

# *Jamieson Place Neighbourhood Structure Plan*

---

Office Consolidation August 2008

---

*Prepared by:*

*Planning and Policy Services Branch  
Planning and Development Department  
City of Edmonton*

**Bylaw 5915 was adopted by Council in February 1980. In August 2008, this document was consolidated by virtue of the incorporation of the following bylaws:**

- Bylaw 5915* Approved February 26, 1980 (to adopt the Jamieson Place Neighbourhood Structure Plan)  
*Bylaw 8544* Approved July 14, 1987 (to expand the neighbourhood boundaries; relocate and consolidate the row housing sites; relocate the school/park site; and revise the entire text of the Plan)  
*Bylaw 9864* Approved September 10, 1991 (to incorporate a stormwater management facility and linear open system in the south eastern portion of the neighbourhood)  
*Bylaw 11505* Approved June 16, 1997 (to reconfigure the stormwater management facility, linear open space and roadway in the southern portion of the Plan area)  
*Bylaw 14924* Approved July 23, 2008 (to redesignate land in the south from Special Study Area to Row Housing, Semi-Detached housing, Pipeline/Open Space and Single Detached Residential)

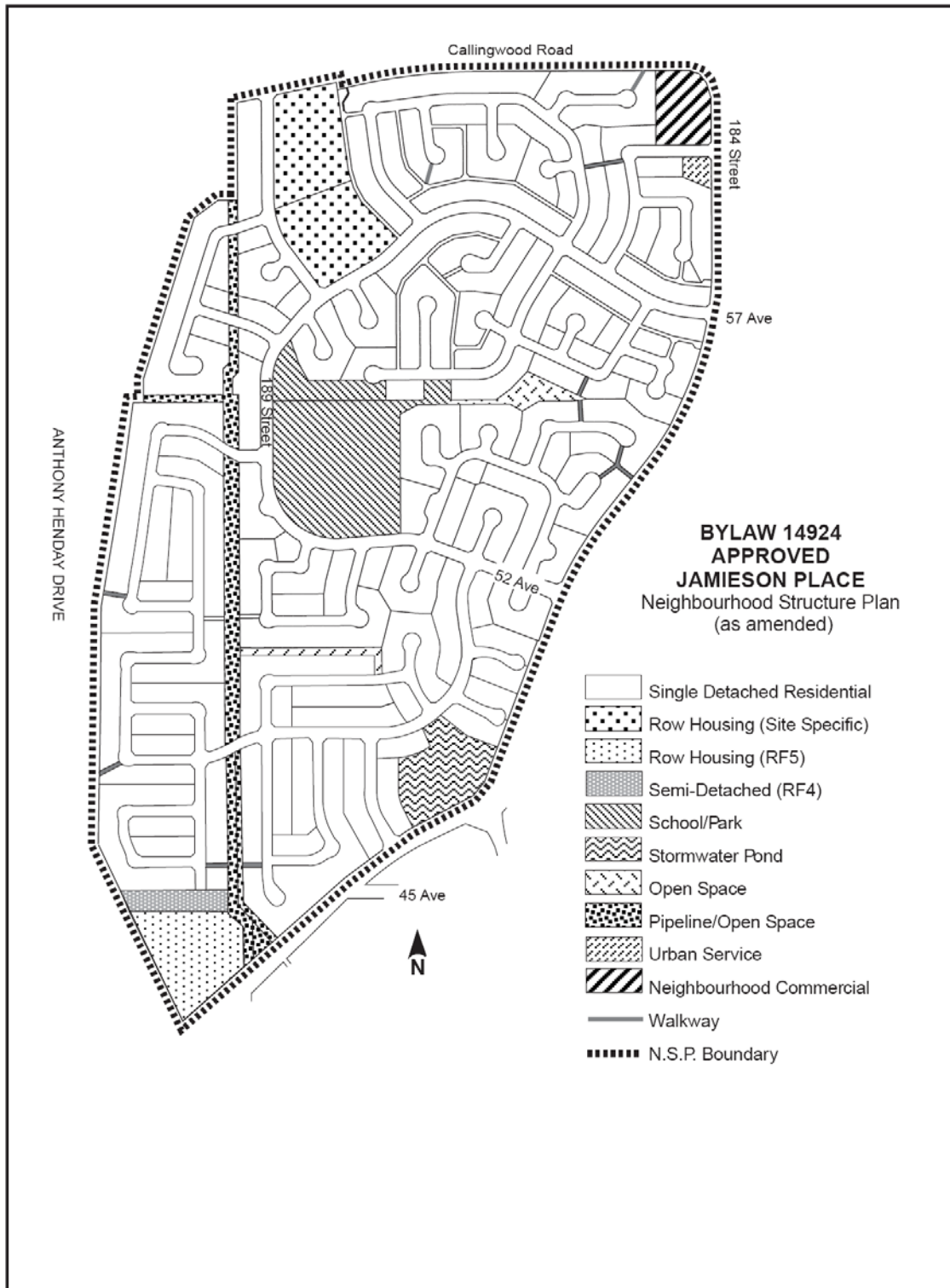
**Editor's Note:**

This is an office consolidation edition of the Jamieson Place Neighbourhood Structure Plan, Bylaw 5915, as approved by City Council on February 26, 1980. This Plan is an amendment to the West Jasper Place South Area Structure Plan, Bylaw 5768 as approved by City Council on September 24, 1979. This edition contains all amendments and additions to Bylaw 5915.

For the sake of clarity, new maps and a standardized format were utilized in this Plan. All names of City departments have been standardized to reflect their present titles. Private owners' names have been removed in accordance with the Freedom of Information and Protection of Privacy Act. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. All text changes are noted in the right margin and are italicized where applicable.

This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton  
Planning and Development Department



**JAMIESON PLACE**

**NEIGHBOURHOOD STRUCTURE PLAN**

## **Section 1**

# **INTRODUCTION AND BACKGROUND**

INTRODUCTION

The amended Jamieson Place Neighbourhood Structure Plan in West Jasper Place has been prepared on behalf of a *private corporation*. The Jamieson Place Neighbourhood Structure Plan was originally approved by the City of Edmonton in 1979, and was bounded on the north by 62 Avenue, on the east by 184 Street, on the south by 51 Avenue and on the west by the western City boundary. Figure 1 identifies the boundary of the proposed amendment. The plan identifies the fact that development has largely taken place in the northeast portion of the neighbourhood and the proposed amendment is only for the balance of the area. The proposed amendment has been undertaken as a result of primary factors that have changed since the approval of the original Neighbourhood Structure Plan.

