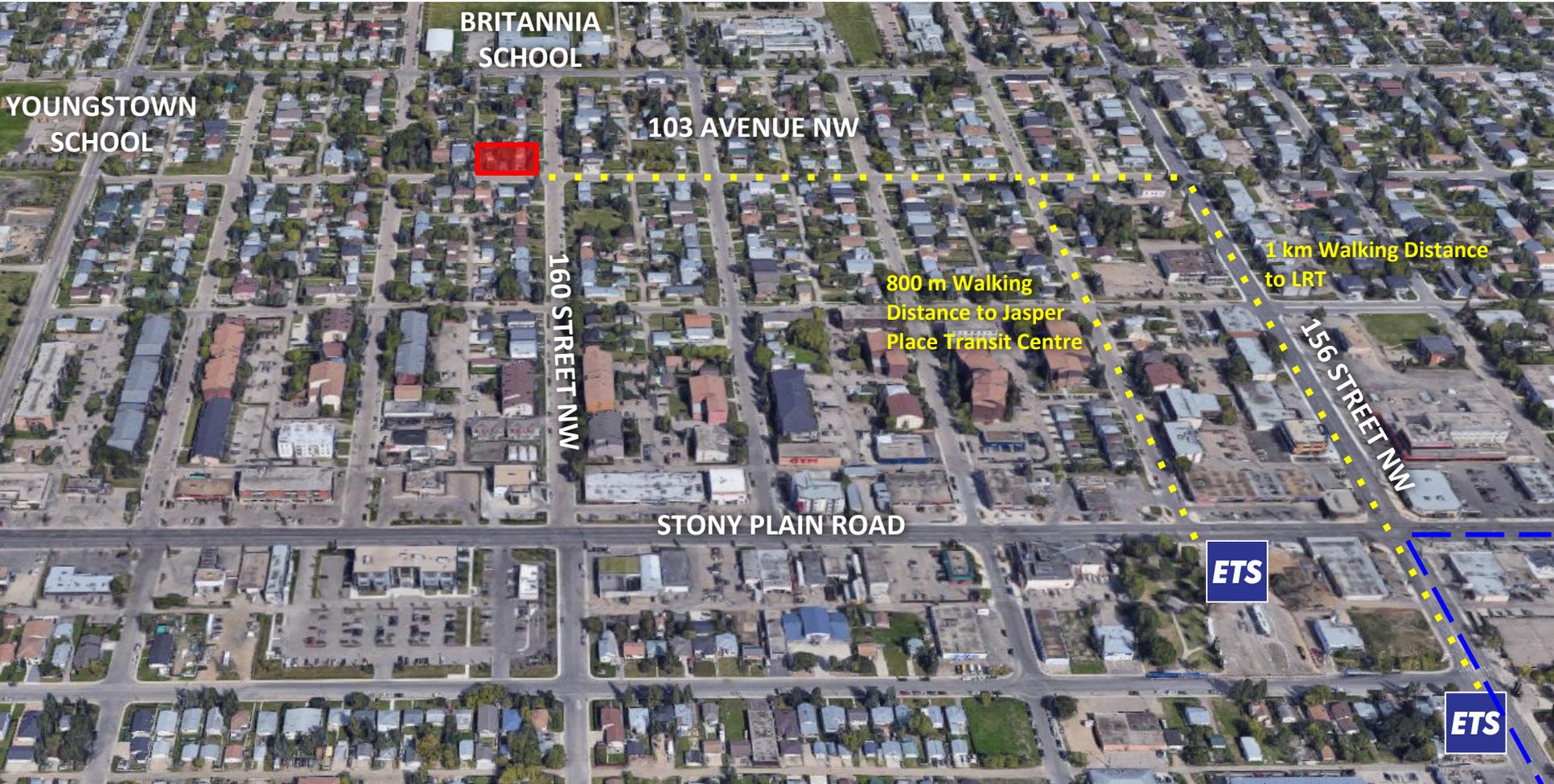


1 3.7 - Jasper Place ARP



SITE CONTEXT



BRITANNIA
SCHOOL

YOUNGSTOWN
SCHOOL

103 AVENUE NW

160 STREET NW

800 m Walking
Distance to Jasper
Place Transit Centre

1 km Walking Distance
to LRT

156 STREET NW

STONY PLAIN ROAD

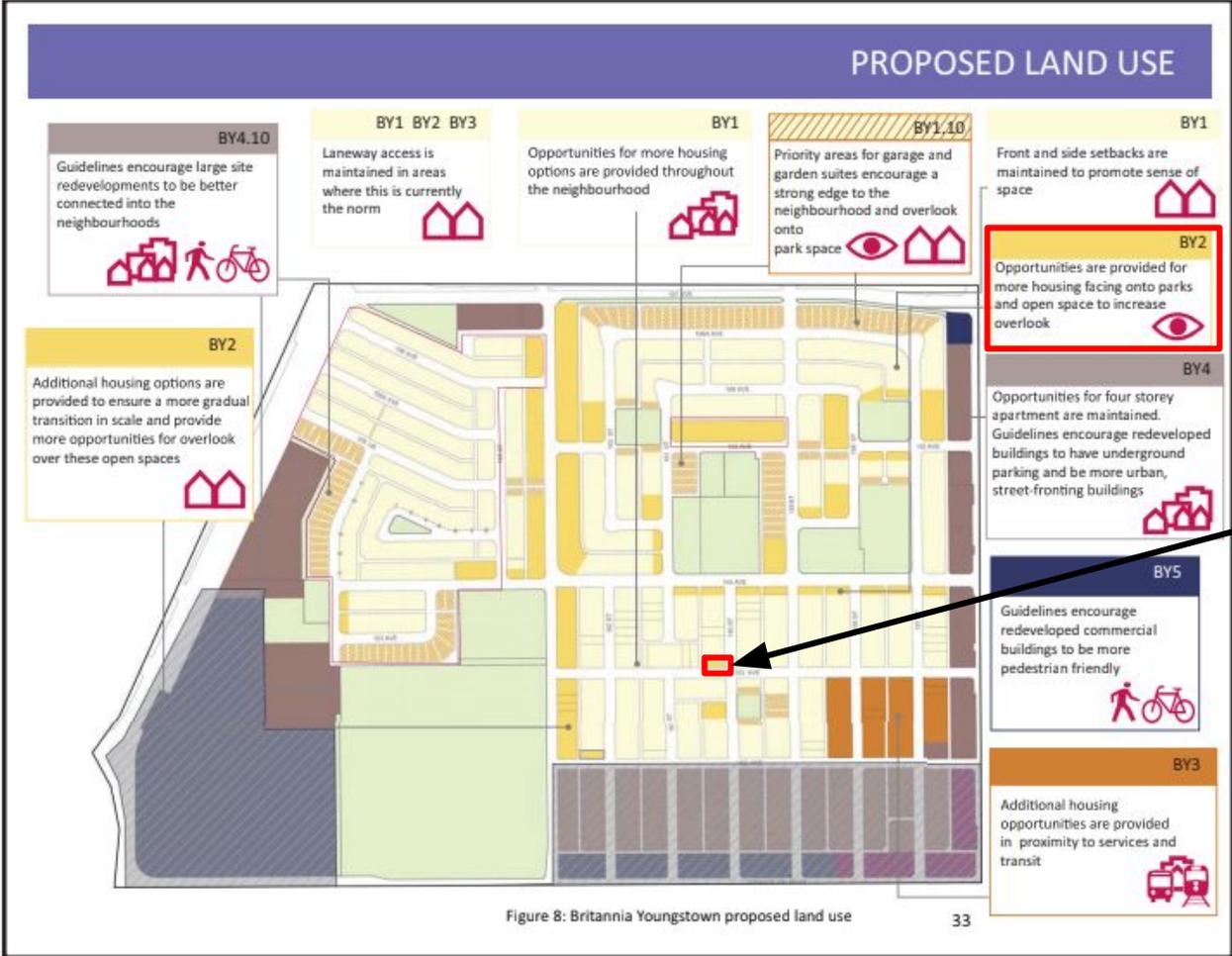
ETS

ETS

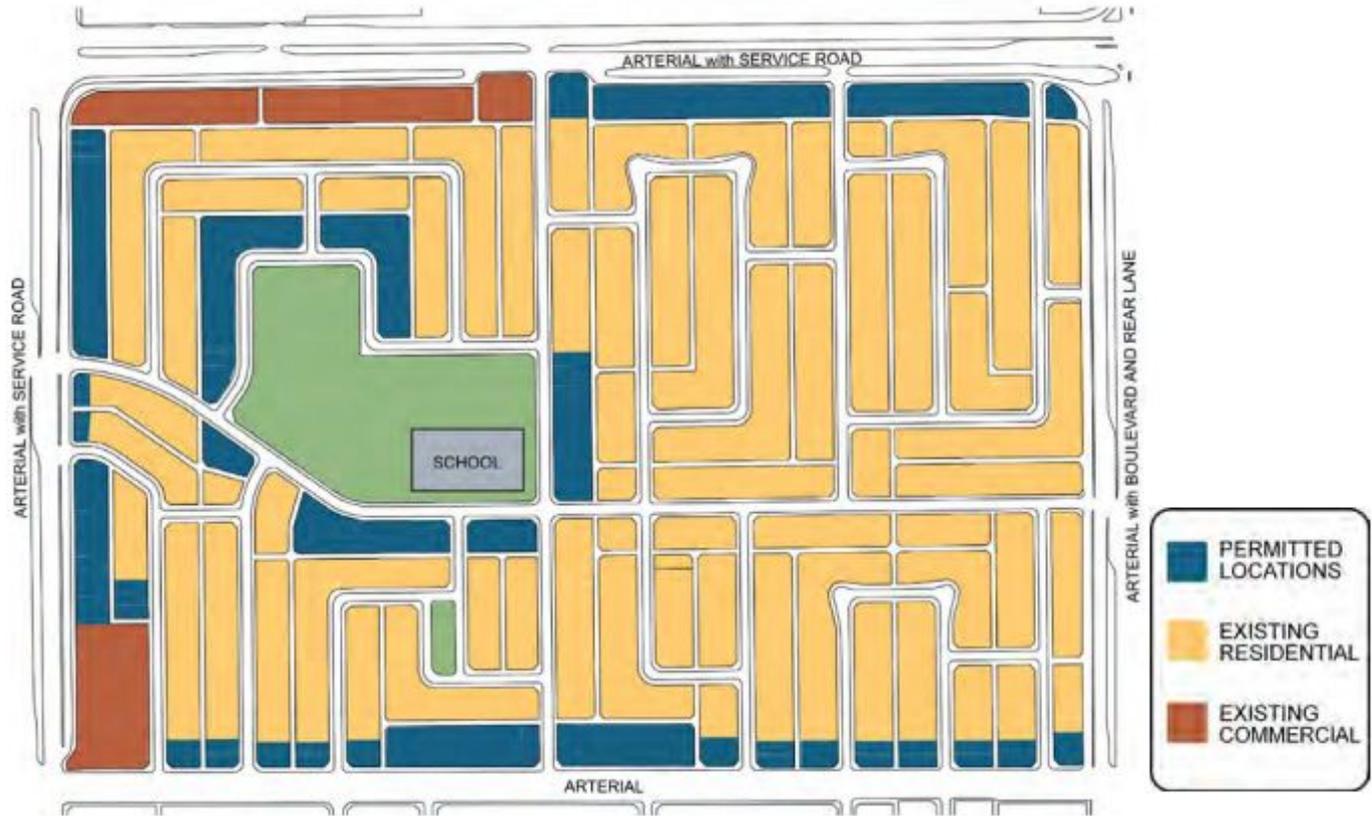
BUILT FORM COMPARISON

	Current RF4 - Semi-Detached Housing	Proposed RF3 - Multi-Unit Housing
PRINCIPAL BUILDING		
Height	8.9 m	8.9 m
Front Setback	~7.5 m	~7.5 m
Interior Side Setback	1.2 m	3.0 m
Flanking Side Setback	3.0 m (1.2 m if lot split)	2.0 m
Rear Setback	17.4 m	17.4 m
