

LDA18-0130 Zoning Comparison Tables

The City has received an application proposing to rezone properties located for the northeast corner of 115 Street NW and Jasper Avenue NW to allow for the development of two high-rise, high-density mixed use towers.

This document provides a comparison of the proposed DC2 Site Specific Development Control Provision to the current zoning for the properties.

The proposed northern tower, located on 115 Street NW, is described as Area A (shown in blue on the adjacent image) in the proposal documents.

The proposed southern tower, located on Jasper Avenue NW, is described as Area B (shown in red on the adjacent image) in the proposal documents.

More information on this proposal can be found online at edmonton.ca/oliverplanningapplications



Image: applicant conceptual rendering, subject to change

AREA A - North Site Fronting 115 Street	RA9 <i>Current Zoning</i>	Proposed DC2 Provision
Principal Building	Multi-Unit Housing	Multi-Unit Housing
Height	60.0 m	100.0 m
Floor Area Ratio	5.2	12.0
Density	Min: 650 du/ha Max: None (135 Dwellings)	Min: None Max: 1573 du/ha (329 Dwellings)
Setbacks North Lane - South Lane - East 115 Street NW - West	3.0 m 1.0 m 1.0 m 1.0 m	6.0 m 3.0 m 1.5 m 3.0 m
Tower Stepbacks North Lane - South Lane - East 115 Street NW - West	7.5 m at 15 m height 3.0 m at 15 m height 1.0 m at 15 m height 6.0 m at 15 m height	12.5 m at 15 m height 7.5 m at 15 m height 7.0 m at 15 m height 7.5 m at 15 m height
Tower Floorplate	850 m ²	800 m ²
Commercial Uses Permitted	Limited uses permitted at grade.	None permitted.

AREA B - South Site Fronting Jasper Avenue	DC1 <i>Current Zoning</i>	Proposed DC2 Provision
Principal Building	Multi-Unit Housing & Commercial Uses	Multi-Unit Housing & Commercial Uses at Grade
Height	36.6 m	180.0 m
Floor Area Ratio	6.0	16.5
Density	Min: 450 du/ha Max: None (133 Dwellings)	Min: None Max: 1940 du/ha (576 Dwellings)
Setbacks Lane - North Jasper Avenue- South East 115 Street NW - West	2.0 m 0.0 m 0.0 m 2.0 m	3.0 m* 4.0 m† 0.0 m‡ 3.0 m§
Tower Stepbacks Lane - North Jasper Avenue- South East 115 Street NW - West	N/A N/A N/A N/A	11.0 m at 27 m height 10.0 m at 27 m height 20.5 m at 27 m height 10.5 m at 27 m height
Tower Floorplate	N/A	800 m ²
Commercial Uses Permitted	Permitted up to a maximum of 3.0 FAR	Commercial uses permitted at grade fronting Jasper Avenue and a portion of 115 Street adjacent to Jasper Avenue.
* Setback is increased to 8.0 m above 9.5 m in height † Setback is increased to 4.0 m above 9.5 m in height	‡ Setback is increased to 11.0 m above 12.5 m in height § Setback is increased to 5.0 m between 9.5 m and 24.5 in height	