*Amended by Editor*

These changes include:

- (a) The City boundary has been expanded to the west to include the R.D.A. (*TUC*) and portions of the restricted development area (*Transportation and Utility Corridor*) have been released for development.
- (b) 51 Avenue (Lessard Road) to the south had to be relocated further south as a result of a proposed interchange with the Outer Ring Road (*Anthony Henday Drive*).
- (c) School/Park requirements for the neighbourhood have been reduced as a result of a number of changes to the neighbourhoods in southwest Jasper Place.
- (d) *Minor adjustments to the internal roadway configuration including a realignment of the neighbourhood entrances off of Lessard Road and a minor reconfiguration of the lands within the special study area.*
- (e) *The addition of a stormwater detention facility in the southeastern corner of the plan as a result of changes to the City of Edmonton servicing standards.*
- (f) *The addition of a pedestrian link connecting the stormwater detention facility and the pipeline right-of-way with Wedgewood Ravine.*
- (g) *The reconfiguration and slight enlargement of the stormwater management facility in the southeastern corner of the plan.*
- (h) *The elimination of a portion of the linear open space corridor connecting the stormwater management facility to the pipeline right-of-way.*
- (i) *The elimination of a section of local roadway through the pipeline right-of-way in the southern portion of the plan area.*

*Amended by Editor*

*Amended by Editor*

*Bylaw 9864  
September 10, 1991  
Amended by Editor*

*Bylaw 11505  
June 16, 1997  
Amended by Editor*

The amended Jamieson Place Neighbourhood Structure Plan is a requirement prior to the subdivision and development of the area for future urban uses.

The basic objective of the plan as submitted is to provide a framework for orderly and harmonious development within the area, which will also be compatible and complementary to the West Jasper Place district. Specific details included in the plan are:

- (a) Existing features and factors which would influence development.
- (b) Utility information and development staging.
- (c) General development objectives including vehicular circulation patterns, specific land uses, and population estimates.

