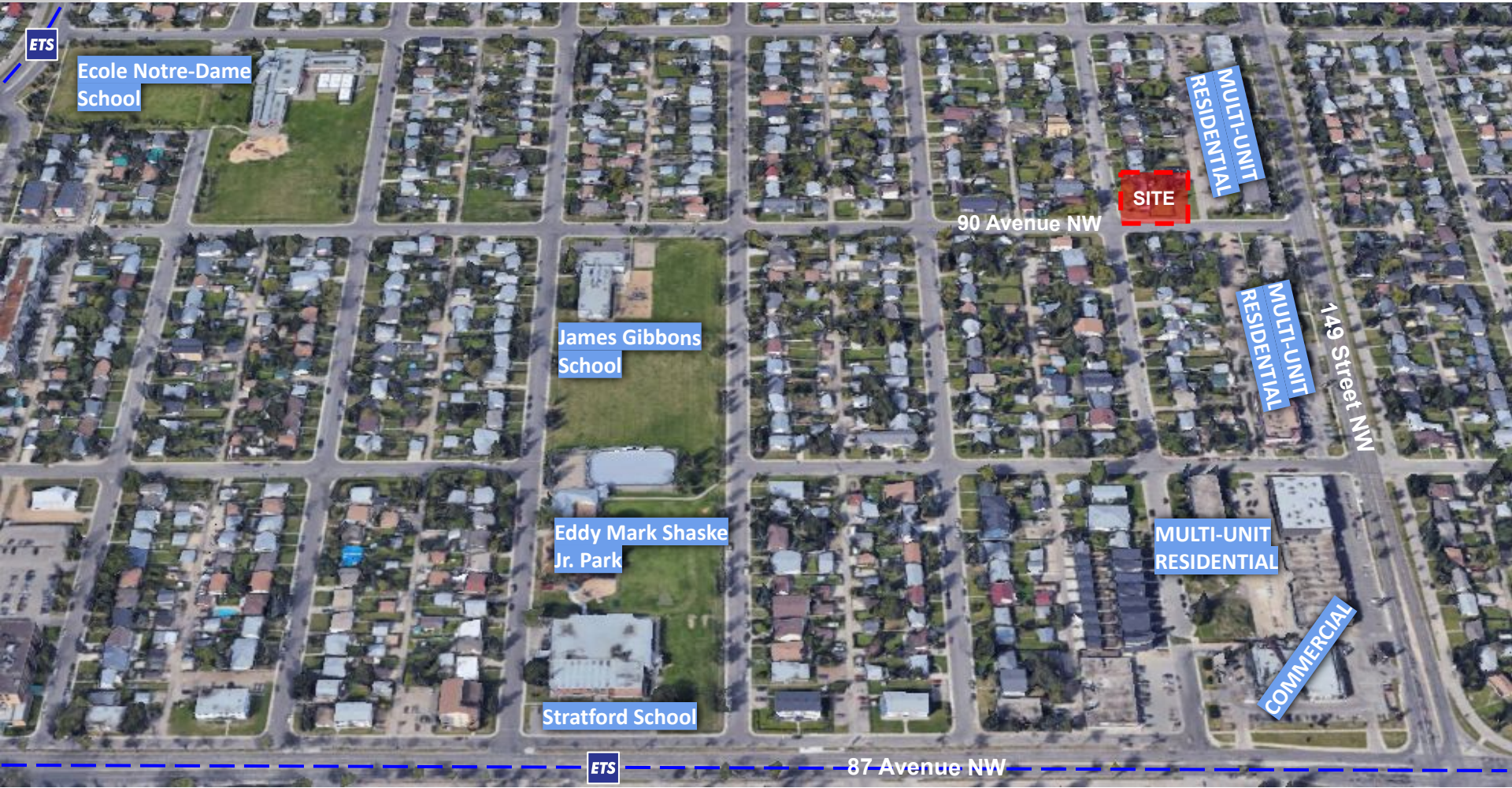




ITEMS 3.10  
 CHARTER BYLAW 19930  
 JASPER PARK

DEVELOPMENT  
 SERVICES  
 February 08, 2022





ETS

Ecole Notre-Dame School

James Gibbons School

Eddy Mark Shaske Jr. Park

Stratford School

SITE

MULTI-UNIT RESIDENTIAL

MULTI-UNIT RESIDENTIAL

