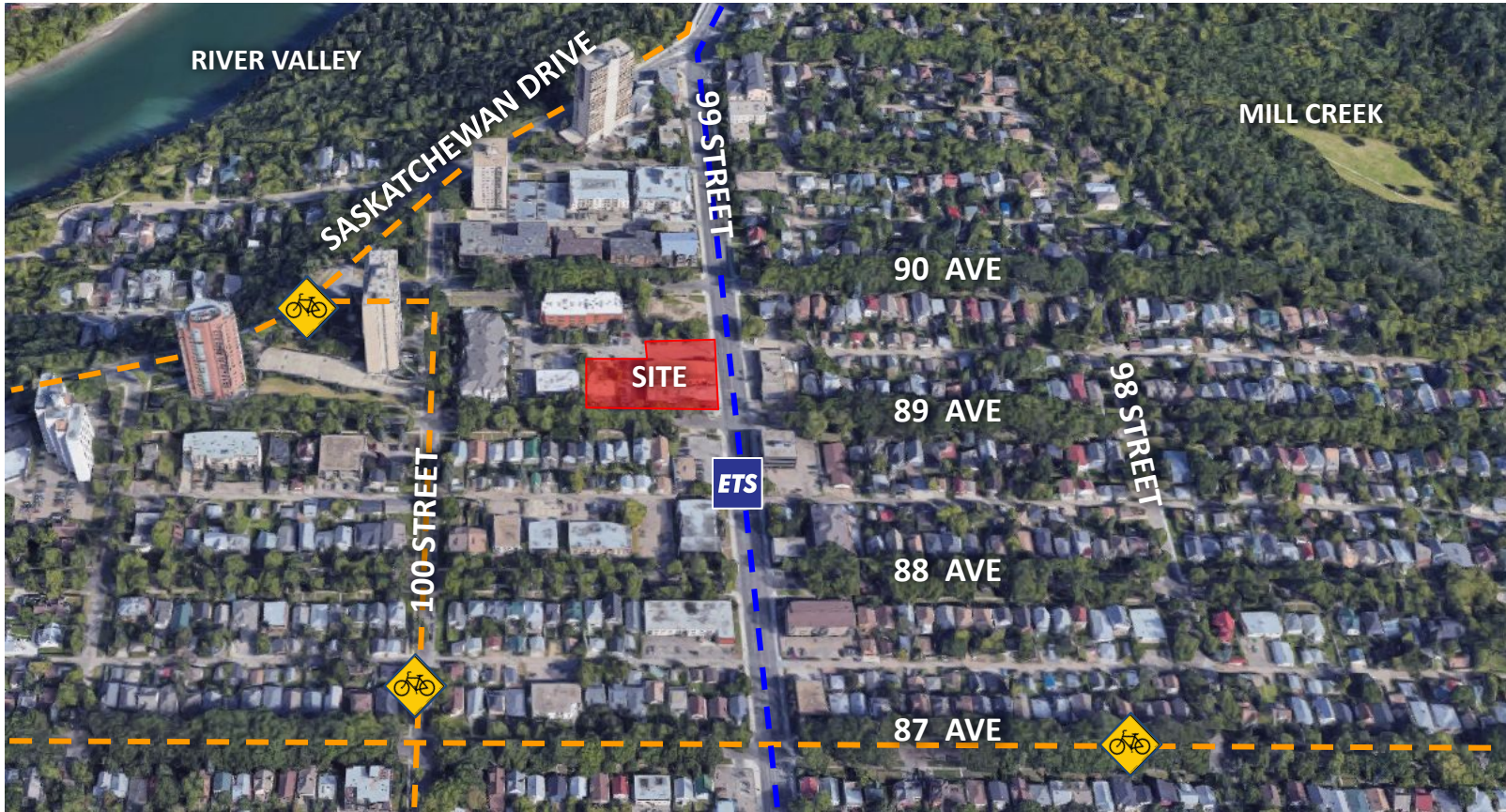
Current DC2



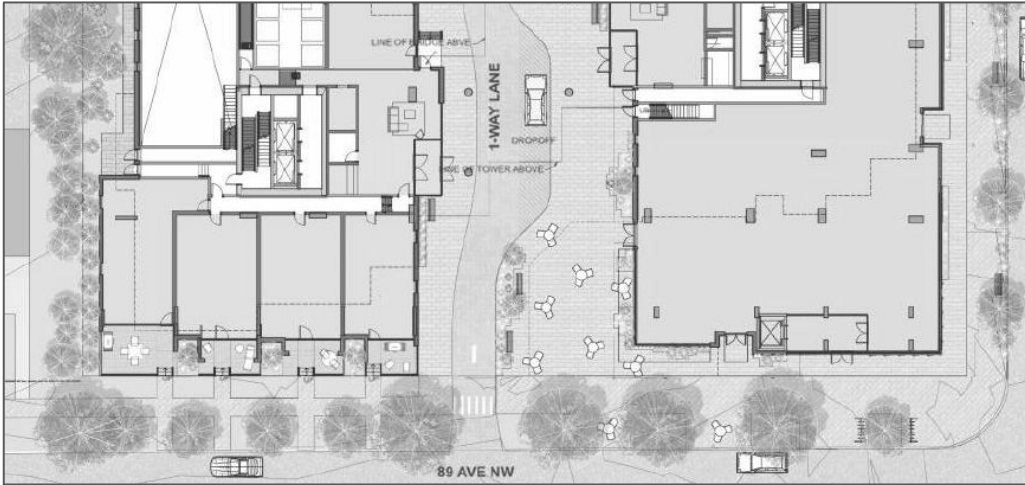
Proposed DC2

REGULATION	CURRENT DC2	PROPOSED DC2
Height	63 m / 54 m	34 m
Floor Area Ratio	6.5	6.0
Maximum Density	242 Dwellings	190 Dwellings