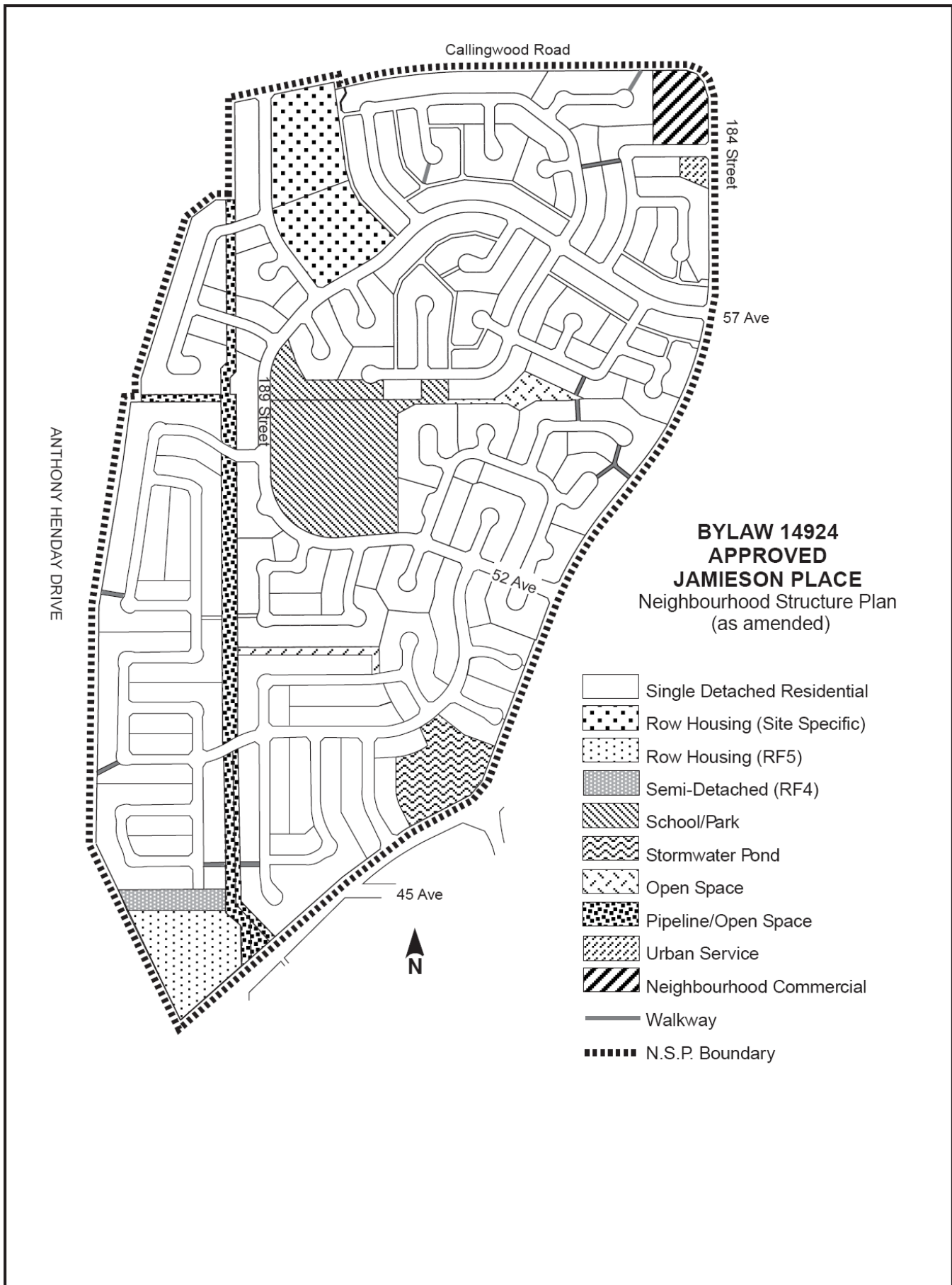
## 1.2

### LOCATION

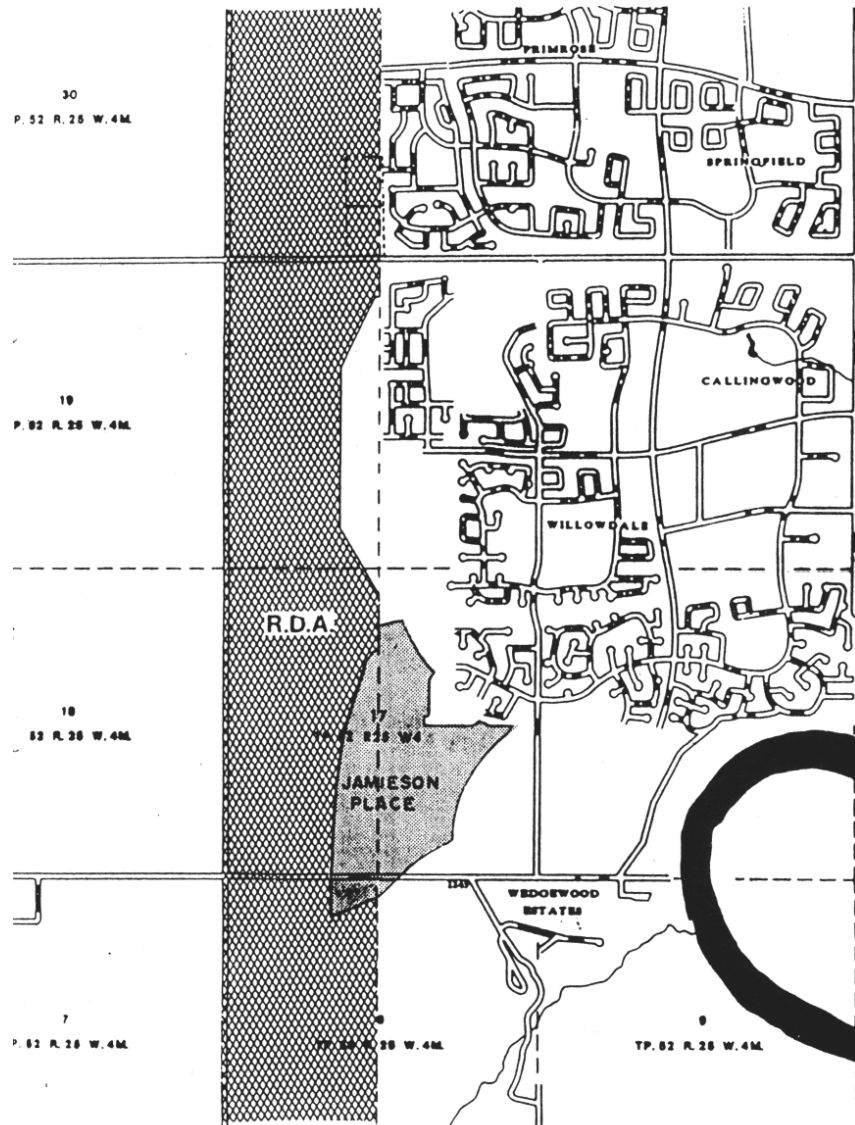
The proposed amended Jamieson Place Neighbourhood Area Structure Plan is bounded on the north by Callingwood Road; on the west by the restricted development area; on the south by the revised location for Lessard Road and on the east by 184 Street. As indicated previously, the northeast boundary of the amended area generally is in accordance with patterns of existing development. The land is located within part of the NW 1/4 Section 17-52-25-W4M, SW 1/4 Section 17-52-25-W4M, NE 1/4 Section 17-52-25-W4M, SE 1/4 Section 17-52-25-W4M, NW 1/4 Section 8-52-25-W4 and NE 1/4 Section 8-52-25-W4M. Figure 2 illustrates the location of the neighbourhood relative to the City of Edmonton.

Figure 1 illustrates the revised Neighbourhood boundary as well as the area of the plan amendment.

**Figure 1: Amended Jamieson Place Neighbourhood Structure Plan** (Bylaw 14924, July 23, 2008)



**Figure 2: Location Plan** (Bylaw 8544, July 14, 1987)



**jamieson place**



**Location Plan**

**Fig. 2**



## **Section 2**

# **EXISTING FEATURES AND FACTORS INFLUENCING THE PLAN**

## 2.1 GENERAL

During the preparation of the Amended Neighbourhood Structure Plan, it was necessary to examine the existing site conditions and inventory existing influences on future development. As a result, the following information is provided.

## 2.2 EXISTING LAND USE

The land use within the amendment area is rural in nature with the greatest portion of the property presently under cultivation. A few tree masses, comprised primarily of aspen and black poplar are located in the central part of the neighbourhood. Existing land uses pose no major constraint to the development of the neighbourhood.

In addition, consideration of existing RPL development, existing MR parcels, on street parking and traffic considerations had to be taken into account during the preparation of the amended plan. These issues will be addressed in subsequent sections of the report.