MULTI-UNIT RESIDENTIAL

COMMERCIAL

90 Avenue NW

149 Street NW

ETS

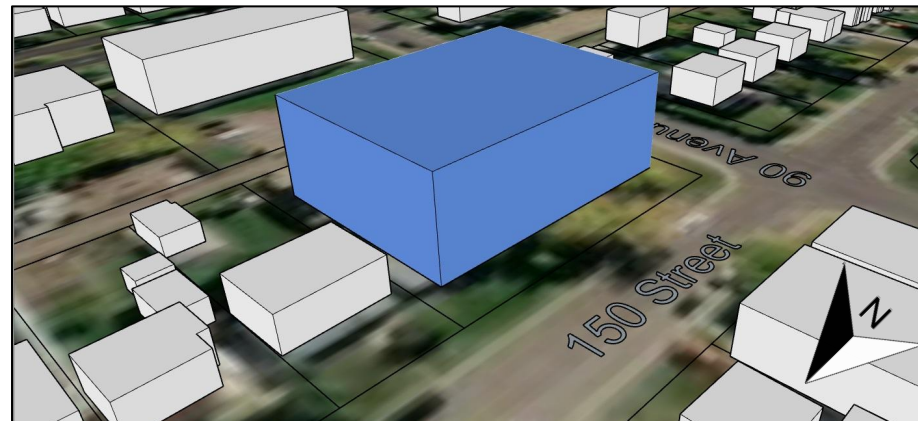
87 Avenue NW

# Zone Comparison

Maximum Potential Built Form - RF4 - Southeast View



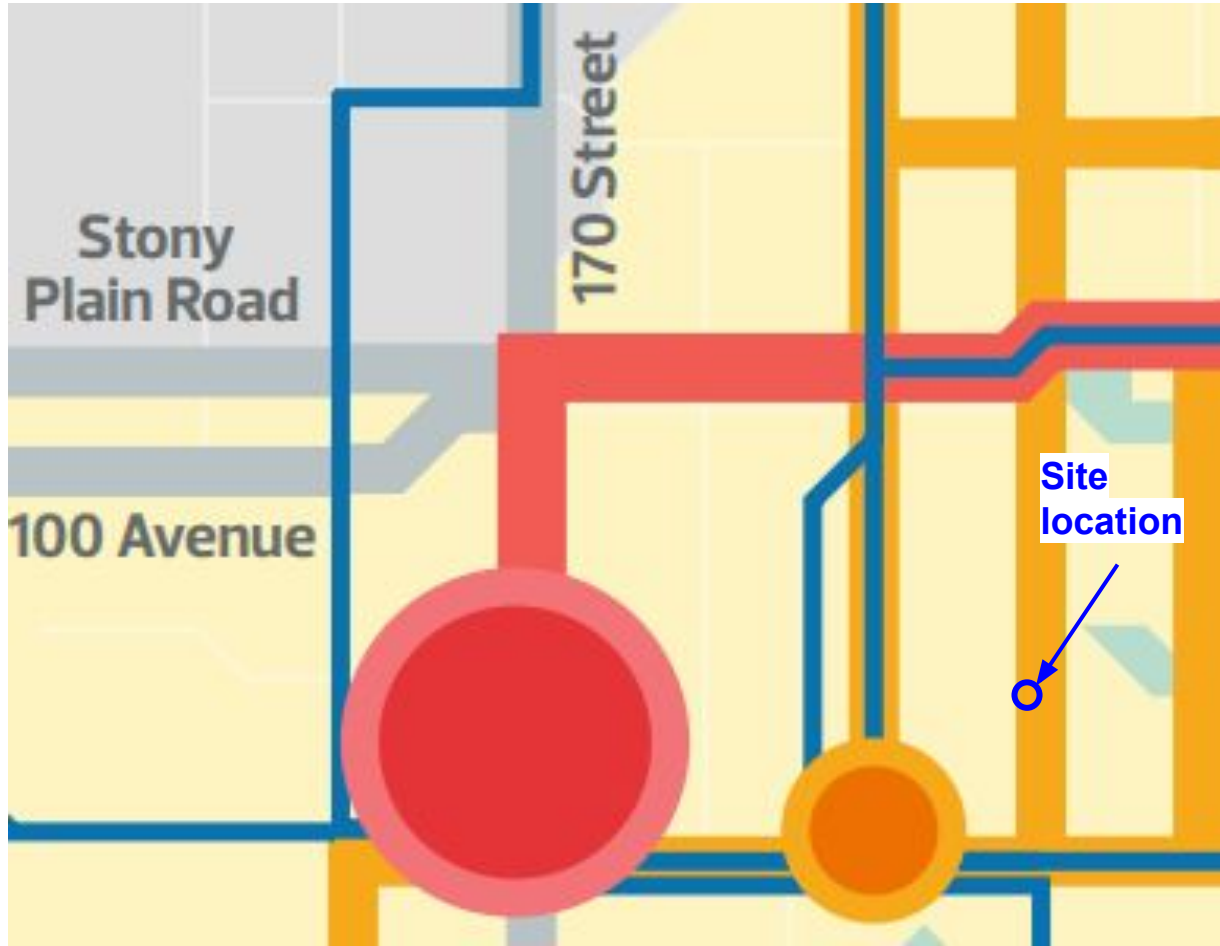
Maximum Potential Built Form - RA7 - Southeast View

