

Bylaw 20412
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;

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. Delete “Lot 20, Block 1, Plan 2121192 and Lots 19, 20 Block 39, Plan 8475AH” and replace it with “Lot 20, Block 1, Plan 2121192; Lots 19 & 20, Block 39, Plan 8475AH, and Lot 11A, Block 4, Plan 1025924” on page 69 under the “Supported Built Form” heading;
 - b. Delete “Figure 6: Jasper Place Proposed Land Use” and replace it with “Figure 6: 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 it 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	13th day of March	, A. D. 2023;
READ a second time this	13th day of March	, A. D. 2023;
READ a third time this	13th day of March	, A. D. 2023;
SIGNED and PASSED this	13th day of March	, A. D. 2023.

THE CITY OF EDMONTON



MAYOR



CITY CLERK

PROPOSED LAND USE

Priority areas for garage and garden suits encourage improved overlook of parks and walkways



Additional opportunities for new commercial uses are limited to help maintain a vibrant Stony Plain Road



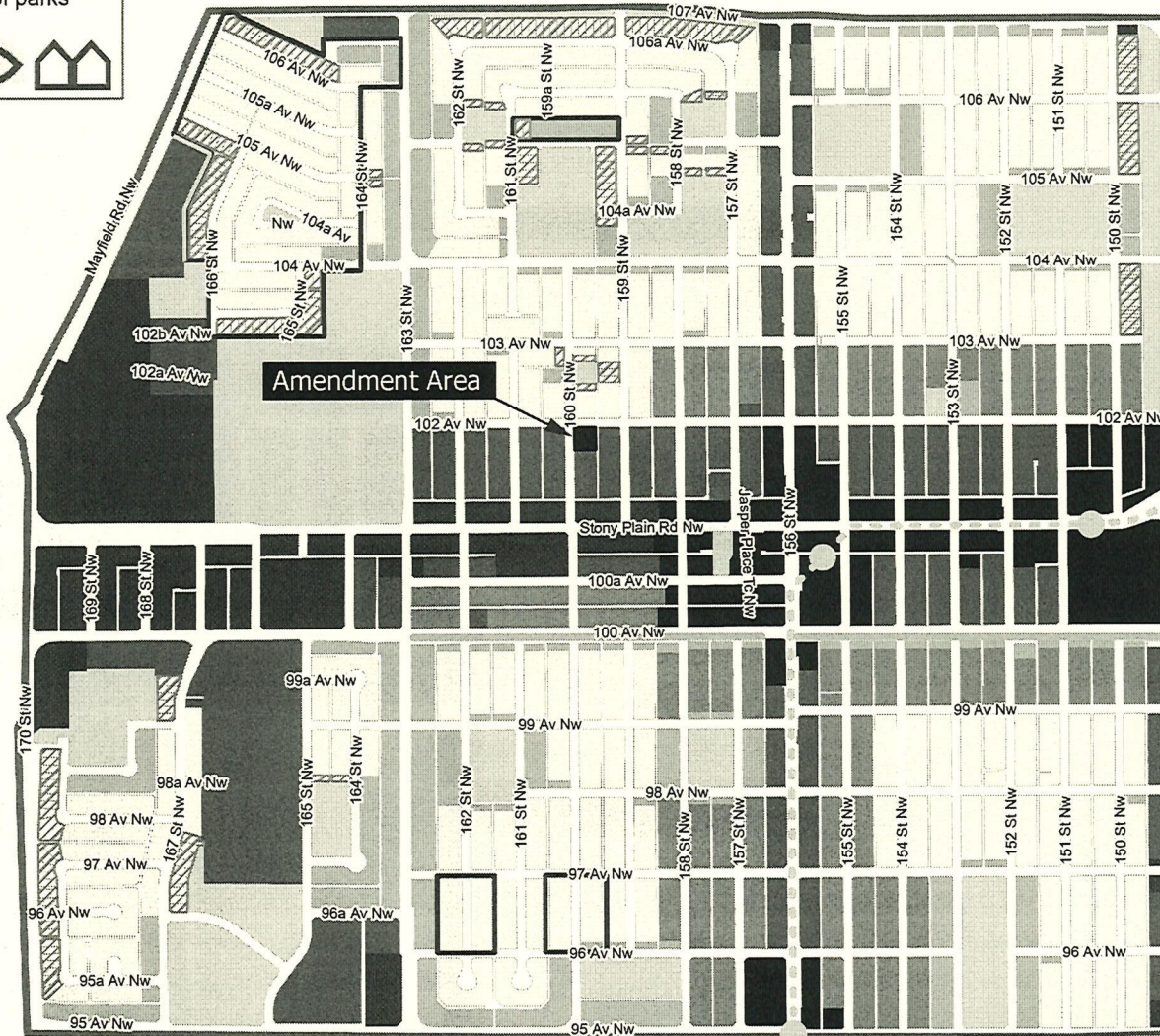
Guidelines encourage commercial buildings to front onto adjacent streets and create a more positive pedestrian experience