## 2.3 LAND OWNERSHIP

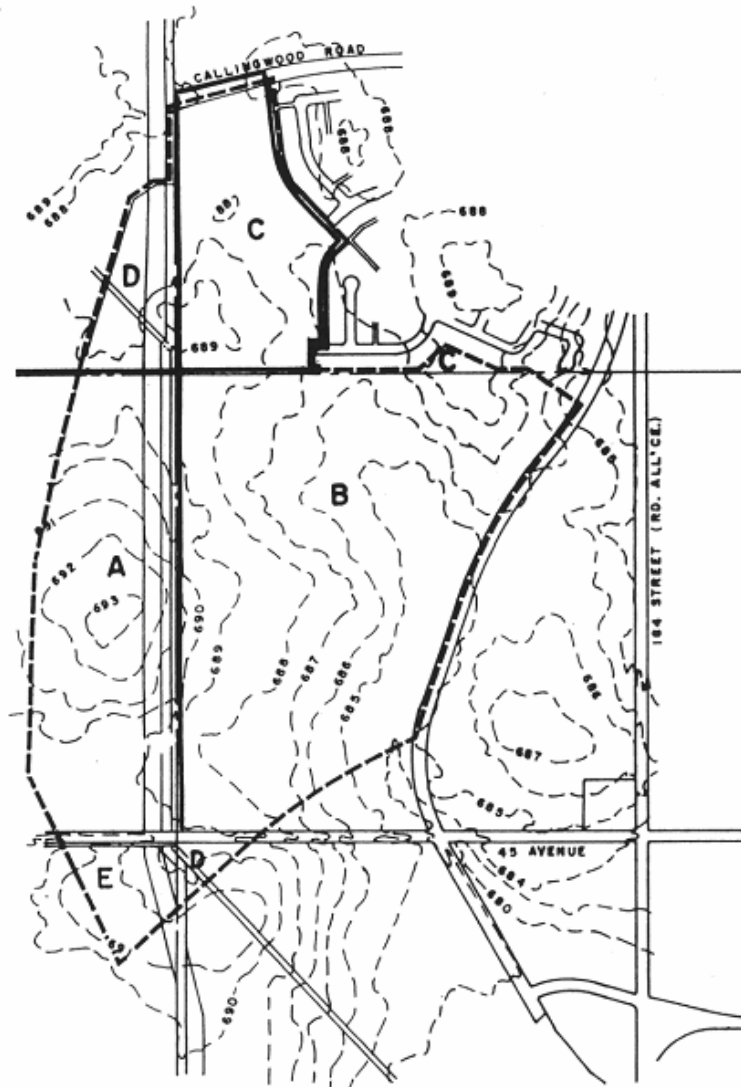
The existing land ownership is identified on Figure 3, "Site Features and Ownership Plan."

## 2.4 Development Constraints *(Amended by Bylaw 14924)*

There are no extraordinary features within the plan area that would pose any constraints to development. Two pipeline corridors run north-south in the western portion of the plan however, they have been incorporated into the design with minimal crossings. Appropriate construction techniques will be followed during the development of this portion of the plan area. The two utility pipelines (*water line and gas line*) will be incorporated into the plan areas as public utility lots, which may be used as walkways for pedestrian circulation.

*Amended by Editor*

**Figure 3: Site Features & Land Ownership** (Bylaw 8544, July 14, 1987)



## **jamieson place**



### **SITE FEATURES & LAND OWNERSHIP**

- A ALBERTA PUBLIC WORKS
- B *Private Corporation*
- C CITY OF EDMONTON /  
BENEFICIAL OWNER - *Private Corporation*
- D *Private Corporation*
- E *Private Corporation*

\* Amended by Editor

**Fig. 3**

2.5 SOILS

Preliminary investigation of the development area indicates that the soils will impose no apparent constraints to development and are suitable for the type of development proposed. Sub-soils are predominantly malmo silty clay loam and/or mica silty clay loam which is wholly appropriate for urban development.

2.6 TOPOGRAPHY

The topography in the amended plan area is gently undulating and for the most part slopes from the west to the east. Two higher points located in the northwest and west central portion will not pose any constraint to development.

## **Section 3**

# **NEIGHBOURHOOD STRUCTURE PLAN**

### 3.0 GENERAL

This section of the report has been prepared to identify the land use proposal for the Neighbourhood Structure Plan amendment area. The proposed structure plan conforms generally with the requirements and policies of the General Municipal Plan Bylaw as well as the West Jasper Place (South) Area Structure Plan as it was adopted by Bylaw on September 25, 1979.

As a result of changes, primarily in the boundary of the neighbourhood plan area, as identified in the introduction of this report, it was necessary to look at a reconfiguration of the land uses within the neighbourhood. The following sections of this report identify those changes and the development objectives supporting these modifications.