Total Site Coverage	45 %	45 %

JASPER PLACE ARP



RESIDENTIAL INFILL GUIDELINES



MAP SHOWING RECOMMENDED LOCATIONS FOR ROW HOUSING UP TO 5 UNITS

TRANSIT ORIENTED DEVELOPMENT GUIDELINES

NEIGHBOURHOOD LAND USE AND INTENSITY GUIDELINES

EXPECTATIONS FOR ALL PLANS THAT INCLUDE AN LRT OR TRANSIT CENTRE STATION AREA

	RESIDENTIAL	EMPLOYMENT	GROUND FLOOR RETAIL
Area of application varies depending on the neighbourhood context and can extend up to 800 metres from the LRT platform or Transit Centre	Densities are the same as expectations for stations without a Station Area Plan, but these may be increased to accommodate the unique context of the specific neighbourhood.	Appropriate on arterial or collector roads, located above ground floor retail. Should occupy no more than 20% of all net developable area within 400 metres of the LRT platform or transit centre.	Recommended 500 to 2000 m ² cumulative building area within 200 metres of the LRT platform or transit centre. Appropriate on sites with direct access to an arterial or collector road, supported by curbside parking, or on existing shopping centre sites of 2 or more ha. Auto oriented site design is not appropriate. Residential, retail or office uses can be accommodated on upper floors.



ADMINISTRATION'S
RECOMMENDATION

APPROVAL