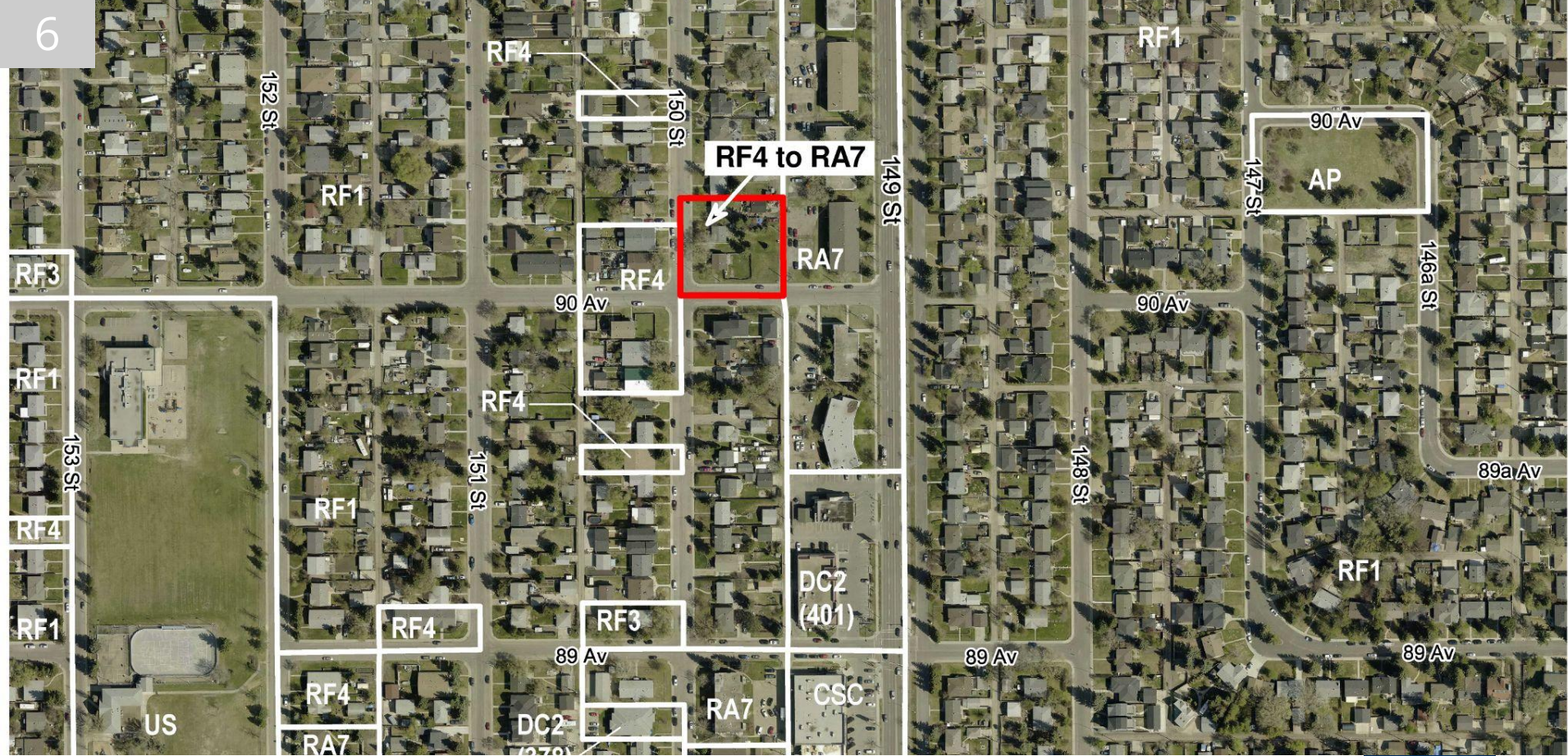




### Concerns we heard:

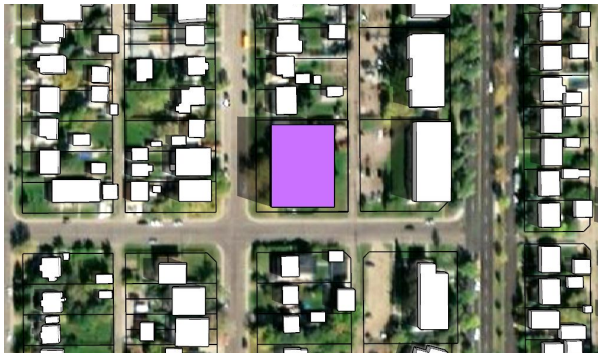
- The scale and commercial uses of the RA7 Zone
- Prefer row housing in this location
- Increased traffic, competition for parking, and decreased safety
- The level of engagement was insufficient and only undertaken at the inform level



