

Bylaw 18809

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 Bylaw 17260, the Jasper Place Area Redevelopment Plan;

WHEREAS an application was received by 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. 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;
 - b. delete “Figure 12: Jasper Place proposed land use” and replace with “Figure 12: Jasper Place proposed land use” attached hereto as Schedule “B” and forming part of this bylaw;

- 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 “C” 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

PROPOSED LAND USE

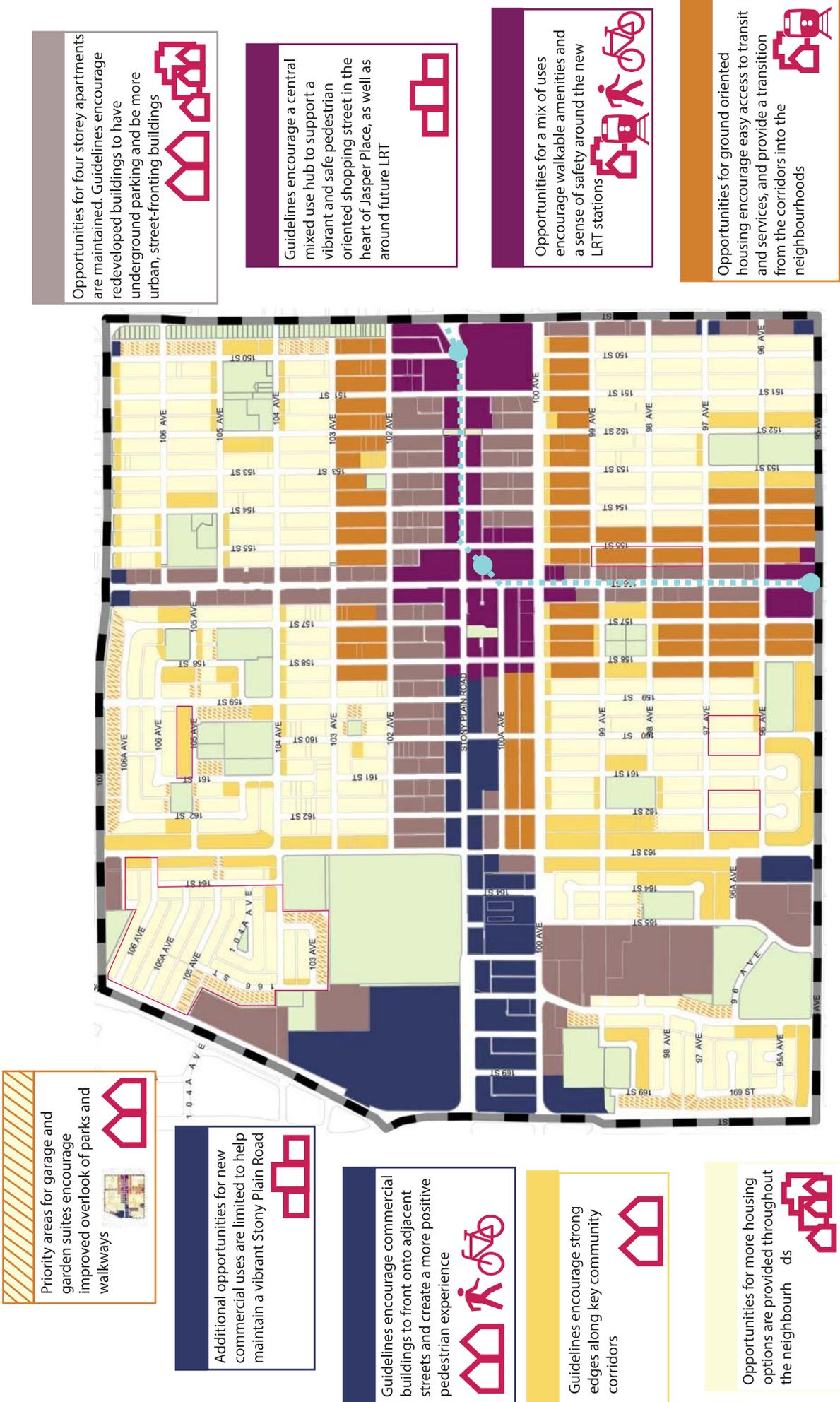
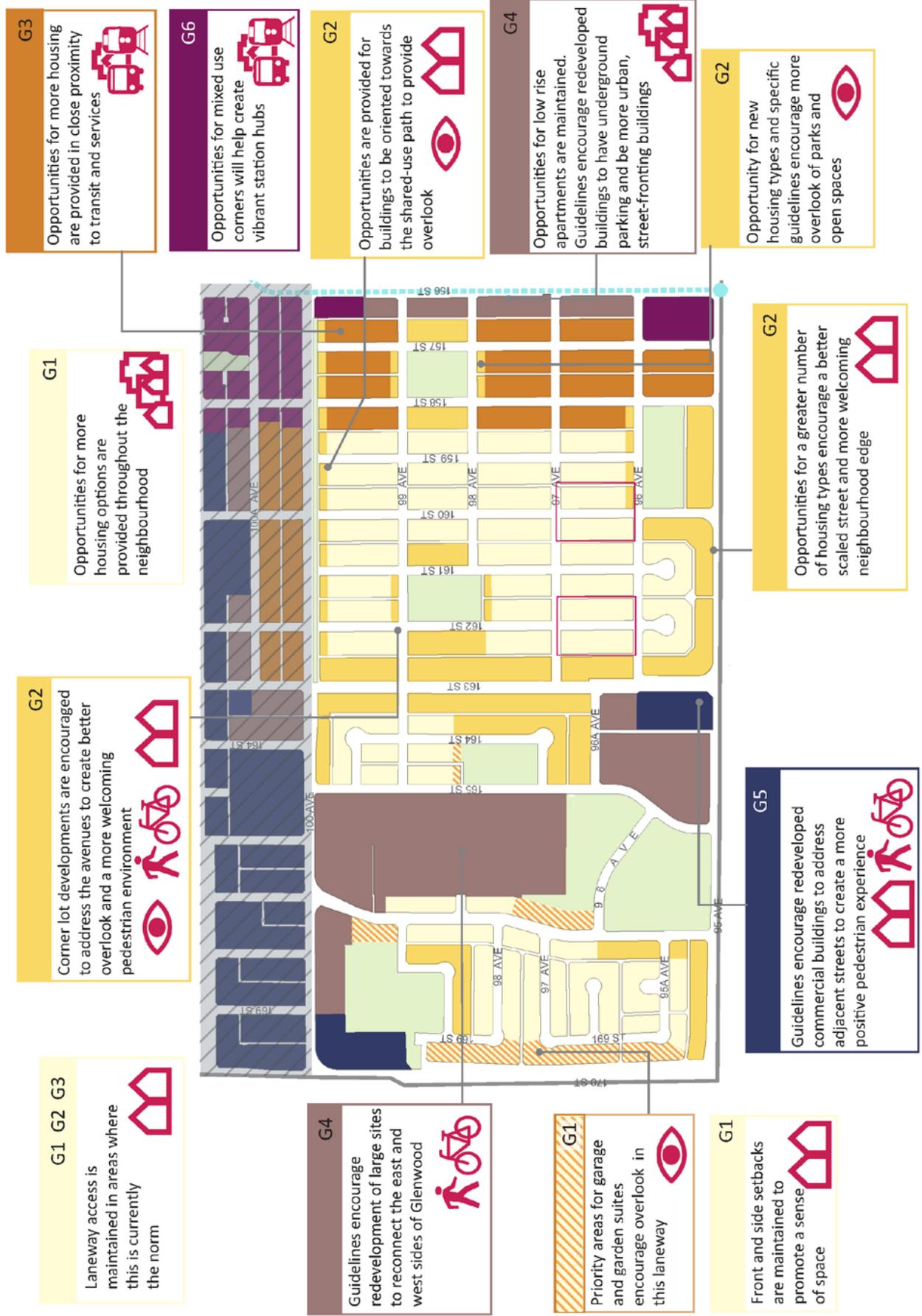


