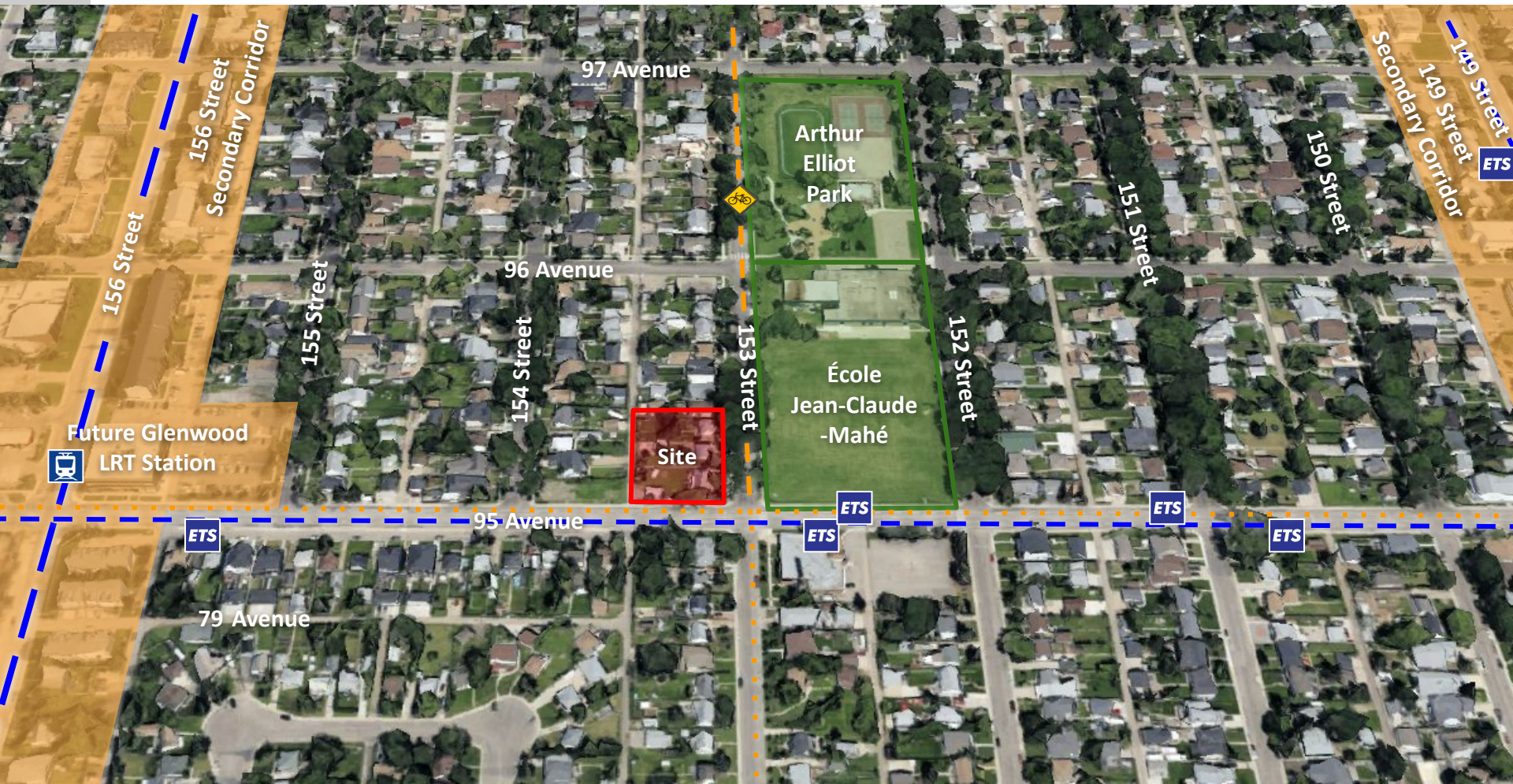




ITEM 3.10
BYLAW 21104
WEST JASPER PLACE

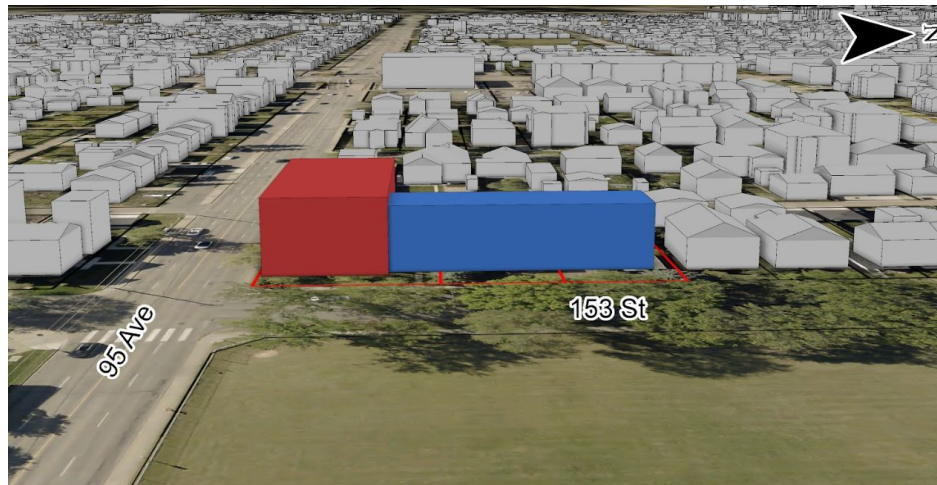
DEVELOPMENT
SERVICES
APR 7, 2025

Edmonton



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