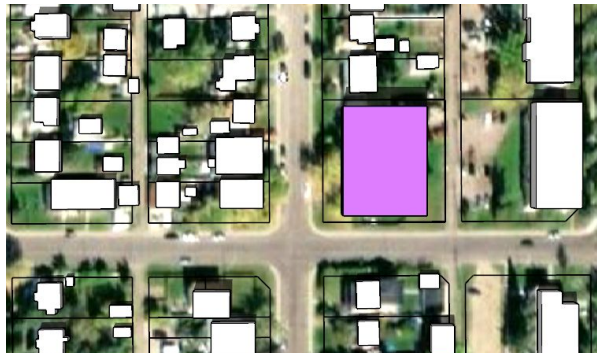


ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**

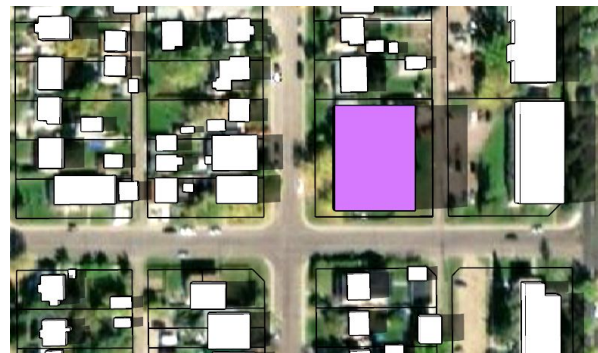
SUMMER SOLSTICE - June



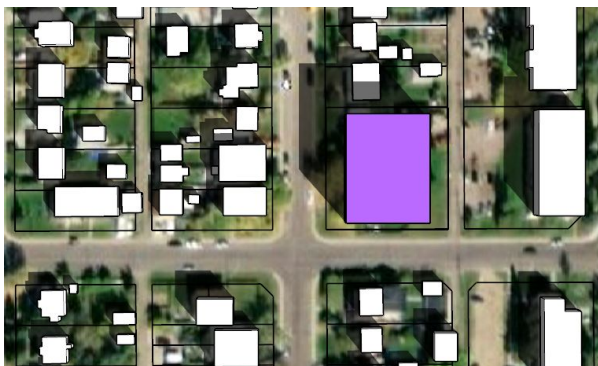
Morning



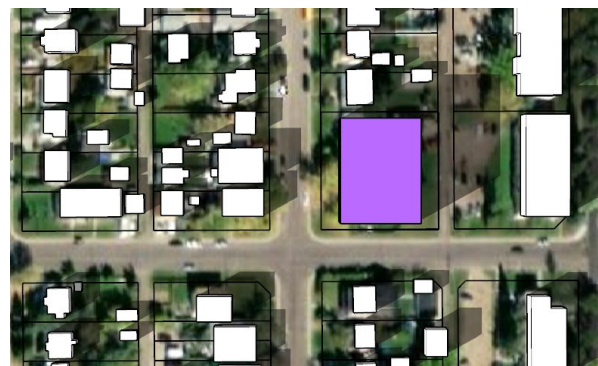
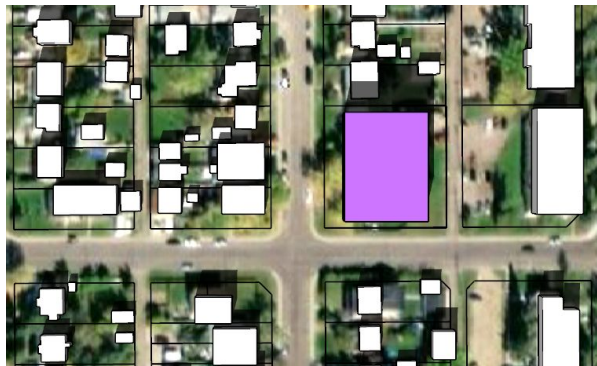
Noon



Afternoon



FALL EQUINOX - September



- Federal Census 2016
  - Population: 1,940
    - Down from a high of 2,805 in 1976.
  - Population density of 51 people/hectare.
  - Neighbourhood is older than city average
    - 27% of the population was 55 years or older.
    - 14.6% of the population are children (0 - 14)
  - 2 Person households account for 57% of the population.