3.11 & 3.12 - Strathcona

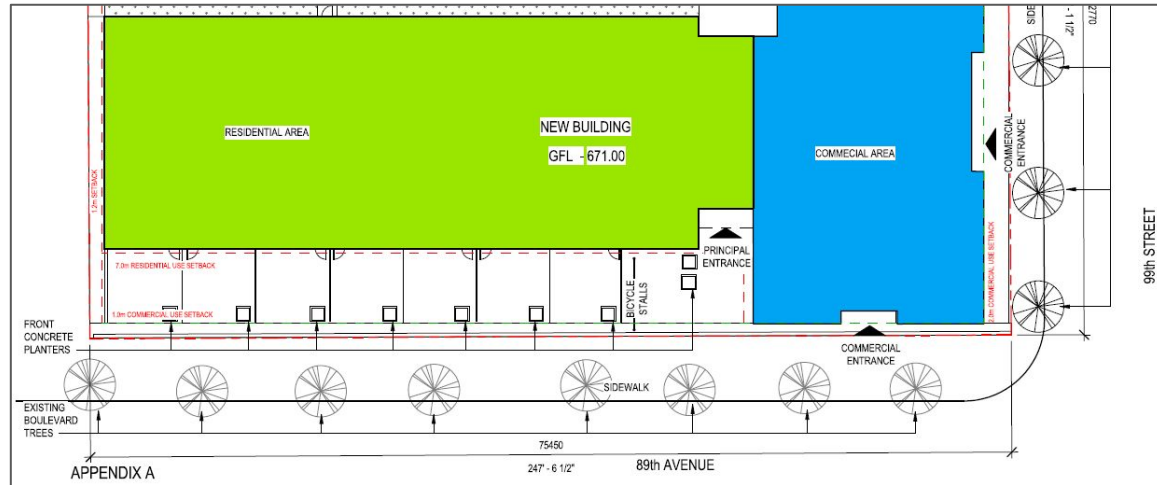


4 3.11 & 3.12 - Strathcona

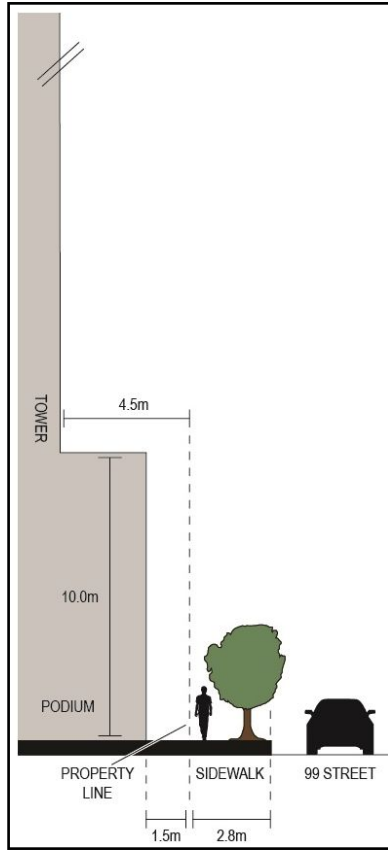


Current DC2

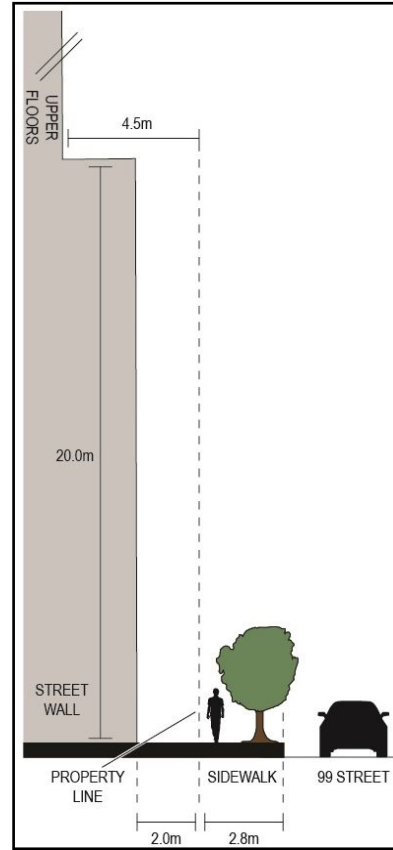
Proposed DC2



99 Street
Commercial
Transition