Figure 6: Jasper Place proposed land use

PROPOSED LAND USE



G1 G2 G3

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



G2

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



G1

Opportunities for more housing options are provided throughout the neighbourhood



G3

Opportunities for more housing are provided in close proximity to transit and services



G6

Opportunities for mixed use corners will help create vibrant station hubs



G4

Guidelines encourage redevelopment of large sites to reconnect the east and west sides of Glenwood



G1

Priority areas for garage and garden suites encourage overlook in this laneway



G1

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



G5

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



G2

Opportunities for a greater number of housing types encourage a better scaled street and more welcoming neighbourhood edge



G4

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



G2

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



G2

Opportunity for new housing types and specific guidelines encourage more overlook of parks and open spaces



Figure 12: Glenwood proposed land use

PROPOSED LAND USE

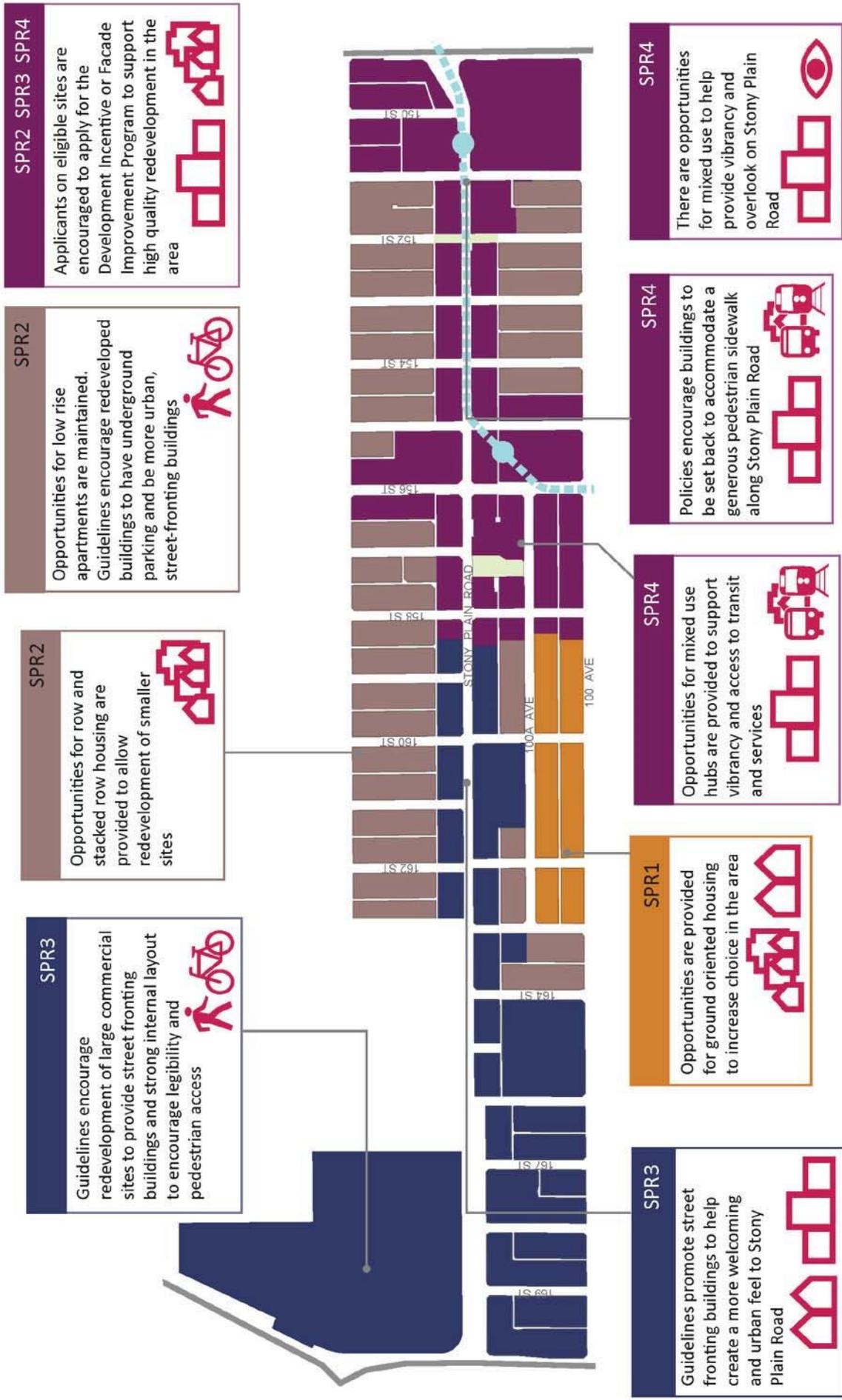


Figure 16: Stony Plain Road focus area proposed land use