



ITEM 3.15

Charter Bylaw
19498

Jasper Park

DEVELOPMENT
SERVICES
December 8, 2020

The Site



VIEW OF THE SITE LOOKING WEST
FROM 150 STREET NW



VIEW OF THE SITE LOOKING NORTH
FROM 91 AVENUE NW

SITE CONTEXT



SITE CONTEXT



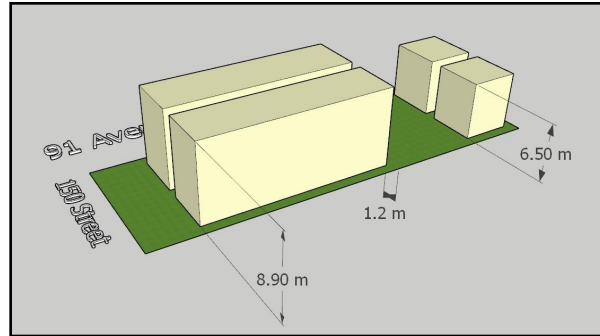
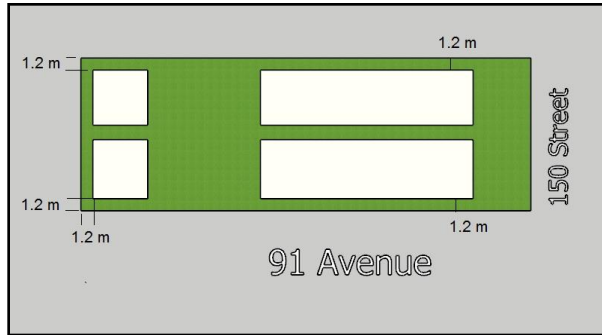
RF1 & RF3



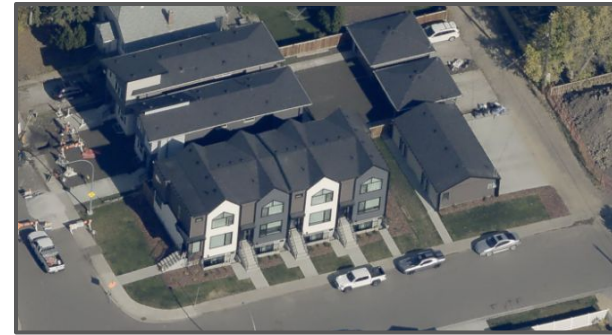
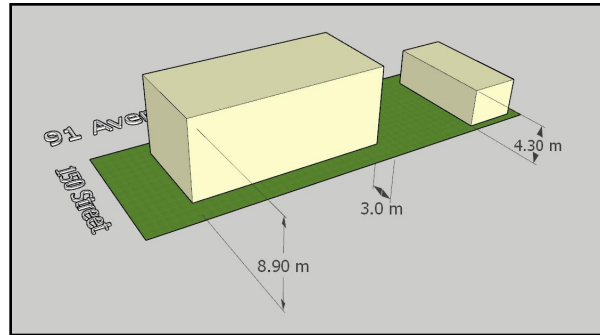
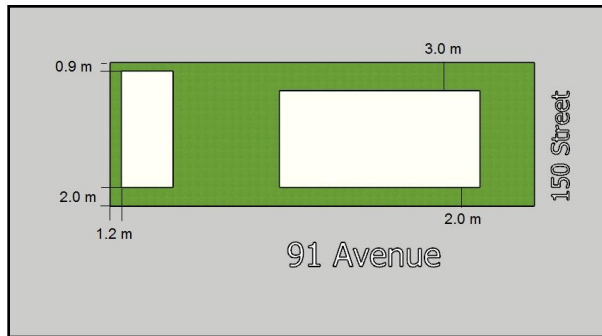
	Current RF1	Proposed RF3
<u>Principal Building</u>	Single Detached Housing	Multi-Unit Housing
Height	8.9 m	8.9 m
Front Setback	Determined based on adjacent front setback	Determined based on adjacent front setback
Interior Side Setback	1.2 m	3.0 m
Flanking Side Setback	1.2 m	2.0 m
Rear Setback (40% of Site Depth)	18.1 m	18.1 m
Maximum No. Dwelling Units	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	Four (4) Principal Dwellings Four (4) Secondary Suites
<u>Accessory Building</u>	Garden Suite	Detached Garage
Height	6.5 m	4.3 m
Interior Side Setback	1.2 m	0.9 m
Flanking Side Setback	1.2 m	2.0 m
Rear Setback	1.2 m	1.2 m

