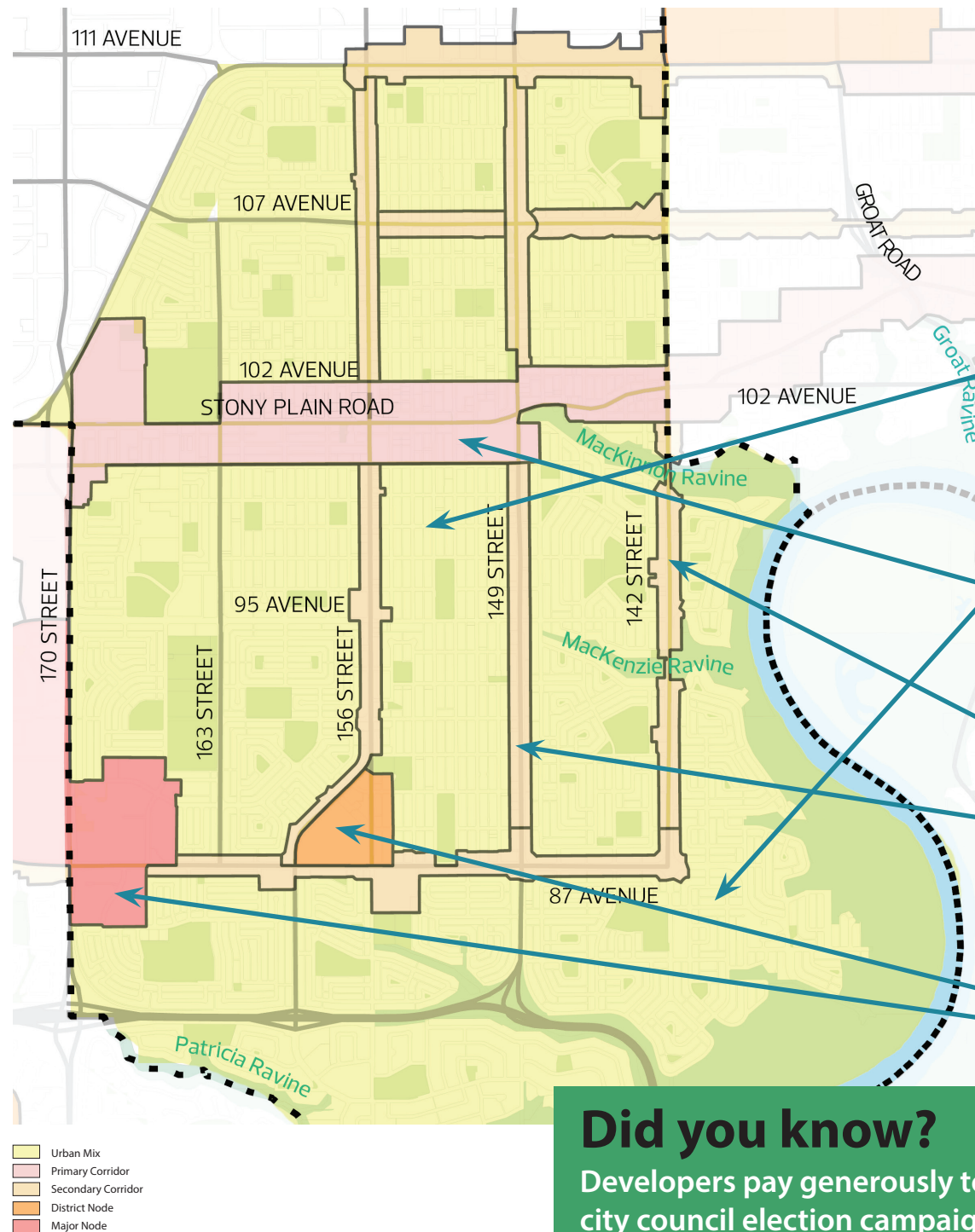


JASPER PLACE DISTRICT PLAN

Source: City of Edmonton District Plan. For more details, see edmonton.ca/districtplans

District Plans will guide where zones apply



Did you know?

Developers pay generously to many city council election campaigns. The *Edmonton Journal* reported developers contributed up to 46% of campaign costs.¹

¹ "Developers donated at least \$58,349 to Edmonton's incoming city councillors." — *Edmonton Journal*, November 4, 2021.

FIND YOUR NEIGHBOURHOOD

The map on the facing page is from the district plan for your neighborhood released by the city in August 2023. Find your neighborhood and, if possible, your block on the map.

Small Residential Zone

If you live in a yellow zone you live in a "small residential zone." Under the new zoning bylaw, this zone permits new buildings that can cover more of the lot and sit closer to front sidewalks. Eight housing units will be allowed on 50-foot-wide lots and more units may be allowed on corners. Three-storey apartment buildings will be permitted almost anywhere. **Public appeals of projects will not be allowed.**

Primary Corridor: 3–5 Blocks Wide*

If you live in a pink zone you live in a "primary corridor." Developers will be able to have property in or near primary corridors rezoned for midrise (5–8 storey) or highrise buildings. (* See City Plan, page 102)

Secondary Corridor: 1–3 Blocks Wide

If you live in a tan zone then you live in a "secondary corridor." Developers will be able to have property in or near secondary corridors rezoned for midrise (5–8 storey) buildings.

District and Major Nodes

If you live in an orange or rose zone then you live in a "node." Nodes are usually around transportation and commercial centres and are intended for more intense development.

Imagine the uncertainty of never knowing what could be built next door.

This is already allowed. Larger 3-storey buildings will be automatically permitted almost anywhere.



You Deserve Input as Much as Developers

NEW ZONING BYLAW

A completely new system of zoning will be voted on October 16 by City Council.

WHAT IS ZONING?

Zoning says what can be built in a zone. It determines the type and size of buildings. This includes the maximum height of buildings, how close they sit to front sidewalks, and if they are residences or businesses. **Council votes on the new zoning bylaw October 16.**

NEW DISTRICT PLANS

District plans say where zones will be. They determine which zoning rules apply to your neighborhood and block. For example, a district plan shows where primary corridors will be, which allow high-density zoning such as highrise buildings; and where small residential zones will be, which allow three-storey apartment buildings. **Council votes on district plans in early 2024.**



Support us as we work for better bylaws.

Contribute to our GoFundMe at www.BetterInfill.ca.



Better for our neighborhoods. Better for our environment.