



ITEM 3.22 - JASPER PARK
CHARTER BYLAW 19739

DEVELOPMENT
SERVICES
June 23, 2021

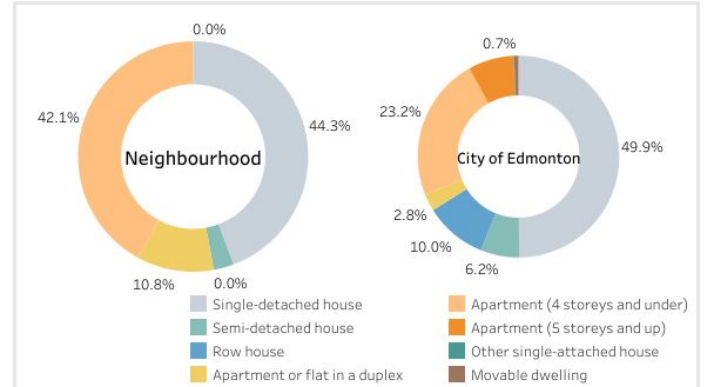
Site Context



3 Neighbourhood Context



1 Private Dwellings by Structure Type



Source: City of Edmonton Neighborhood Profile Federal Census 2016

ZONING CATEGORIES

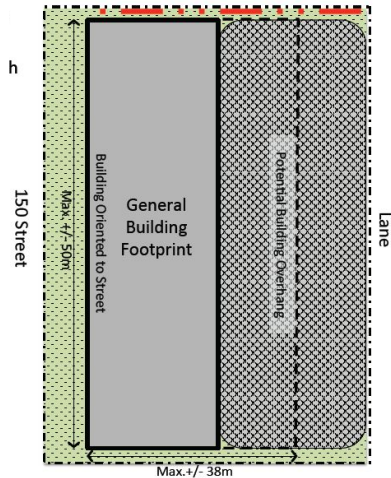
- SINGLE DETACHED RESIDENTIAL
- SEMI-DETACHED RESIDENTIAL
- SMALL SCALE INFILL DEVELOPMENT/ROW HOUSING
- LOW RISE APARTMENT (UP TO 4 STOREYS)
- MEDIUM RISE APARTMENT (7 STOREYS - PROPOSED)
- URBAN SERVICES AND PARK/SCHOOL SITES
- COMMERCIAL

4 Site



Site History

Bylaw 17455 Denied



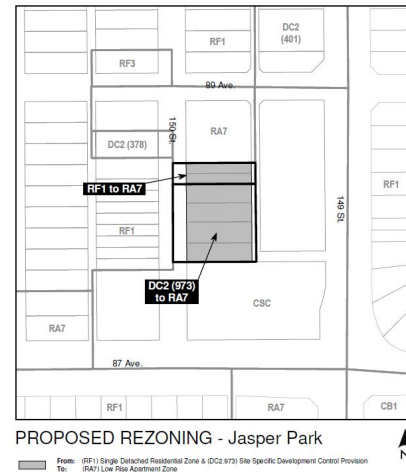
June 27, 2016

Bylaw 18196 Approved (Current DC2.973)