RF1 & RF3 Comparison

(RF1) Single Detached Residential Zone



(RF3) Small Scale Infill Development Zone



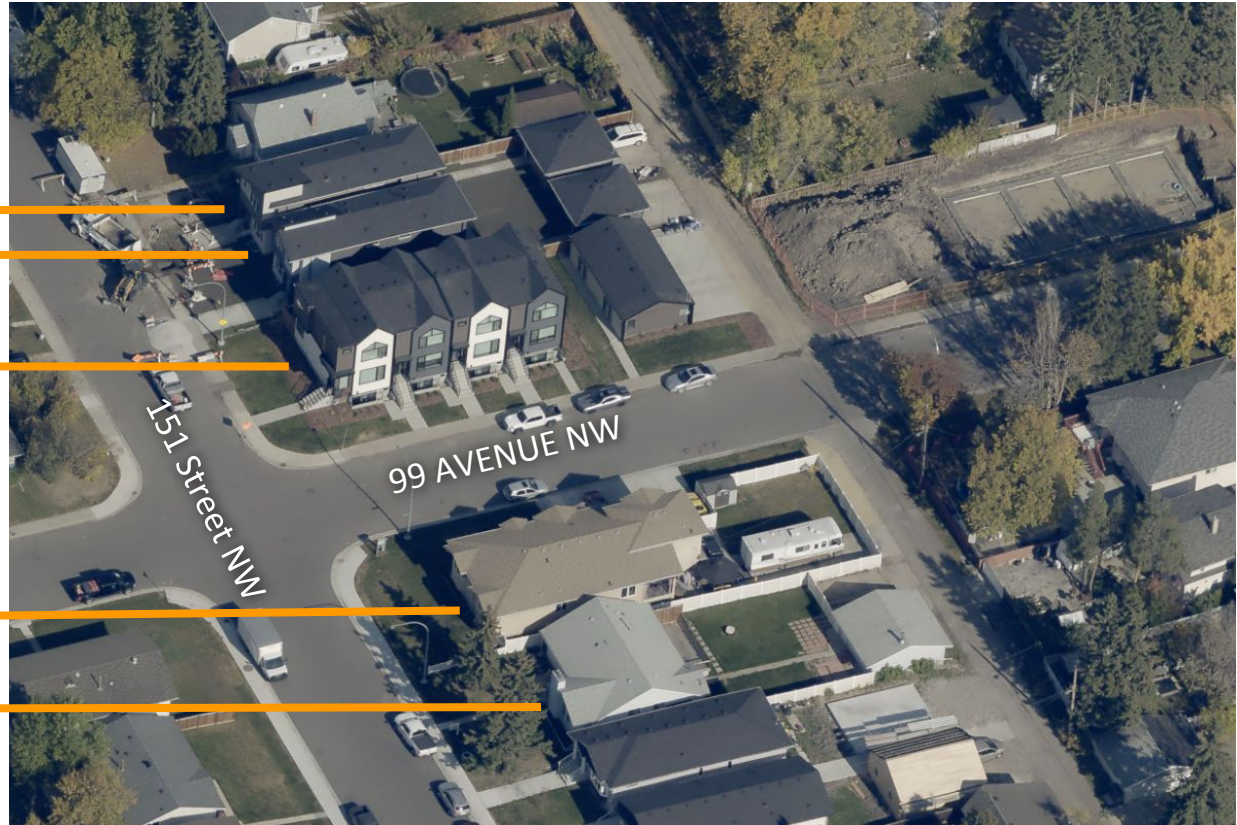
RF1 & RF3 Comparison

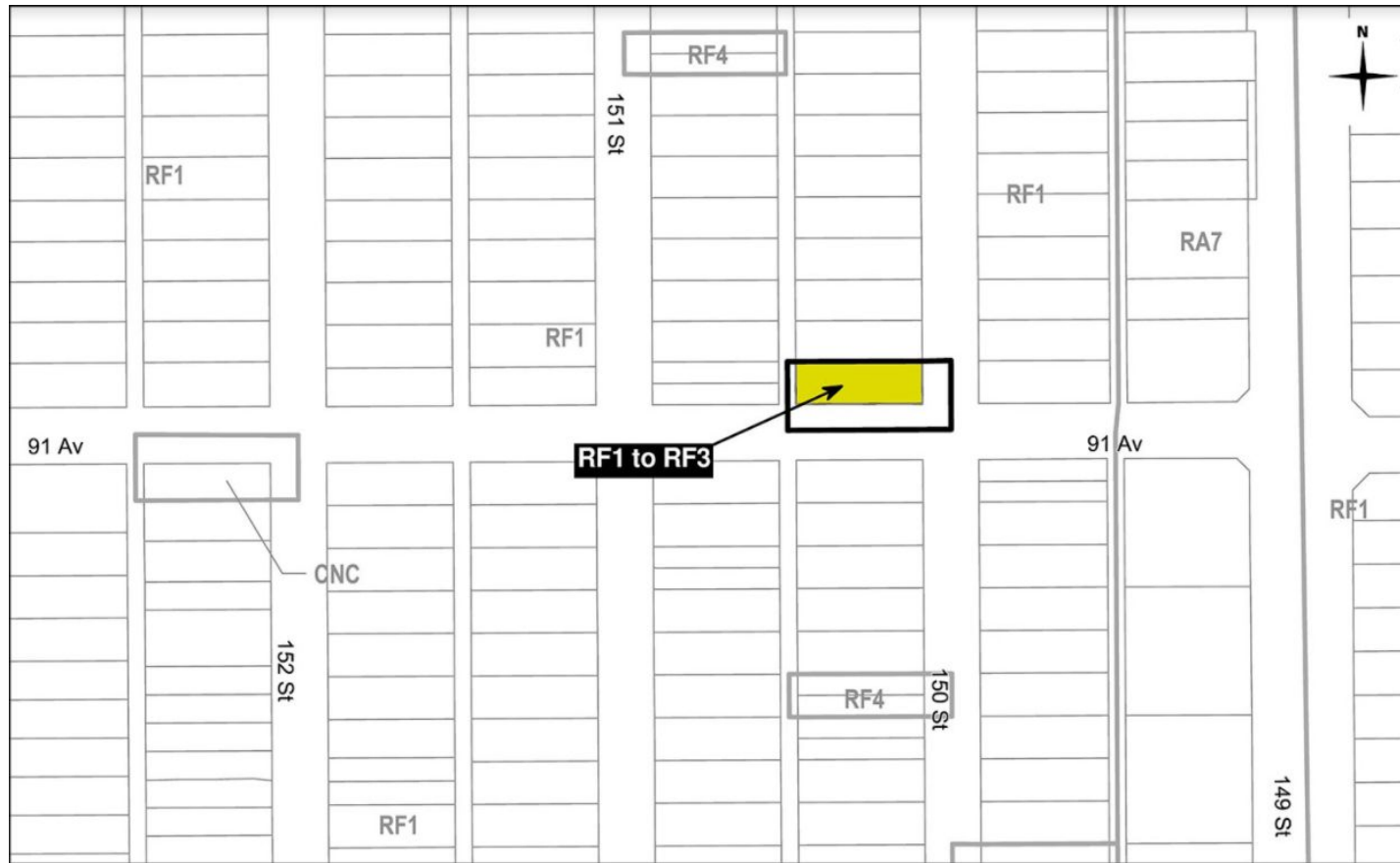
(RF1) Single Detached Housing -
Skinny Homes (2019)

(RF3) Four Unit Row Housing
Development (2020)

(RF1) Single Detached Housing
Redevelopment (2008)

(RF1) Single Detached Housing
(1988)





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**