



ITEM 3.31  
BYLAW 21127  
WEST JASPER PLACE

DEVELOPMENT  
SERVICES  
AUG 18, 2025

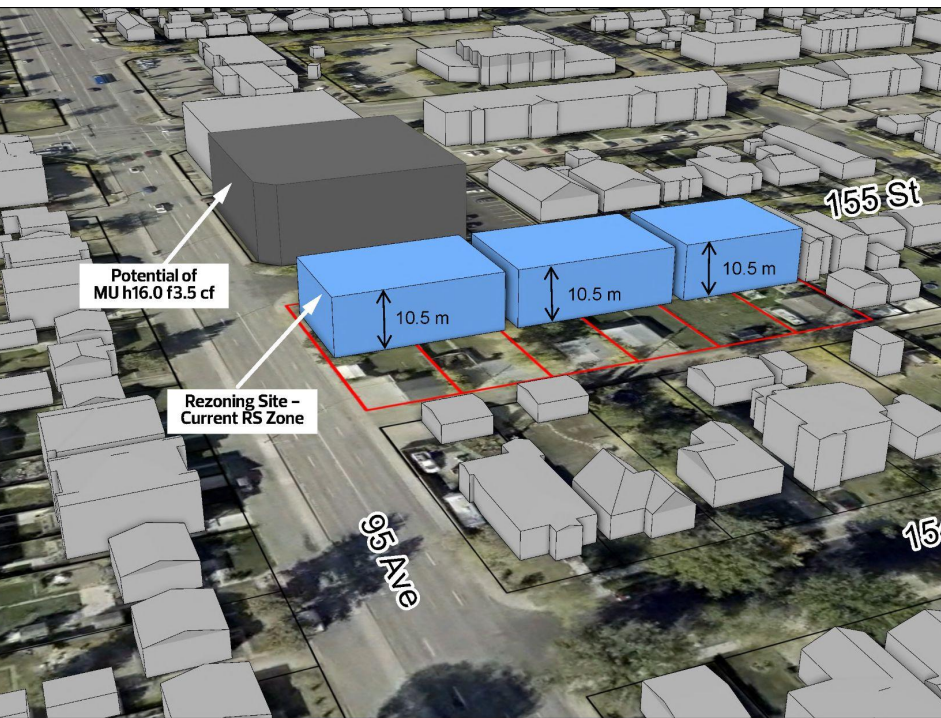
Edmonton



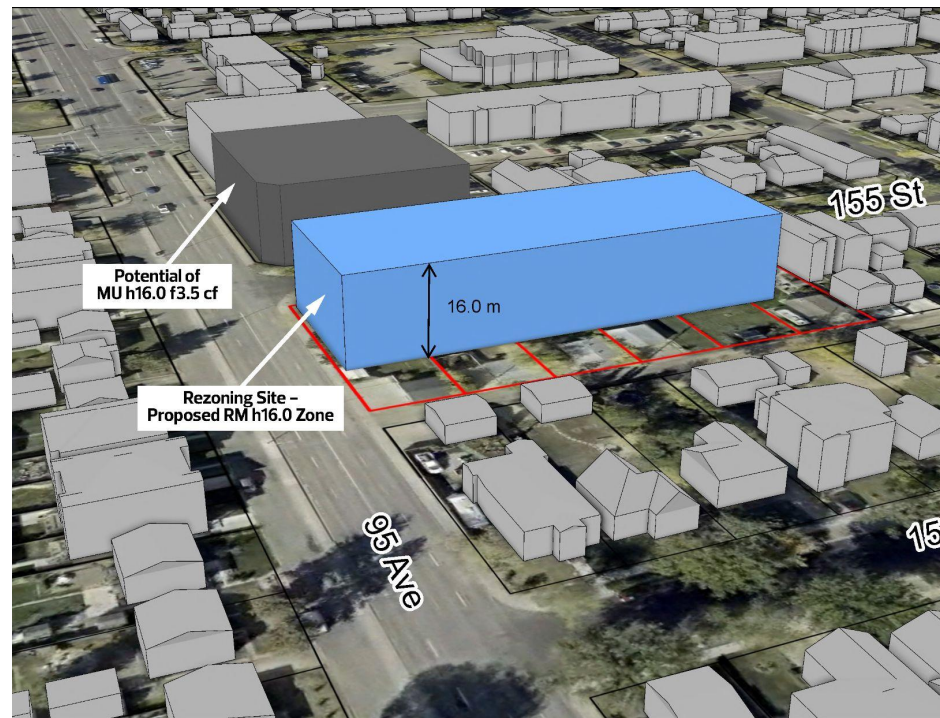




# 3 PROPOSED ZONING



EXISTING RS ZONE



PROPOSED RM h16.0 ZONE

both model shows potential maximum built form of existing and proposed zones

## Respondents (27)

### Opposition (18)

- Proposed redevelopment will block sunlight and cast shadow on the adjacent properties (x9)
- It is too tall and will change the existing character of the area (x8)
- Existing high density developments in and around the neighbourhood (x7)
- Existing parking congestion (x7)

### Support (8)

- Location is ideal for proposed redevelopment (x7)
- Opportunity for additional commercial amenities

### Questions (1)

- Need more information on the proposal



CITY WEBPAGE  
Jan 21, 2025



MAILED NOTICE  
Jan 29 & Apr 15, 2025



