



154 St NW

152 St NW

PS

**DC2.920 to RMh16.0**

95 Ave NW

RS

95 Ave NW

153 St NW

152 St NW

Aerial Image captured Fall 2023

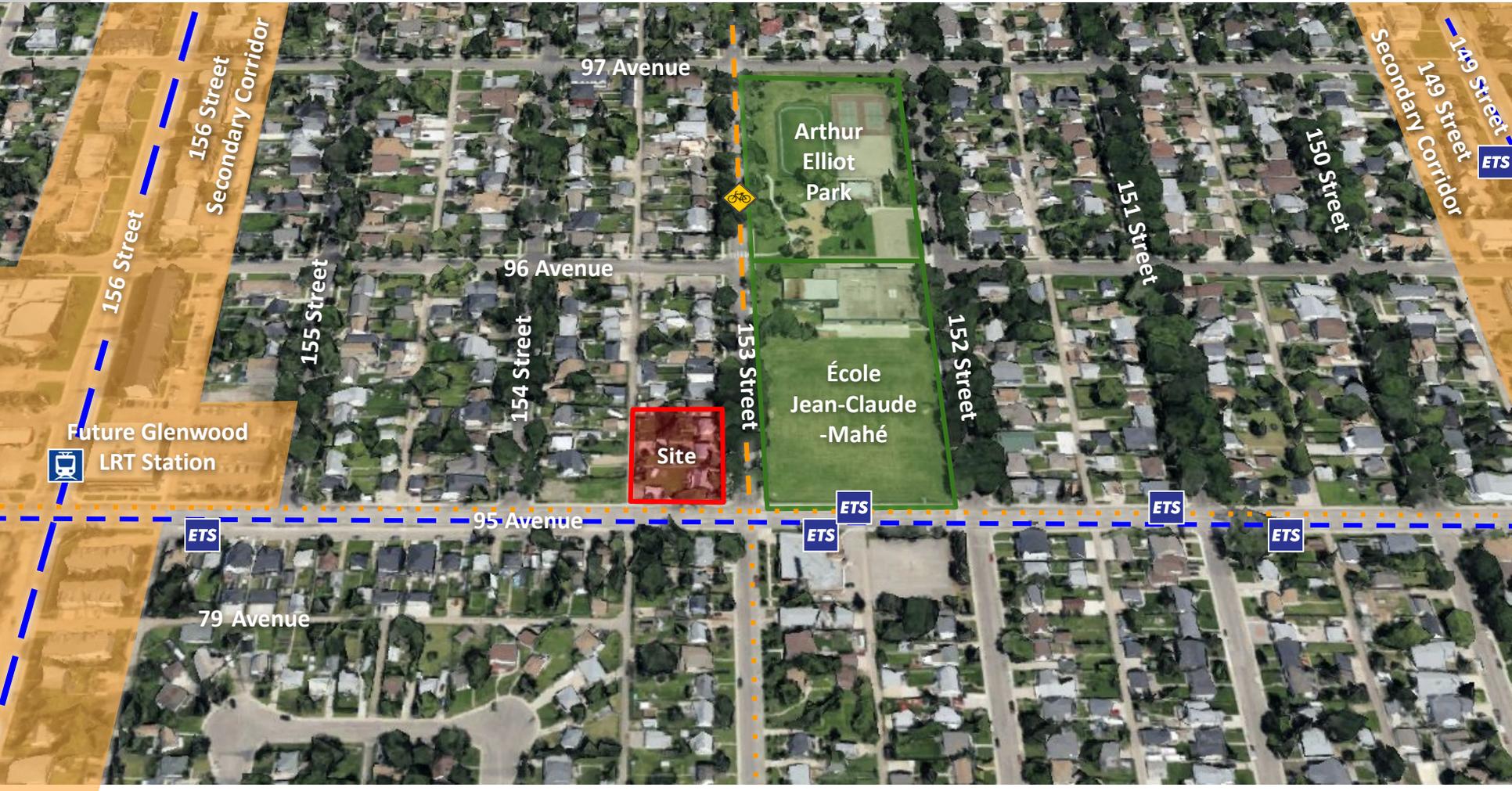


ITEM 3.10  
BYLAW 21104  
WEST JASPER PLACE

DEVELOPMENT  
SERVICES  
APR 7, 2025



# SITE CONTEXT



# 3 PROPOSED ZONING

**CURRENT:** DC2.920 Zone



**PROPOSED:** RM h16.0 Zone



## Respondents (17)

## Opposition (17)

- Sun/shadow impacts (11).
- Wrong location for this scale (11).
- Impacts on community character (10).
- Four storeys is too tall (10).
- Traffic impacts (8).



CITY WEBPAGE  
Jan 21, 2025



MAILED NOTICE  
Jan 21, 2025



1:1 COMMUNICATION  
Ongoing



SITE SIGNAGE  
Jan 23, 2025



PUBLIC HEARING  
NOTICE  
Mar 13, 2025



JOURNAL AD  
Mar 21, 2025 &  
Mar 29, 2025



JASPER PLACE DISTRICT PLAN  
Land Use Concept to 1.25 Million



JASPER PLACE DISTRICT PLAN  
Transit to 1.25 Million

## District Policy Urban Mix

- Support Low Rise outside of Nodes and Corridors that meets one of the following criteria:
  - Corner sites at the edge of the neighbourhood where the block face fronts Arterial/Collector Roadway
  - On or adjacent to sites zoned for greater than Small Scale along an Arterial/Collector Roadway
  - Within 400 metres of Mass Transit Stations and along an Arterial/Collector Roadway

DISTRICT POLICY  
Policy 2.5.2.5



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ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

Edmonton