### 3.1 DEVELOPMENT OBJECTIVES

The development objectives for this amended Neighbourhood Structure Plan were created taking into account the existing site conditions, the location of the neighbourhood and the overall development pattern of West Jasper Place, the existence of existing development within the neighbourhood and the objectives and policies stipulated in the City of Edmonton General Municipal Plan Bylaw. The following is a synopsis of the development objectives:

- To create a comprehensive neighbourhood design that will offer a sense of identity to its residents.
- To provide a range of services and amenities that will satisfy the general requirements of the residents.
- To develop a clear and efficient hierarchical transportation network which will discourage unnecessary through movement.
- To create identifiable neighbourhood sub-units, in which compatible building forms will establish a distinguishable character.
- To ensure proper integration with existing and proposed adjacent developments.

### 3.2 LAND USES - GENERAL

The approved Jamieson Place Neighbourhood Structure Plan, for the undeveloped portion of the neighbourhood consisted primarily of single family development. A church site was identified in the east-central portion of the plan and two multiple family sites, one in the northwest area of the plan and one in the southwest part of the plan.

The proposed plan deletes the church site in the north portion of the neighbourhood at the request of existing residents. The opportunity exists to develop a church site in the south area of the plan at the intersection of Lessard Road and the north-south collector if required in the future.

Three multiple family sites are proposed. Two in the Northwest portion of the neighbourhood and one in the south, as illustrated in Figure 1. The northern development is to be an adult oriented community with a density in the range of 22 - 27.6 units/ha (9 - 11 units/acre), the restricted density will result in an equivalent number of units as was contemplated in the approved plan.

Amended by Bylaw  
14924

The Northern areas will be developed according to the following guidelines to ensure compatibility with the adjacent single family development and will be achieved through a direct control provision

Amended by Bylaw  
14924

Amended by Editor

- multiple family residential development
- linked housing groups of 2 to 6 units
- single story development
- density in the order of 22 - 27.6 units/ha (9 to 11 units/acre)
- 7.5 m yard on the east boundary of the site
- 6 in. yards on the north, west and south boundaries
- screen fencing around the site
- architectural controls to be determined
- attached single car garage on each unit
- no vehicular access to the north-south lane west of 188 Street

The proposed location of the multiple family development was felt to be appropriate since it will provide more direct access to Callingwood Road. As well, it was determined that extending RPL development further west could increase congestion; with on-street parking on 190 Street.

The West Jasper Place area Structure Plan identified a density range of 41.99-49.40 ppg. ha. for Jamieson Place. The approved Jamieson Place Neighbourhood Site Plan proposed a density of approximately 39 ppg. ha. The amended Neighbourhood Structure Plan density is proposed to be approximately 29.7 ppg. ha.

Amended by Bylaw  
14924

The decrease in density is a result of the proposal to increase the size of the single family lots in the balance of the neighbourhood and decrease the multi-family density.

The overall population of the amended neighbourhood is approximately 100 people greater than the population for the approved neighbourhood as a direct result of the increased size of the amended neighbourhood.

### 3.3

#### SCHOOL AND PARK

The approved Jamieson Place Neighbourhood Structure Plan included a large school/park requirement in the central portion of the neighbourhood accommodating a public elementary school, public junior high school and park site, and consisted of 9.7 ha. Under the proposed amendment the school/park site has been downsized to provide only for a public elementary school and neighbourhood park (5.58 ha.). The public junior high school site originally included in this neighbourhood has been included in the Dechene Neighbourhood immediately to the east. The new location is more centrally located with respect to the neighbourhoods it will be serving in South-West Jasper, Place. A separate Elementary/Junior High School site is proposed for the Dechene Neighbourhood to accommodate the requirement of the

Jamieson Neighbourhood.

The statutory municipal reserve to be provided from the remaining lands to be developed within the Jamieson Neighbourhood will be used to provide for the school and park requirements within Jamieson, with any excess being utilized to balance requirements in adjacent neighbourhoods. The statutory requirements will be satisfied through the provision of land or payment of cash-in-lieu.

In addition, it was determined that a more practical location for the school/park site would be to the east and the north of the primary collector through the neighbourhood as illustrated on the enclosed plan. This location was chosen as it would better serve the expanded area to the west and south as well as provide more logical site spacing between other school/park sites proposed in adjacent neighbourhoods.

Two portions of the originally planned school/park site exist in the north-central portion of the amendment area. At the request of existing residents to the north, these M.R. lots have been included in an open space system linking them to the school/park site to the west.

The proposed walkway linking the existing M.R. parcels to the school/park site will be provided as circulation dedication and landscaped by the developer. Maintenance of the open space system will be the responsibility of the City of Edmonton.