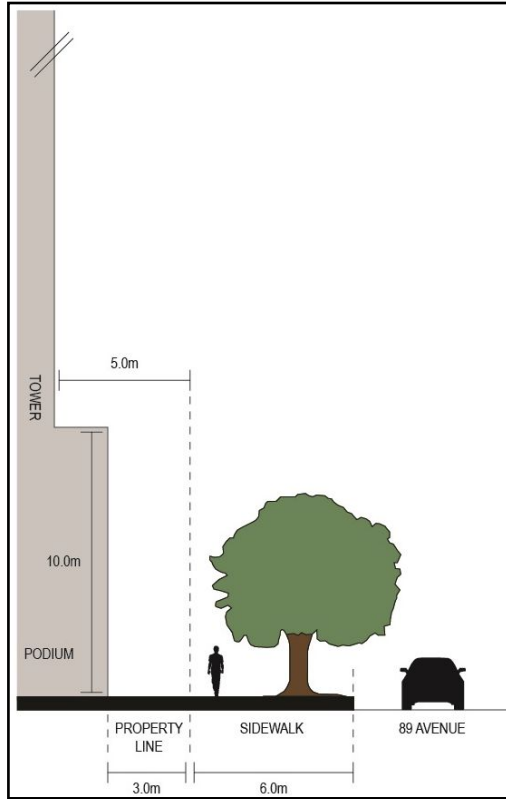


Current DC2

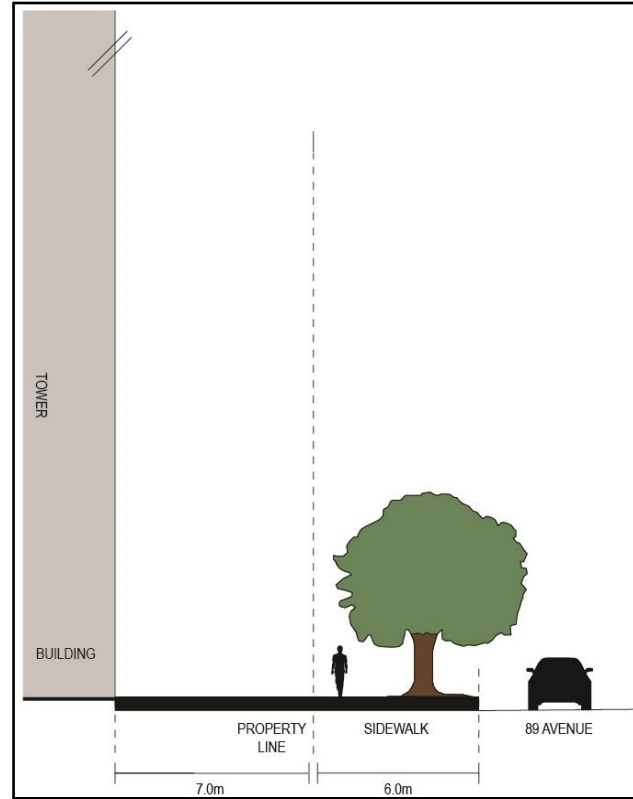


Proposed DC2

89 Avenue
Residential
Transition

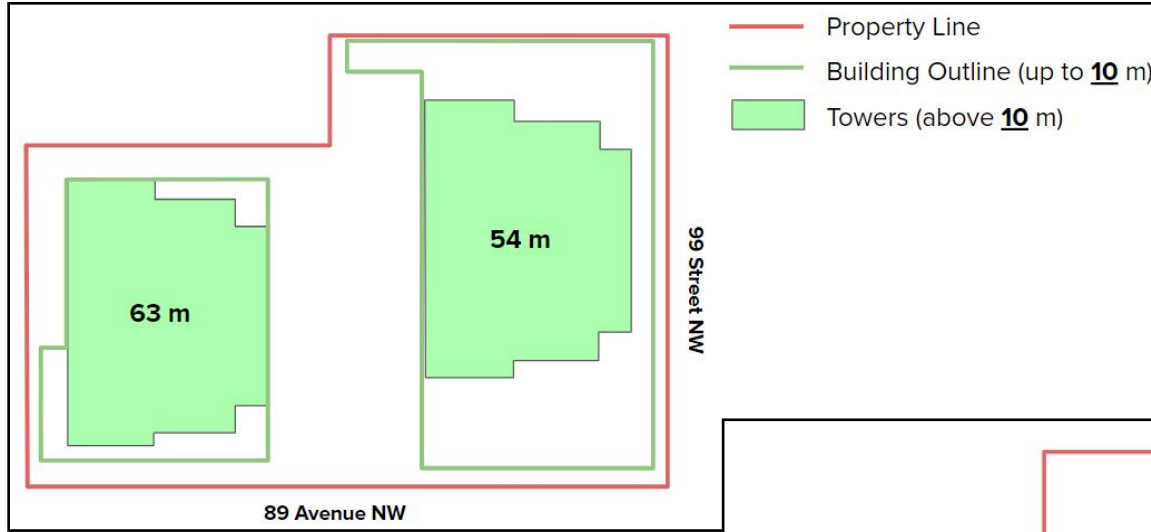


Current DC2



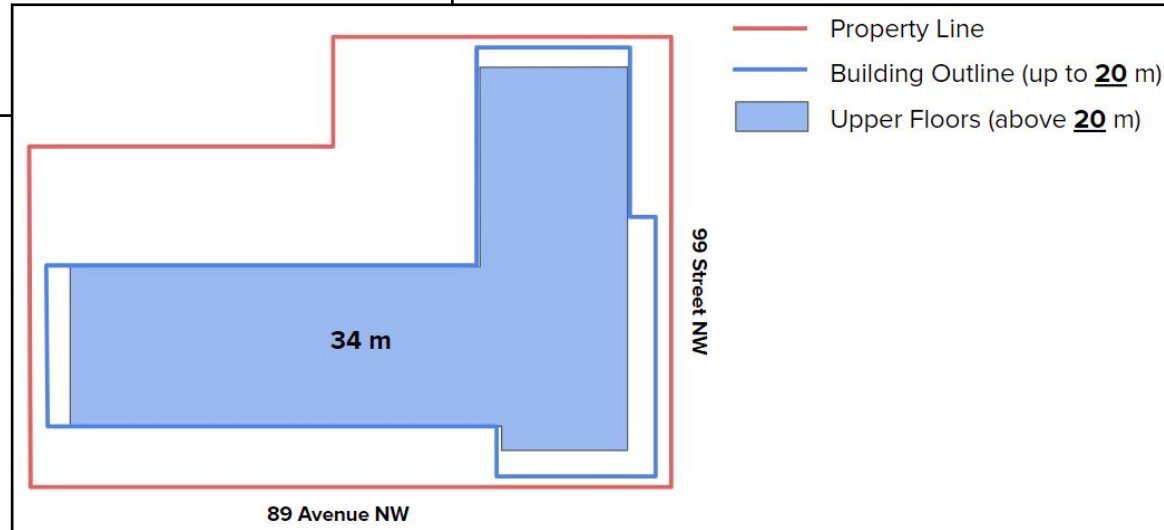
Proposed DC2

7 3.11 & 3.12 - Strathcona



