

Bylaw 20082
Amendment to Bylaw 17260,
the Jasper Place Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council considers it appropriate to provide planning policy to guide the future redevelopment of certain lands within the Britannia Youngstown, Canora, Glenwood, and West Jasper Place neighbourhoods generally located on the northeast corner of 100a Avenue NW and 158 Street NW, known as Glenwood;

WHEREAS on September 2, 2015, the Municipal Council of the City of Edmonton passed Bylaw 17260, the Jasper Place Area Redevelopment Plan;

WHEREAS an application was received by Administration to amend the Jasper Place Area Redevelopment Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows

1. That Bylaw 17260, Jasper Place Area Redevelopment Plan is hereby amended by the following:
 - a. Deleting “except for the site legally described as Lot 20, Block 1, Plan 2121192” and replacing it with: “except for the sites legally described as Lot 20, Block 1, Plan 2121192 and Lots 19, 20, Block 39, Plan 8475AH” on page 69 under the “Supported built form” heading.
 - b. Delete “Figure 14: West Jasper Place proposed land use” and replace with “Figure 14: West Jasper Place proposed land use”, attached hereto as Schedule “A”, and forming part of this bylaw; and

- c. Delete “Figure 16: Stony Plain Road focus area proposed land use” and replace with “Figure 16: Stony Plain Road focus area proposed land use”, attached hereto as Schedule “B”, and forming part of this bylaw.

READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

WJP3

Additional housing opportunities are provided in close proximity to services and transit



WJP6

Mixed use corners will help create vibrant station hubs



WJP4

Opportunities for row and stacked row housing are provided to allow redevelopment of smaller sites



WJP1

Laneway access is encouraged in areas where this is currently the norm



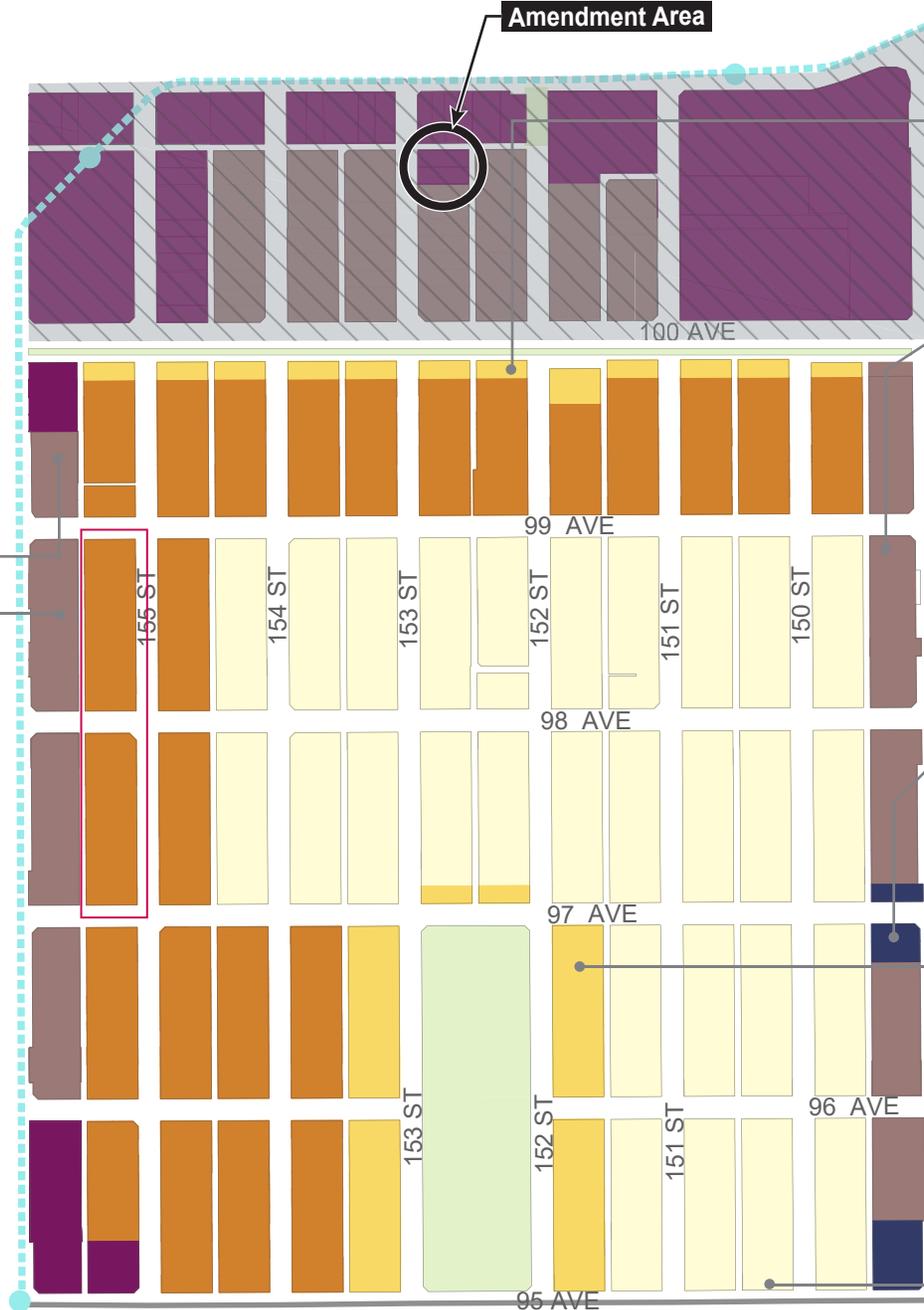
WJP1

Opportunities for more housing options are provided throughout the neighbourhood



WJP1

Front and side setbacks are maintained to promote a sense of space

WJP2

Opportunities are provided for buildings to be oriented towards the shared-use path to provide overlook



