Bylaw 18758

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 between 107 Avenue, 149 Street, 95 Avenue and 170 Street/Mayfield Road, known as Jasper Place;

WHEREAS on September 2, 2015, the Municipal Council of the City of Edmonton passed Bylaw17260, the Jasper Place Area Redevelopment Plan;

WHEREAS an application was received by the City Planning 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 the third paragraph under West Jasper Place - Proposed Land Use, WJP4 - Multifamily Housing, under Supported built form and replacing with "Small scale commercial uses located on the ground floor of residential buildings on 156 Street, and on the property on the northwest corner of 153 Street and 95 Avenue";

- b. deleting "floors above," under West Jasper Place Proposed Land Use, WJP4 Multifamily Housing, item 2 under Policies;
- c. delete "Figure 6: Jasper Place proposed land use" and replace with "Figure 6: Jasper Place proposed land use" attached hereto as Schedule "A" and forming part of this bylaw;
- d. delete "Figure 14: West Jasper Place proposed land use" and replace with "Figure 14: West Jasper Place proposed land use" attached hereto as Schedule "B" and forming part of this bylaw.

READ a first time this	day of	, A. D. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

SCHEDULE "A"

PROPOSED LAND USE



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

106 AVE

05 AVE

ST

51 ST

98 AVE

97 AVE

152 S⁻

50

96 AVE

53 ST

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 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

SCHEDULE "B"

PROPOSED LAND USE

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

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WJP1

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





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