

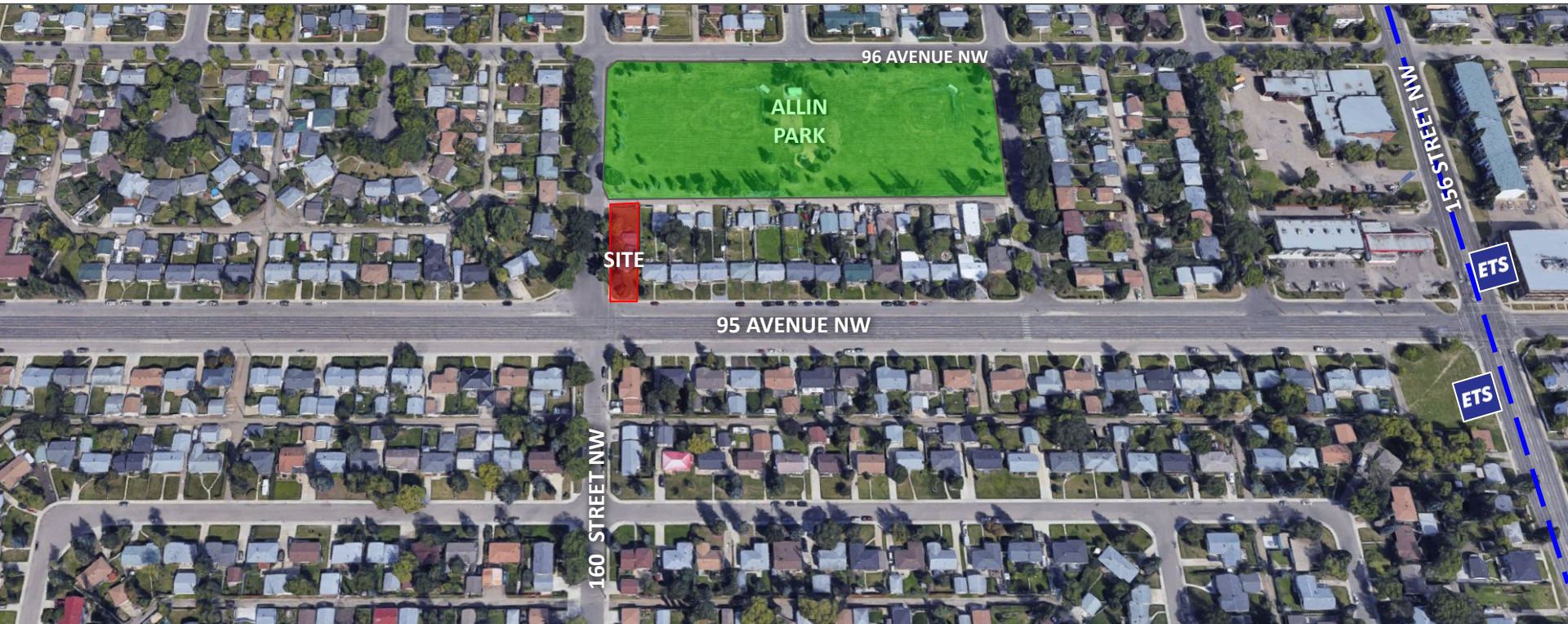


ITEM 3.19 - GLENWOOD CHARTER BYLAW 19801

Development
Services
August 17, 2021

Edmonton

Site and Surrounding Context



3 Zone Comparison

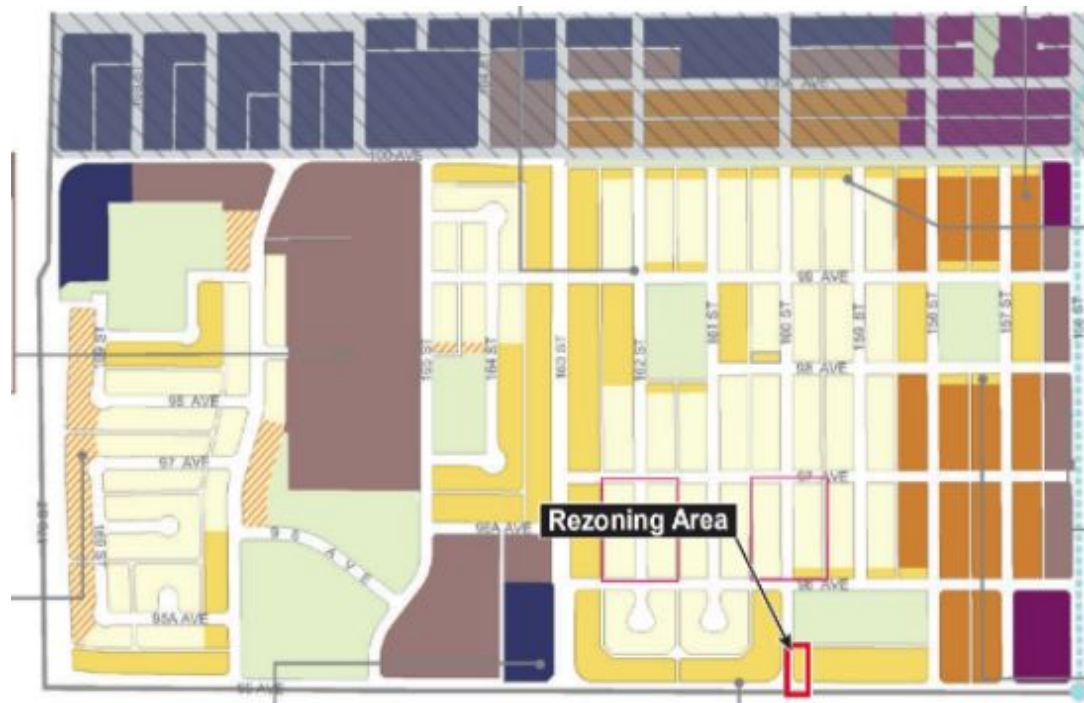
	RF1 + MNO <i>Current</i>	RF3 + MNO <i>Proposed</i>
<u>Principal Building</u>	Single Detached Housing	Multi-Unit Housing
Height	8.9 m	8.9 m
Front Setback within 1.5 m of adjacent setback	Approximately 6.5 m	Approximately 6.5 m
Flanking Side Setback	1.2 m	2.0 m
Interior Side Setback	1.2 m	3.0 m
Rear Setback (40% of Site Depth)	21.6 m	21.6 m
Maximum No. Dwelling Units	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	Five (5) Principal Dwellings Five (5) Secondary Suites Five (5) Garden Suites
<u>Accessory Building</u>	Detached Garage or Garden Suites	

JASPER PLACE AREA REDEVELOPMENT PLAN

Active edge housing

G2

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 and across from multi-family housing.



Supported built form

Row houses

Duplexes/semi-detached houses

Garage or garden suites in locations specified by the Zoning Bylaw

Small lot single detached houses

Single detached houses

Secondary suites in locations specified by the Zoning Bylaw

Small scale commercial with associated residential uses except on 100 Avenue, 96A Avenue and 163 Street



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**