WJP4

Opportunities for low rise apartments are maintained. Guidelines encourage redeveloped buildings to have underground parking and be more urban, street-fronting buildings



WJP5

Guidelines encourage redeveloped commercial buildings to address adjacent streets to create a more positive pedestrian experience



WJP2

Opportunities are provided to encourage greater overlook of parks and open spaces



WJP1

Corner lot developments are encouraged to address the avenues to create better overlook and a more welcoming pedestrian environment



Figure 14: West Jasper Place Proposed Land Use

PROPOSED LAND USE

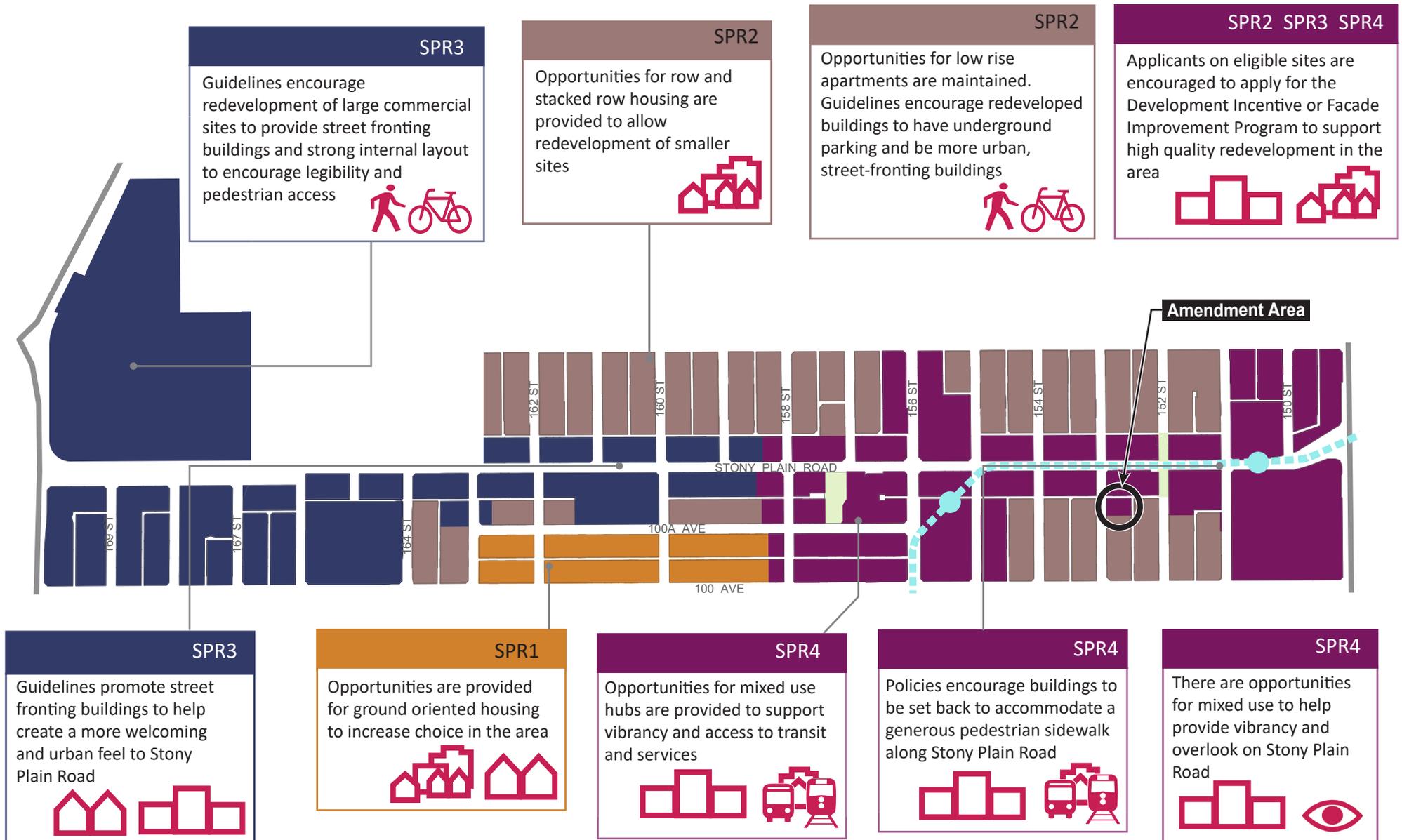


Figure 16: Stony Plain Road focus area proposed land use