  - 4 story apartments make up 42% of the housing stock compared to 44.3% for single-detached housing.
    - Row Housing is not present in the community.
  - 18.8% of the community uses public transit for their commute.
    - Compared to 14.6% of the City.
  - Simpson's diversity index 0.54 (0 = non diverse and 1 = equal distribution)



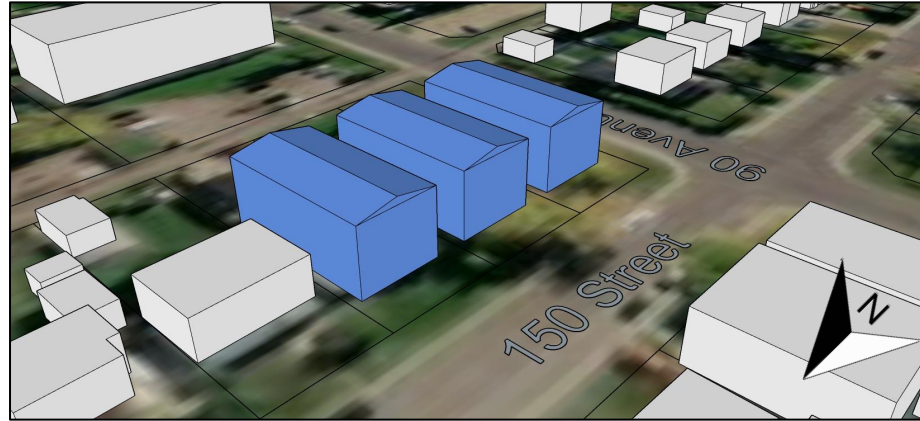
- Municipal Census 2019
  - Population: 1,946
    - Almost no increase since 2016.
  - 868 dwellings were listed as occupied compared to 62 as unoccupied.

# 10 Zone Comparison

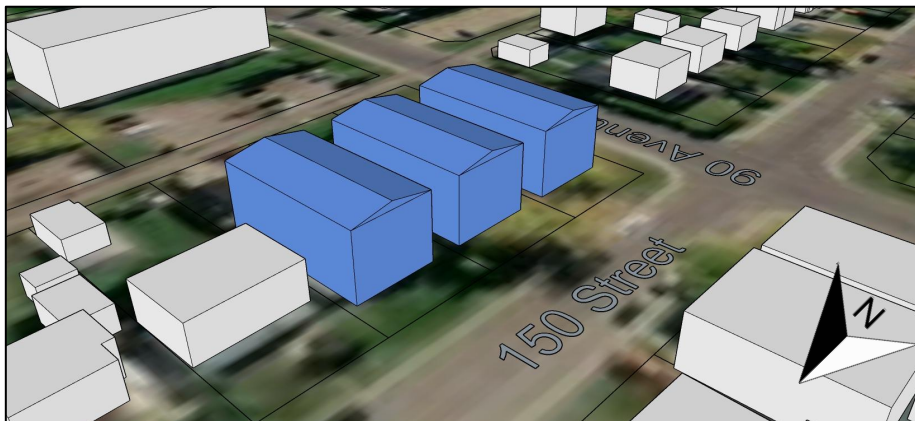
Maximum Potential Built Form - RF4 - Southeast View