1:1 COMMUNICATION  
Ongoing



ONLINE ENGAGEMENT  
Apr 28 - May 11, 2025



SITE SIGNAGE  
Jul 23, 2025



PUBLIC HEARING NOTICE  
Jul 24, 2025



JOURNAL AD  
Aug 1 & 9, 2025

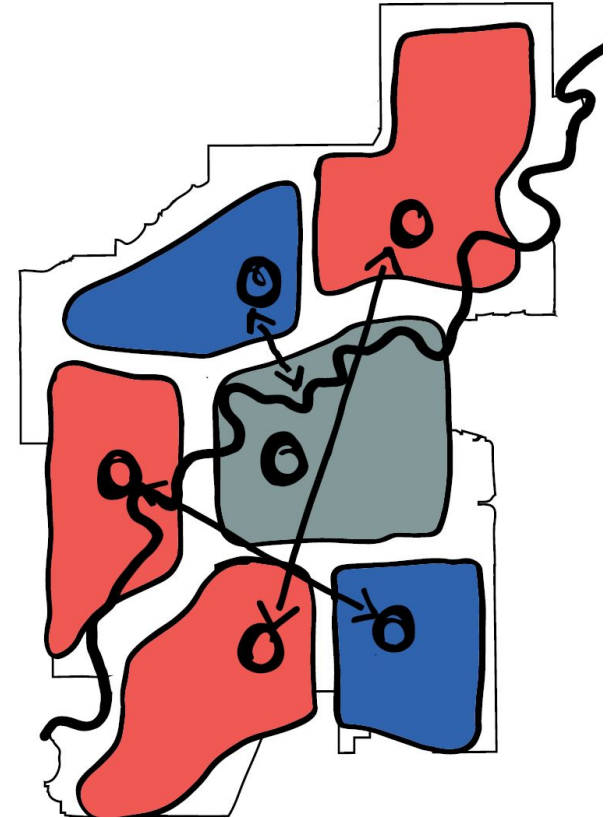
## Urban Mix

Support Low Rise development outside of Nodes and Corridors that meet at least one of the following criteria:

- ✗ On corner sites at the edge of the neighbourhood where the block face fronts onto an Arterial Roadway or Collector Roadway.
- ✓ On or adjacent to sites zoned for greater than Small Scale development or for commercial or mixed use development and along an Arterial Roadway or Collector Roadway, or
- ✓ Within 400 metres of Mass Transit Stations and along an Arterial Roadway or Collector Roadway.



WEST JASPER PLACE DISTRICT PLAN -  
Map 3: Nodes and Corridors



THE CITY PLAN - Community of Communities





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**