



ITEMS 3.12 and 3.13
BYLAW 20082 & CHARTER BYLAW 20083
WEST JASPER PLACE

DEVELOPMENT
SERVICES
May 10, 2022

Comments

- Increased congestion
- Potential parking Impacts on the neighborhood



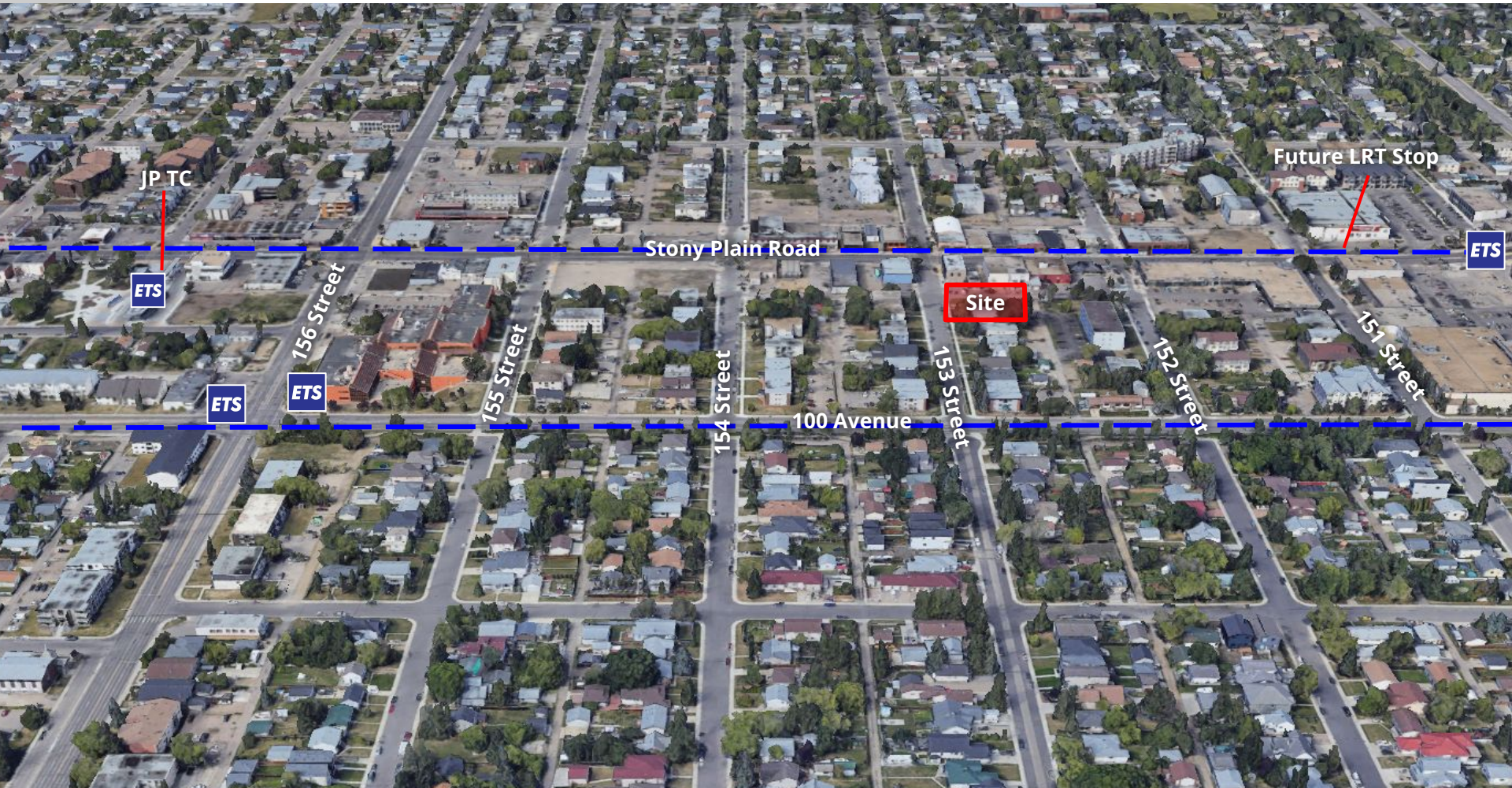
ADVANCED NOTICE
Aug 23, 2021



SITE SIGNAGE
Aug 27, 2021



JOURNAL AD
April 22 & April 30, 2022



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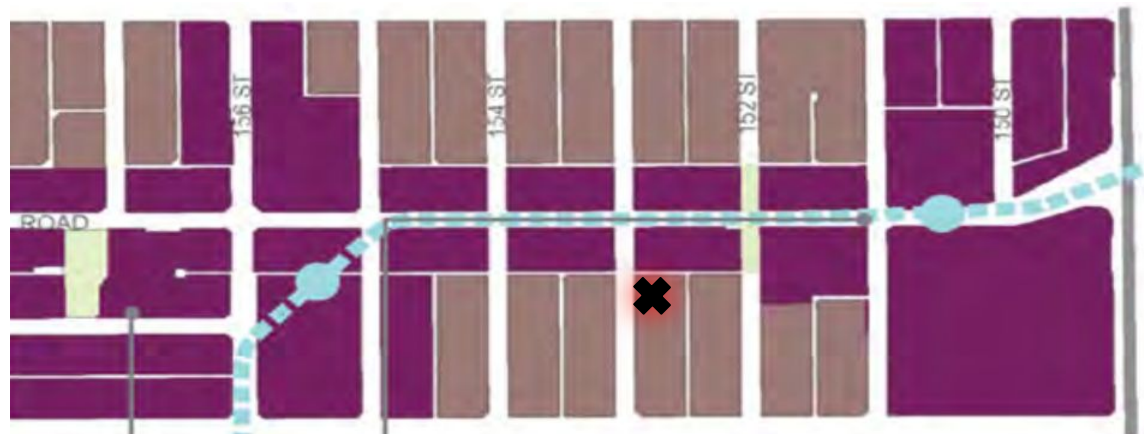
ZONING COMPARISON



REGULATION	RA7 Current Zone	RA8 Proposed Zone
Principle Building	Multi-Unit Housing	Multi-Unit Housing
Maximum Height	14.5 m (Flat roof) 16.0 m (Pitched roof)	23.0 m
Maximum Floor Area Ratio (FAR)	2.3 - 2.5	3.0 - 3.3
Maximum Number of Dwelling Units	Minimum 45 dwellings/hectare	Minimum 75 dwellings/hectare



SITE VIEW



JASPER PLACE ARP



CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**