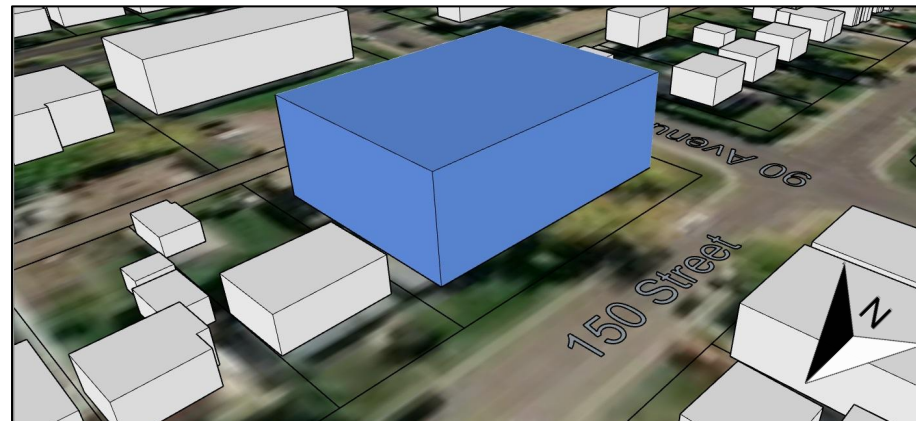
Maximum Potential Built Form - RF5 - Southeast View



Maximum Potential Built Form - RF5 - Southeast View



Maximum Potential Built Form - RA7 - Southeast View

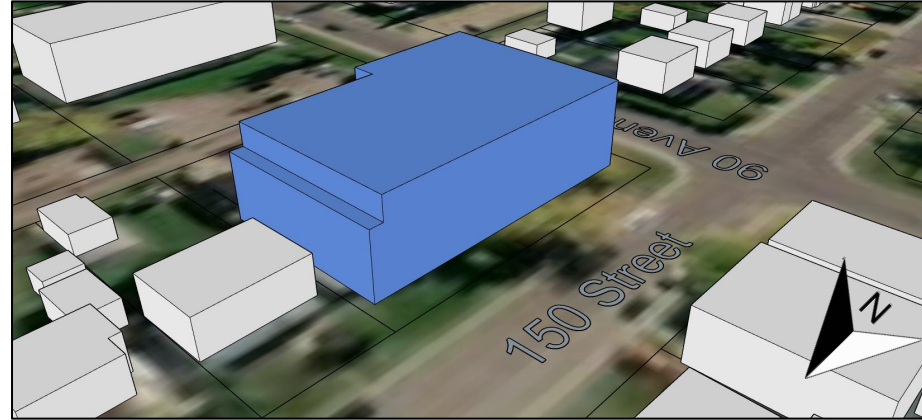


# 12 Zone Comparison

Maximum Potential Built Form - RF4 - Southeast View

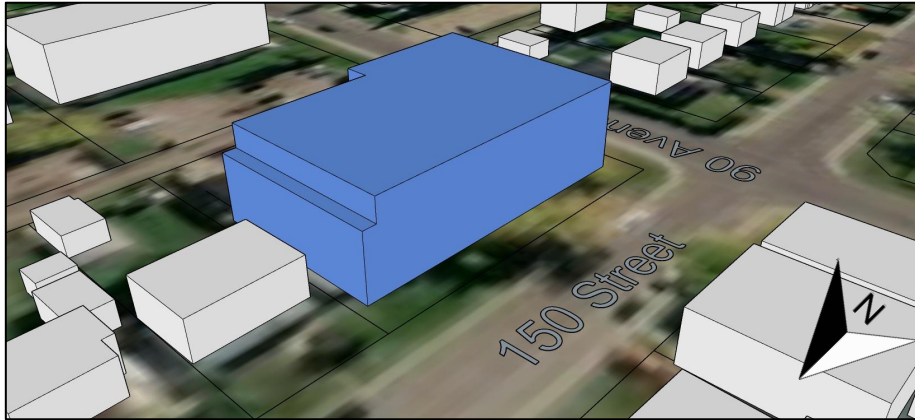


Maximum Potential Built Form - UCRH - Southeast View



# 13 Zone Comparison

Maximum Potential Built Form - UCRH - Southeast View



Maximum Potential Built Form - RA7 - Southeast View