Guidelines encourage strong edges along key community corridors



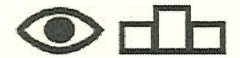
Opportunities for more housing options are provided throughout the neighbourhoods



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



Guidelines encourage a central mixed use hub to support a vibrant and safe pedestrian oriented shopping street in the heart of Jasper Place, as well as around future LRT



Opportunities for a mix of uses encourage walkable amenities and a sense of safety around the existing transit centre and new LRT stations



Opportunities for ground oriented housing encourage easy access to transit and services, and provide a transition from the corridors into the neighbourhoods



Figure 6: Jasper Place Proposed Land Use

PROPOSED LAND USE

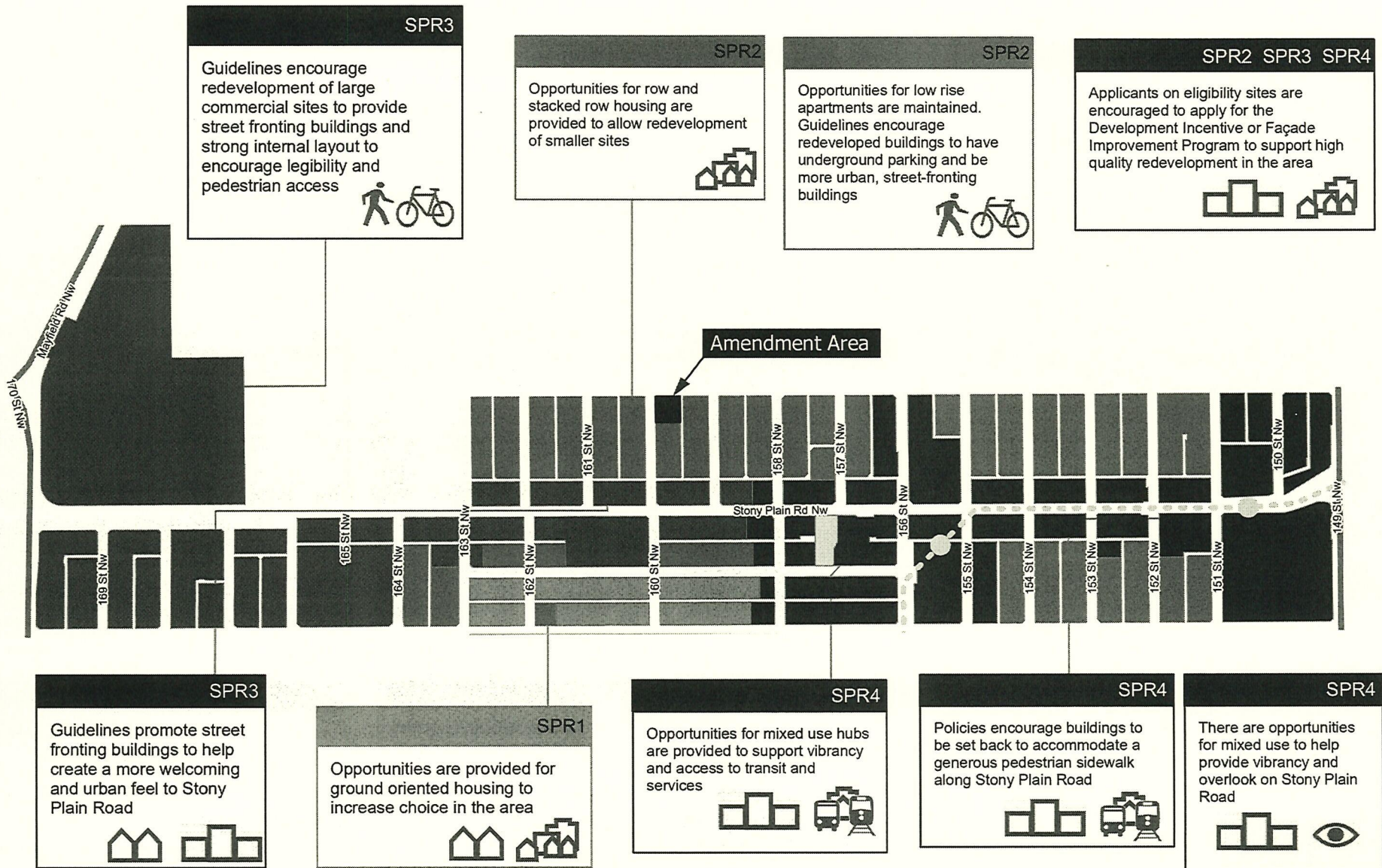


Figure 16: Stony Plain Road focus area proposed land use