



PROPOSED SITE COVERAGE 1553 SF  
 SITE AREA - 2946 SF

ZONING DETAILS:

ADDRESS: 12407 - JASPER AVENUE NW, T5N3K9  
 LEGAL DESCRIPTION FOR TITLE LOT:  
 LOT 2, BLOCK 35, PLAN RN22  
 AREA: 272.086 M<sup>2</sup>  
 YEAR BUILT: 1914  
 NEIGHBOURHOOD: WESTMOUNT  
 COMMUNITY LEAGUE: OLIVER COMMUNITY LEAGUE  
 CURRENT ZONE:

SITE SPECIFIC DEVELOPMENT CONTROL  
 PROVISION (DC2 (197) (3))

SINGLE DETACHED RESIDENTIAL ZONE (RF1)  
 CURRENT BYLAW: 12800

PROPOSED APPLICATIONS: NONE

PROPOSED ZONE: NONE

PROPOSED BYLAW: NONE

OVERLAYS:

-MATURE NEIGHBOURHOOD OVERLAY

-MAIN STREETS OVERLAY

-MEDIUM SCALE RESIDENTIAL INFILL OVERLAY

PLAN IN EFFECT:

GROAT ESTATE IMPLEMENTATION PLAN

OTHER PROPERTY INFORMATION:

RESIDENTIAL PARKING REDUCTIONS