*An additional walkway/open space system along with sidewalks will connect the Stormwater Management Facility to the pipeline utility corridor.*

*Bylaw 9864  
September 10, 1991  
Bylaw 11505  
June 16, 1997*

### 3.4

#### TRANSPORTATION

The Transportation network in the amended Neighbourhood Structure Plan is generally consistent with the approved Neighbourhood Structure Plan for Jamieson Place. The neighbourhood proposes a major collector spine continuing southwest from the existing 57 Avenue through the neighbourhood connecting back to 184 Street. The loop has been extended some distance to the west of the original collector loop as various lands have been released from the RDA (*TUC*) and better accessibility is achieved by moving the collector to the west.

*Amended by Editor*

A collector loop has been extended off the main spinal loop to provide primary access to the southern portion of the neighbourhood. A series of cul-de-sacs have then been extended from this loop to minimize shortcutting through the neighbourhood.

Access has been provided to all adjacent arterial roadways from the neighbourhood, however, it should be noted that one of the access points approved in the approved Jamieson Place Neighbourhood onto 184 Street has been eliminated, however no negative traffic impacts will result.

It should be noted that the exact width of the right-of-way for Lessard Road intersecting the *Anthony Henday Drive* has not been finalized and is subject to further review. This matter will require resolution prior to subdivision occurring in this portion of the neighbourhood. This plan illustrates the

*Amended by Editor*



narrowest width for Lessard Road, if more land is required for the right-of-way it can be resolved at the time of subdivision. Due to the uncertainty of the future width of the Lessard Road Right of Way, the areas has been designated a Special Study Area which will allow for review of the exact requirements of the Lessard Road Right-of Way prior to submission.

Access to the Restricted Development Area (*Transportation and Utility Corridor*) has been provided in the form of one vehicular access point and two pedestrian walkway points in order to offer accessibility to possible future passive recreation opportunities in the R.D.A (*T.U.C.*).

*Amended by Editor*

## **Section 4**

# **ENGINEERING SERVICES AND UTILITIES**

#### 4.1 GENERAL

This section of the report outlines the design concepts proposed to service the amended Neighbourhood Structure Plan area with storm drainage, sanitary sewerage, water distribution and utilities.

All services and utilities, will be provided in accordance with the requirements of the City of Edmonton standards.

#### 4.2 STORM DRAINAGE

Stormwater from the Jamieson Place Neighbourhood will drain into the Wedgewood Storm Basin to two points.

- (a) The northeast corner, approximately 46 acres, will drain to a 200 mm diameter trunk through 57 Avenue in Dechene.
- (b) The balance of the neighbourhood will drain to a 1800 mm diameter trunk to be located at the junction of 184 Street and Lessard Road.

Initially it is intended to have the whole of the north half of the neighbourhood drain to the 1200 mm diameter trunk on 57 Avenue on a temporary basis until such time as the 1800 mm trunk is constructed through the south half of the neighbourhood. (Reference Figures 4 and 5).

*A dry pond will be constructed in the southeast corner of the neighbourhood to attenuate and route major stormwater flows from the neighbourhood to a trunk storm sewer that is proposed to be located within Lessard Road right-of-way.*

*Bylaw 9864  
September 10, 1991  
Amended by Editor*

*Prior to the construction of the Lessard Road sewer, the major and minor flows can be accommodated in the existing interim dry pond located northeast of the neighbourhood, as well as the proposed dry pond within the neighbourhood. This interim stage would allow the existing culvert on 184 Street and 45 Avenue to drain a reduced outflow into a tributary of Wedgewood Creek.*

#### 4.3 SANITARY SEWAGE

Sanitary sewage will drain into the Wedgewood Sanitary Basin to a 27 inch diameter line located at 57 Avenue and a 750 mm diameter line located at the junction of Lessard Road and 57 Avenue. (Reference Figures 4 and 5).

#### 4.4 WATER DISTRIBUTION

Water service to the neighbourhood will be via the existing 1050 mm water transmission line located on the 184 Street alignment. The primary water system will be designed in accordance with City of Edmonton requirements. (Reference Figures 4 and 5).

