

ITEMS 3.12 & 3.13

Bylaw 19542

Charter Bylaw 19543

Britannia Youngstown

DEVELOPMENT
SERVICES
February 23, 2021

Edmonton

Jasper Place Area Redevelopment Plan

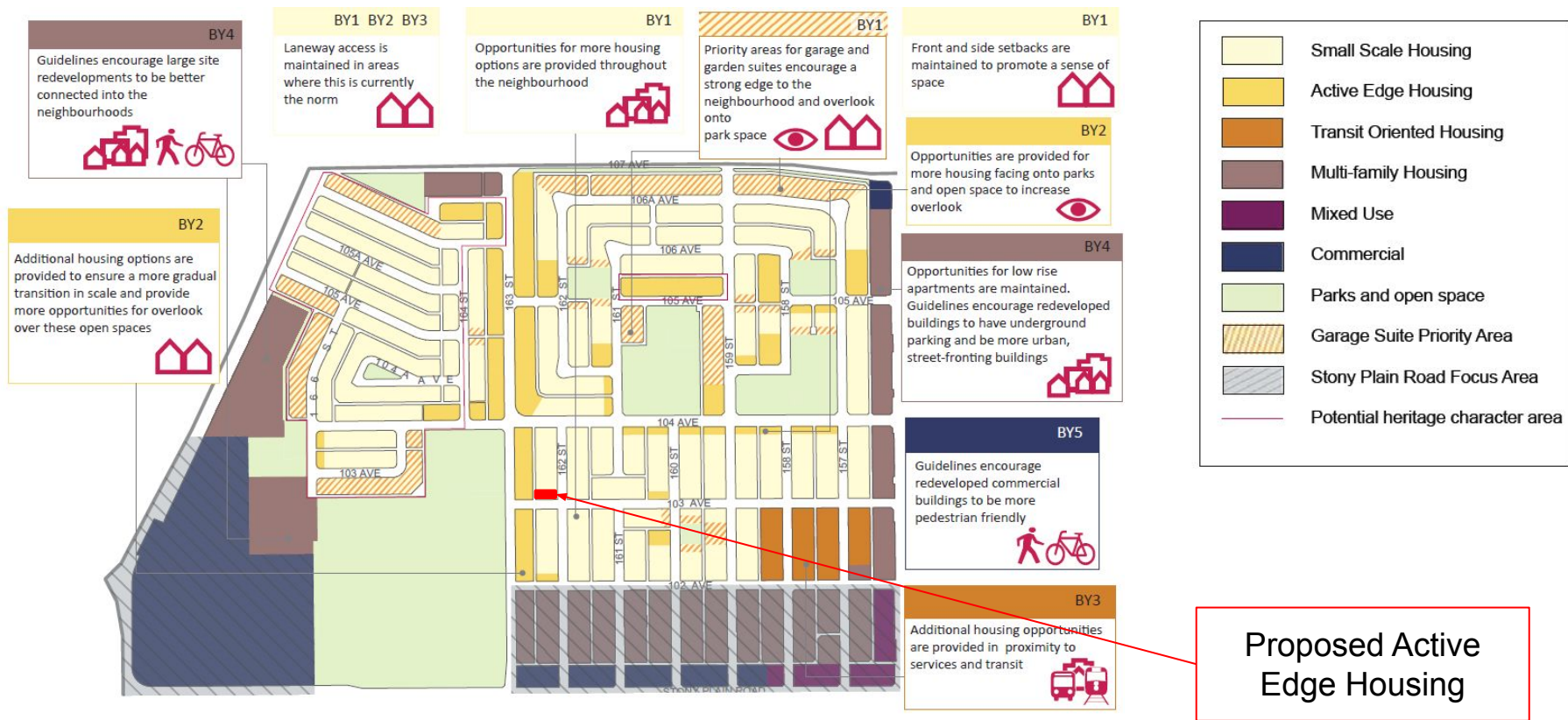


Figure 8: Britannia Youngtown proposed land use

The Site



VIEW OF THE SITE LOOKING SOUTHWEST



VIEW OF THE SITE LOOKING NORTHWEST

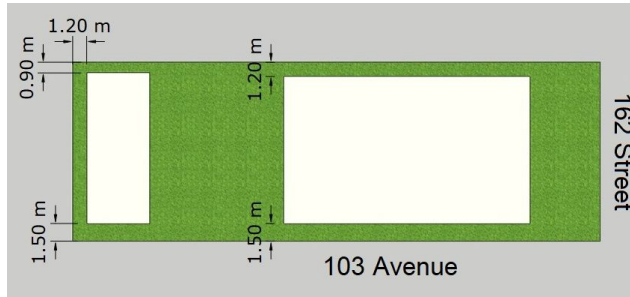
SITE CONTEXT



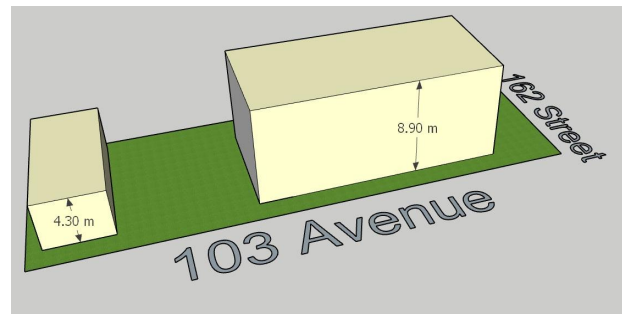
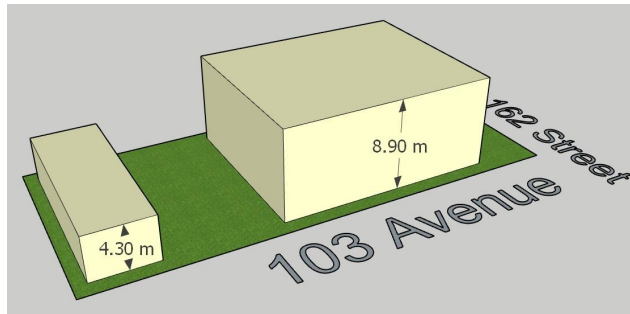
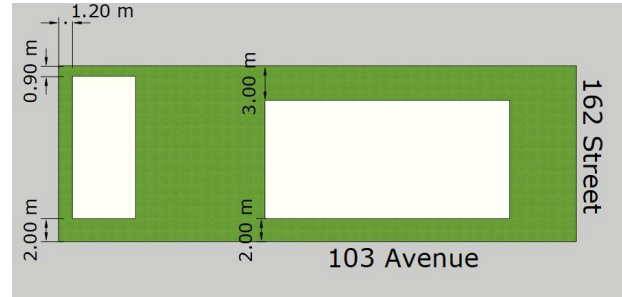
	RF4 <i>Current</i>	RF4 <i>Current</i>	RF3 <i>Proposed</i>
<u>Principal Building</u>	Single Detached Housing	Semi-Detached (permitted use)	Multi-Unit Housing
Height	8.9 m	8.9 m	8.9 m
Front Setback	Determined based on adjacent front setback	Determined based on adjacent front setback	Determined based on adjacent front setback
Interior Side Setback	1.2 m	1.2 m	3.0 m
Flanking Side Setback	1.2 m	1.5 m	2.0 m
Rear Setback (40% of Site Depth)	18.1 m	18.1 m	18.1 m
Maximum No. Dwelling Units	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	Four (4) Principal Dwellings Four (4) Secondary Suites Four (4) Garden Suites
<u>Accessory Building</u>	Garden Suite ¹	Detached Garage	Detached Garage
Height	6.5 m	4.3 m	4.3 m
Interior Side Setback	1.2 m	0.9 m	0.9 m
Flanking Side Setback	1.2 m	1.5 m	2.0 m
Rear Setback	1.2 m	1.2 m	1.2 m

