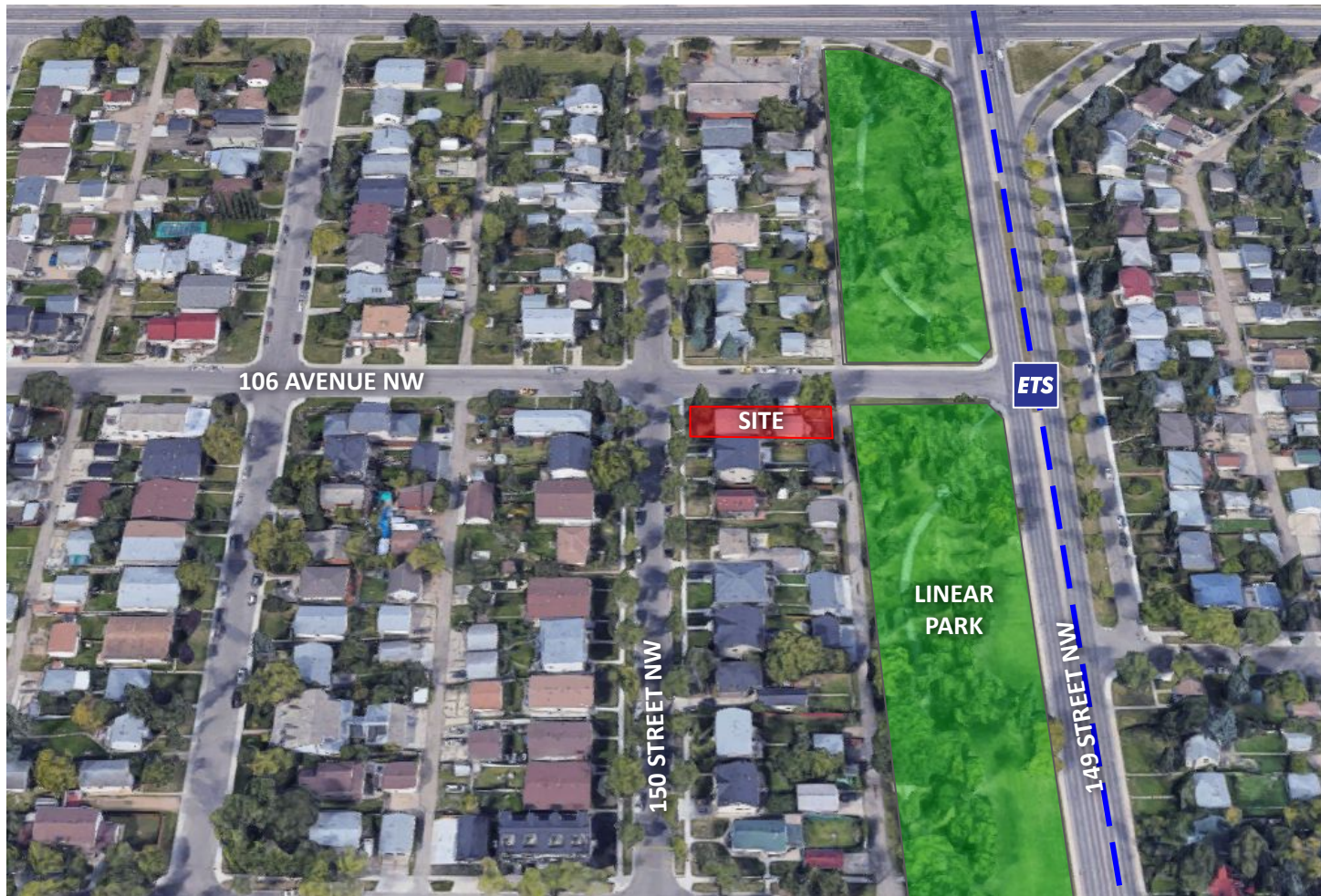


## ITEM 3.9 - CANORA CHARTER BYLAW 19818

Development  
Services  
August 17, 2021

Edmonton

# Site and Surrounding Context



# 3 Zone Comparison

	<b>RF2 + MNO</b> <i>Current</i>	<b>RF3 + MNO</b> <i>Proposed</i>
<b><u>Principal Building</u></b>	Single Detached Housing	Multi-Unit Housing
<b>Height</b>	8.9 m	8.9 m
<b>Front Setback</b>	Determined based on adjacent front setback	Determined based on adjacent front setback
<b>Interior Side Setback</b>	1.2 m	3.0 m
<b>Flanking Side Setback</b>	4.5 m	2.0 m
<b>Rear Setback</b> (40% of Site Depth)	17.8 m	17.8 m
<b>Maximum No. Dwelling Units</b>	Two (2) Principal Dwellings; and Two (2) Secondary Suites; and Two (2) Garden Suites	Four (4) Principal Dwellings; and Four (4) Secondary Suites; and Four (4) Garden Suites
<b><u>Accessory Building</u></b>	Detached Garage or Garden Suites	

# JASPER PLACE AREA REDEVELOPMENT PLAN

## Active edge housing

C2

**Purpose:** To support a safe neighbourhood by focusing a variety of ground-oriented housing opportunities around parks and open spaces to increase visibility and overlook in these areas, and to create a strong neighbourhood frontage along key community corridors.

### Supported built form

#### Row houses

Duplexes/semi-detached houses

Garage or garden suites

Small lot single detached houses

Single detached houses

Secondary suites in locations specified by the Zoning Bylaw

Small scale commercial with associated residential uses



C2

Priority areas for garage and garden suites encourage overlook onto park space







ADMINISTRATION'S RECOMMENDATION: **APPROVAL**