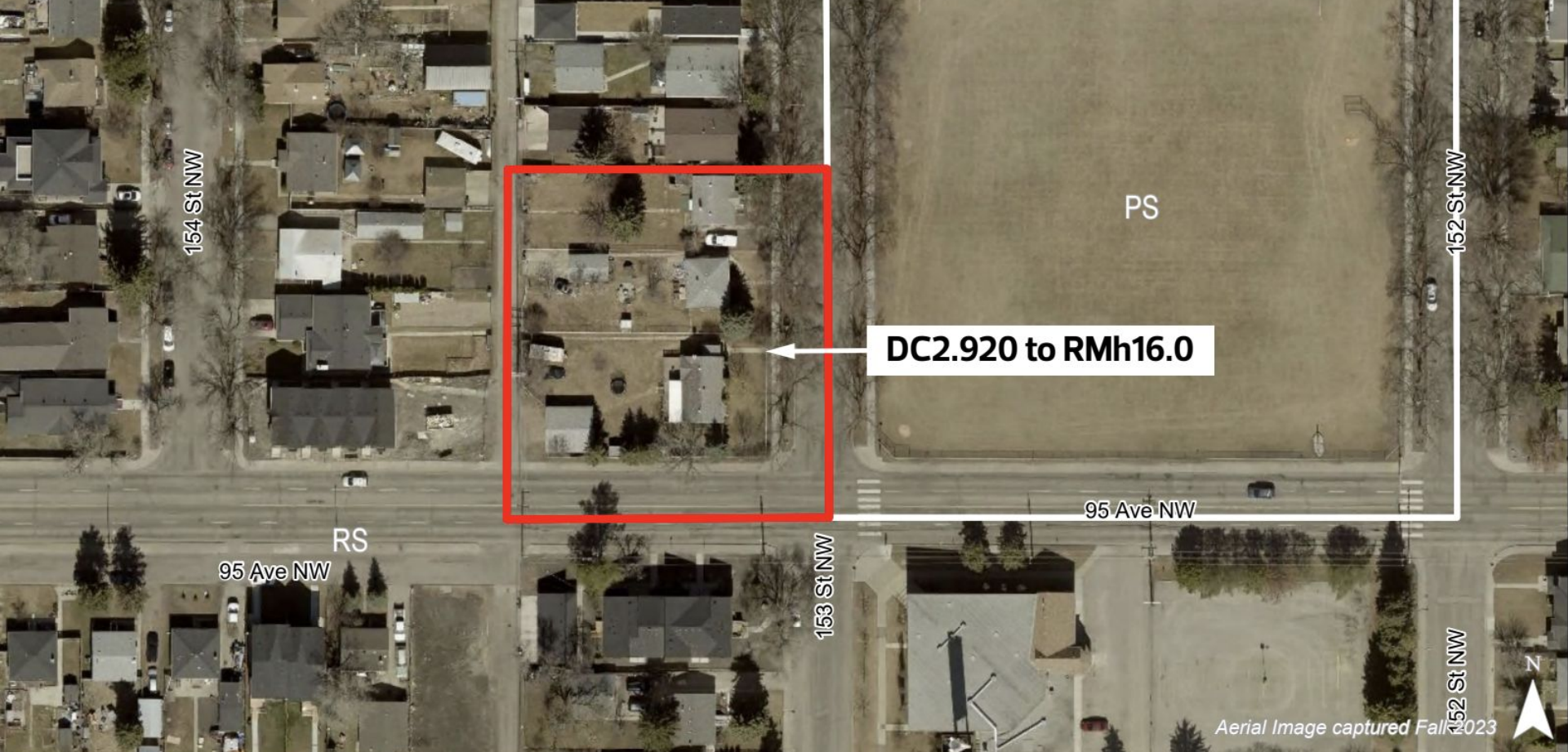


JASPER PLACE DISTRICT PLAN
Transit to 1.25 Million

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



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**