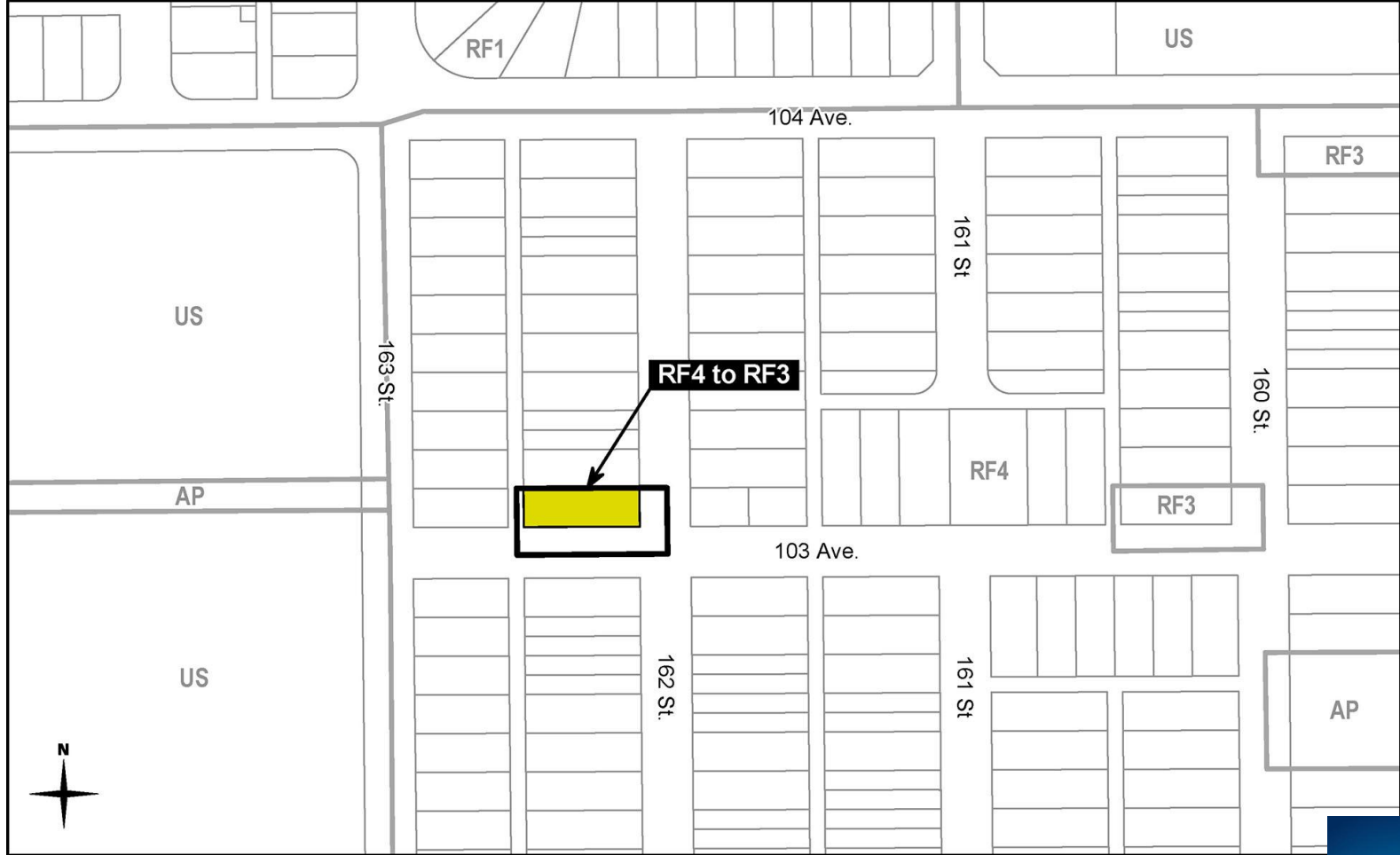
RF4 & RF3 Comparison

POTENTIAL RF4 BUILT FORM



POTENTIAL RF3 BUILT FORM





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**