Current DC2

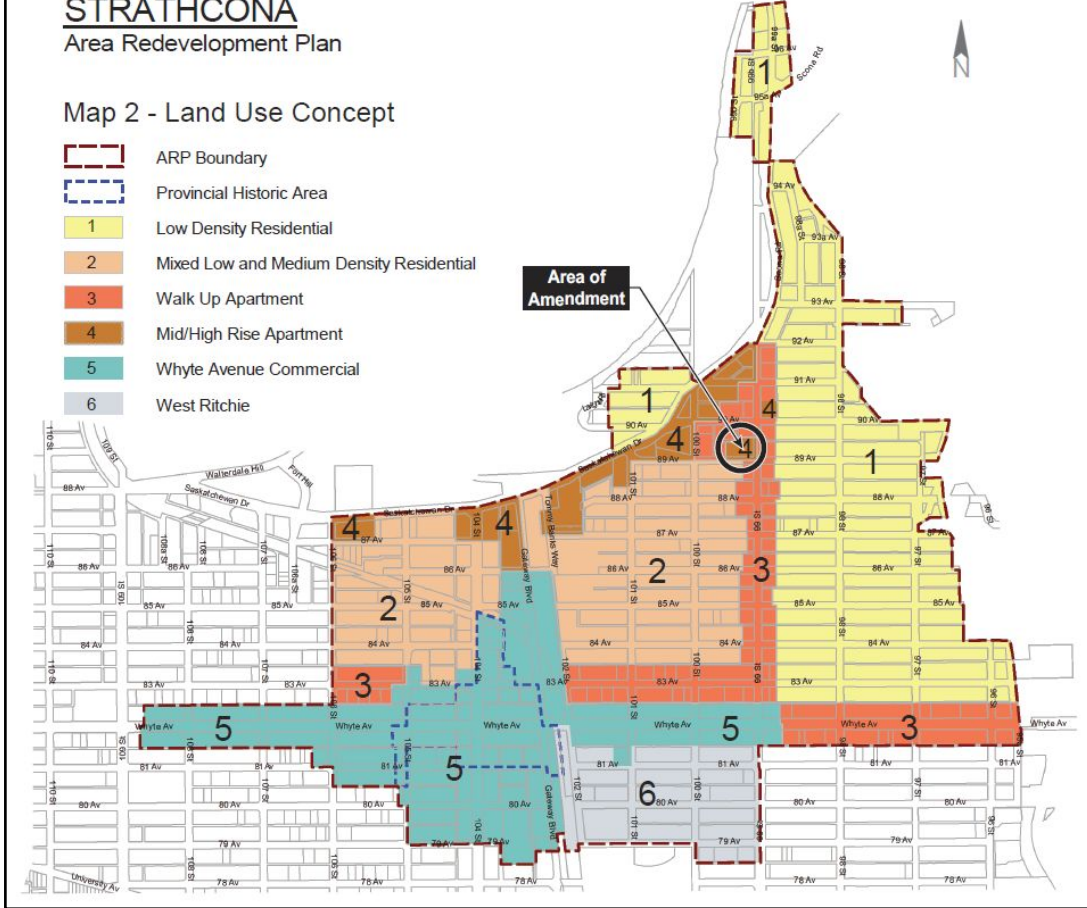
Proposed DC2



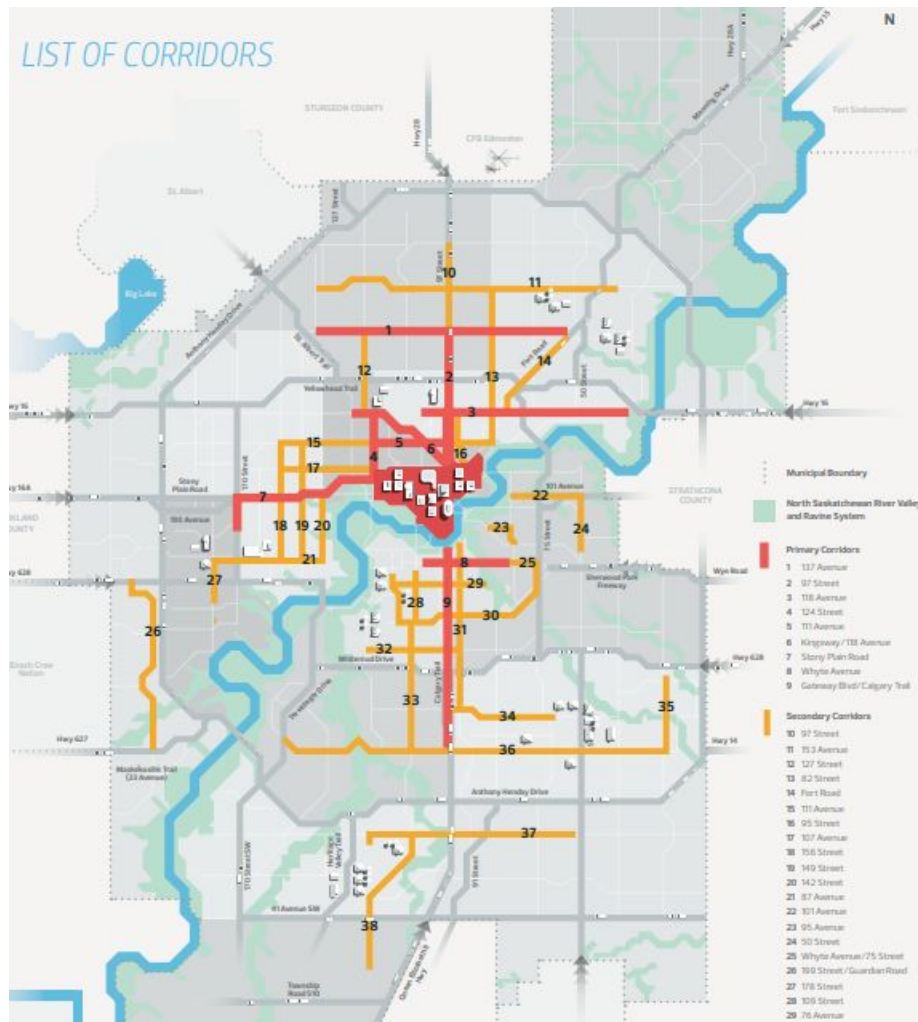
STRATHCONA Area Redevelopment Plan

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 Mid/High Rise Apartment
-  5 Whyte Avenue Commercial
-  6 West Ritchie



3.11 & 3.12 - Strathcona



- Affordable housing in line with **Developer-Sponsored Affordable Housing policy (Policy C582)**
- **Community Amenity Contributions for DC2 Zones (Policy C599):**
 - Not applicable, but carried over
 - 8 three bedroom dwellings designed to be suitable for families;
 - Public realm improvements, including 6 new boulevard trees along 99 Street NW
 - \$200,000 to an off-Site Public Amenity



Looking Northwest

3.11 & 3.12 - Strathcona



Recommendation:

Approval