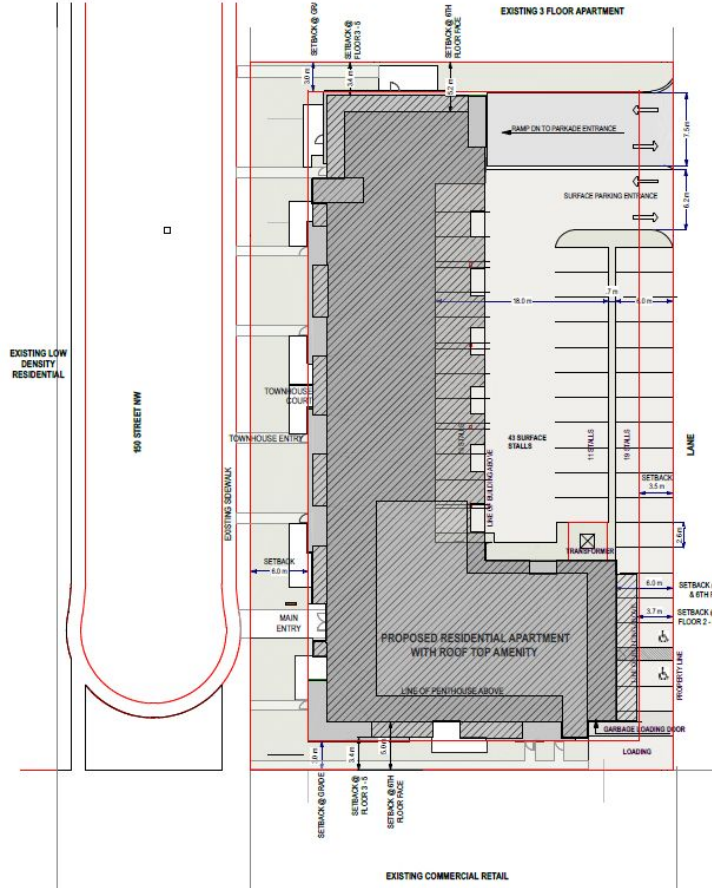
November 15, 2017

LDA19-0397 original proposal



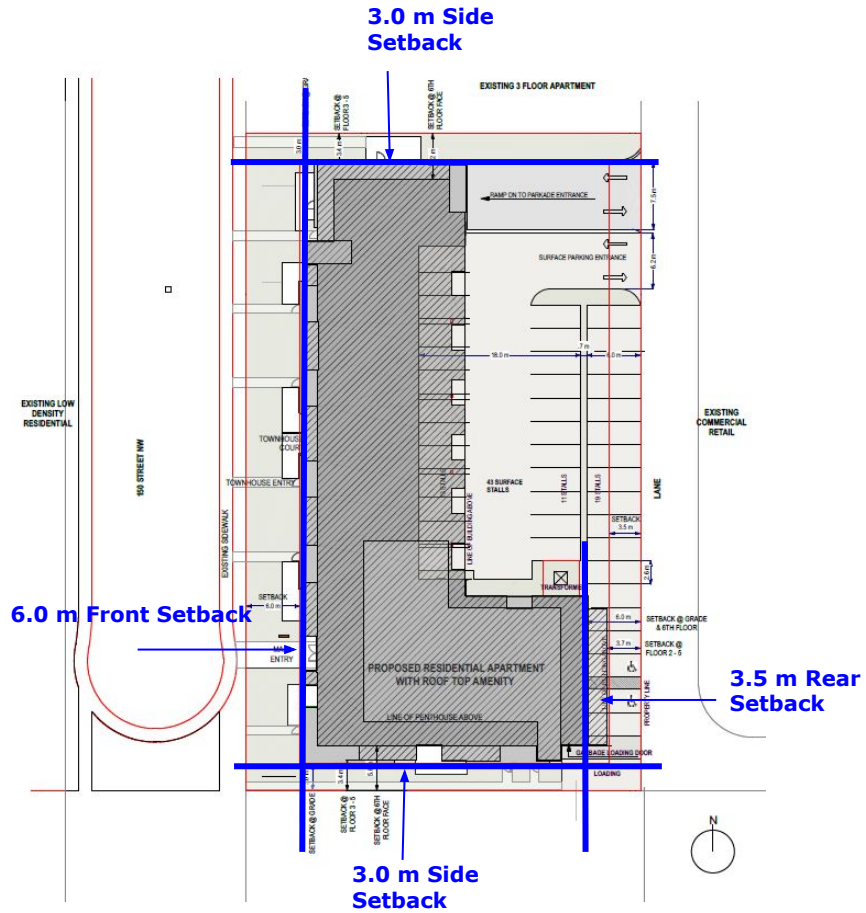
September 16, 2019

6 Zone Comparison



	DC2.973 <i>Current</i>	RA8 Zone <i>Similar</i>	DC2 Provision <i>Proposed</i>
Maximum Height	12.0m	23.0 m	24.5 m
Maximum Floor Area Ratio (FAR)	N/A	3.0	2.4
Maximum Density	18 Dwellings 9 Principal dwellings and 9 Accessory Suites	No maximum	100 Dwellings
Minimum Setbacks and Stepbacks			
North	2.6 m	1.2 m 3.0 m (above 10.0 m)	3.0 m; 5.2 m (above 16.5 m)
West	2.5 m 3.0 m (above 10.0 m)	4.5	6.0 m
South	1.2 m	1.2 m 3.0 m (above 10.0 m)	3.0 m; 5.0 m (above 16.5 m)
East	N/A	7.5 m	4.0 m 6.0 m (above 16.5 m)

7 Proposed DC2 Provision

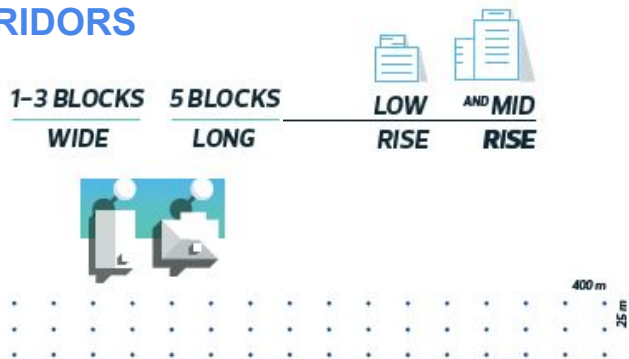


North Elevation



South Elevation

SECONDARY CORRIDORS



Minimum 75 people and/or jobs per hectare

Desired overall density: minimum 75 people and/or jobs per hectare (higher at intersections or connections with nodes)

*gross developable area

Potential size/ scale: 1 block on either side of the street, at least 5 blocks

Typical massing/ form: low-rise and mid-rise

LOCAL NODES



Minimum 75 people and/or jobs per hectare

Desired overall density: minimum 75 people and/or jobs per hectare

*gross developable area

Potential size/ scale: 200 - 600 m across

Typical massing/ form: low-rise with some mid-rise

LDA19-0397 49 West Jasper Park



Consultation has concluded



The discussion has concluded and a [What We Heard Report](#) is now available.

Thank you for participating in engagement activities for this rezoning application.

The application is expected to go to City Council Public Hearing for a decision, with the exact date still to be determined. For more information, please visit [these FAQs](#) for Council meetings.

Share Your Thoughts

Ask Your Questions

REGISTER

SHARE YOUR VOICE.
SHAPE OUR CITY.

Stay Informed

[Click here to share your email address to stay up to date on this application!](#) Your email will be used to inform you about this zoning application in the future.

For more information about registering to stay engaged with other City projects and initiatives, visit the Engaged Edmonton [FAQ page](#).

Who's Listening

Marty Vasquez

Planner
City of Edmonton



Phone 780-495-1948

Email marty.vasquez@edmonton.ca

For more project information visit
edmonton.ca





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**