



# ITEM 3.10 - GLENWOOD CHARTER BYLAW 19762

DEVELOPMENT  
SERVICES  
JULY 6, 2021

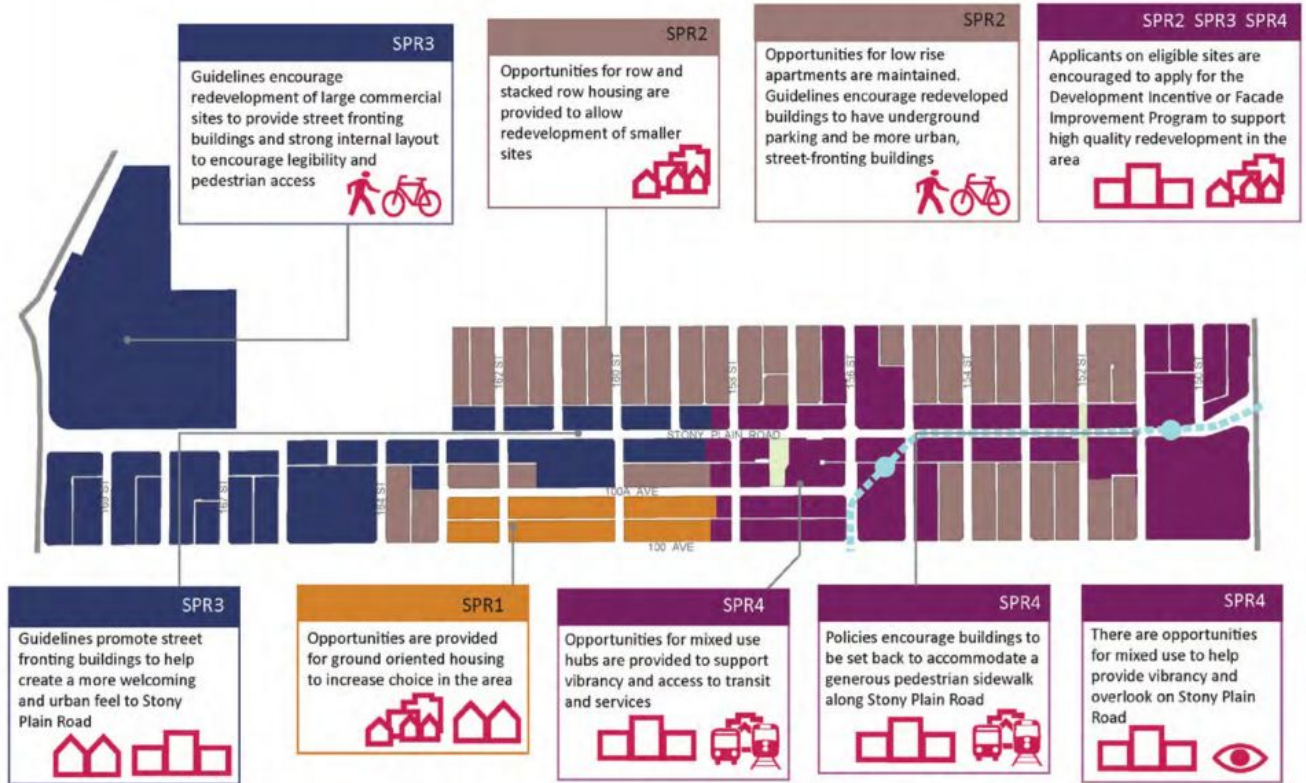


# Site and Surrounding Context



# Jasper Place Area Redevelopment Plan

## PROPOSED LAND USE



**SPR3**

Guidelines encourage redevelopment of large commercial sites to provide street fronting buildings and strong internal layout to encourage legibility and pedestrian access

**SPR2**

Opportunities for row and stacked row housing are provided to allow redevelopment of smaller sites

**SPR2**

Opportunities for low rise apartments are maintained. Guidelines encourage redeveloped buildings to have underground parking and be more urban, street-fronting buildings

**SPR2 SPR3 SPR4**

Applicants on eligible sites are encouraged to apply for the Development Incentive or Facade Improvement Program to support high quality redevelopment in the area

**SPR3**

Guidelines promote street fronting buildings to help create a more welcoming and urban feel to Stony Plain Road

**SPR1**

Opportunities are provided for ground oriented housing to increase choice in the area

**SPR4**

Opportunities for mixed use hubs are provided to support vibrancy and access to transit and services

**SPR4**

Policies encourage buildings to be set back to accommodate a generous pedestrian sidewalk along Stony Plain Road

**SPR4**

There are opportunities for mixed use to help provide vibrancy and overlook on Stony Plain Road





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**