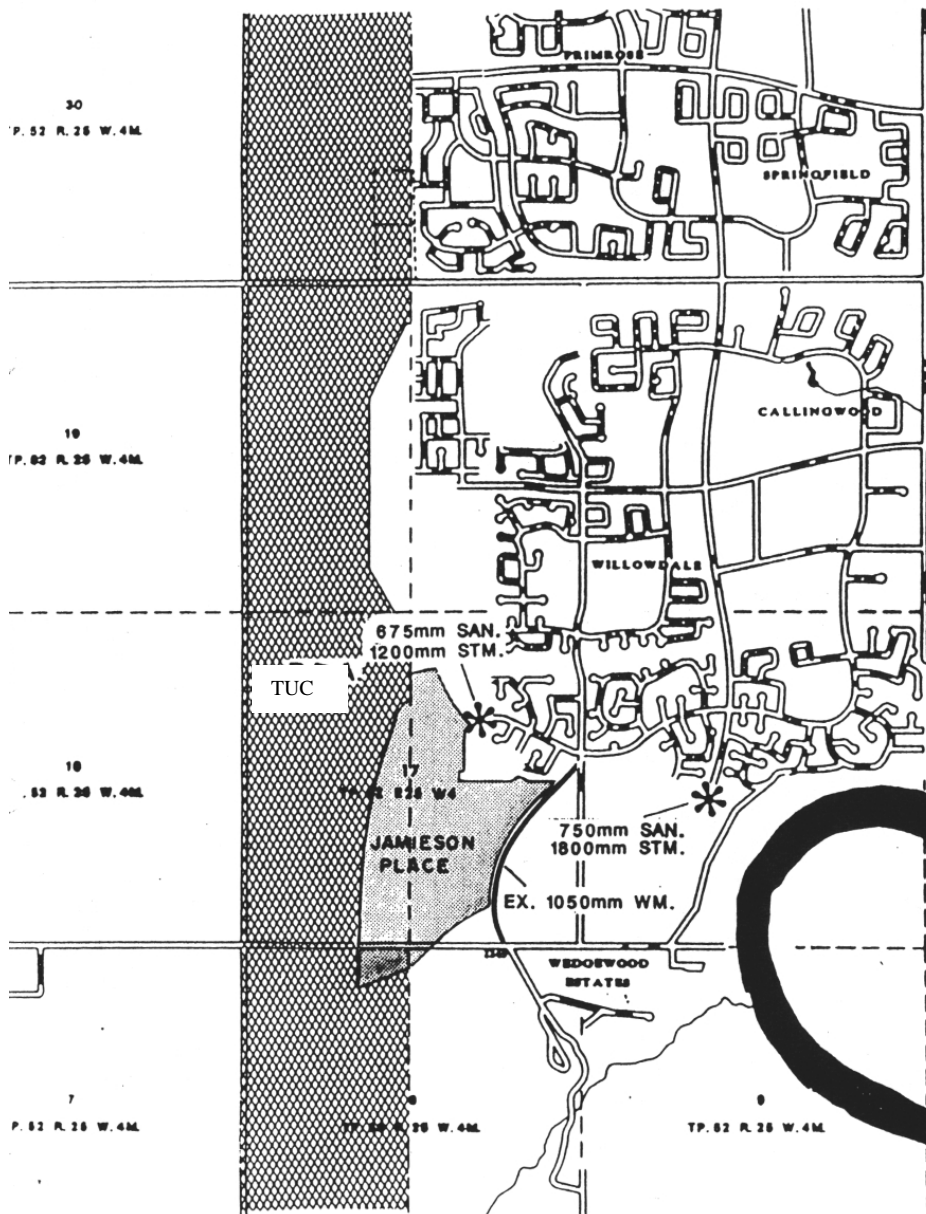
DEVELOPMENT STAGING

It is intended to commence development in two locations in 1987. Initial development will take place immediately south of Callingwood Road, west of the existing development within the neighbourhood and north of 57 Avenue in an area containing approximately 3.5 hectares. In addition, development will commence east of the proposed school/park site; south of the existing developments in the vicinity of 54 Avenue; west of 184 Street and north of the collector road intersecting with 184 Street (Reference Figure 6).

*Development is substantially complete in the northwest portion of the neighbourhood. Future development will occur south of 52 Avenue and west across the utility pipeline corridor. The area in the extreme south portion of the neighbourhood is presently within the TUC and will be developed once released.*

*Bylaw 9864  
September 10, 1991  
Amended by Editor*

**Figure 4: Schematic of Major Utilities Offsite\*** (Bylaw 8544, July 14, 1987)



# jamieson place



## SCHEMATIC OF MAJOR UTILITIES OFFSITE

- \* LOCATION OF EXISTING  
SANITARY & STORM SEWERS
- EXISTING WATERMAIN

**Fig. 4**

\*Amended by Editor

Figure 5: Schematic of Major Utilities Onsite (Bylaw 8544, July 14, 1987)

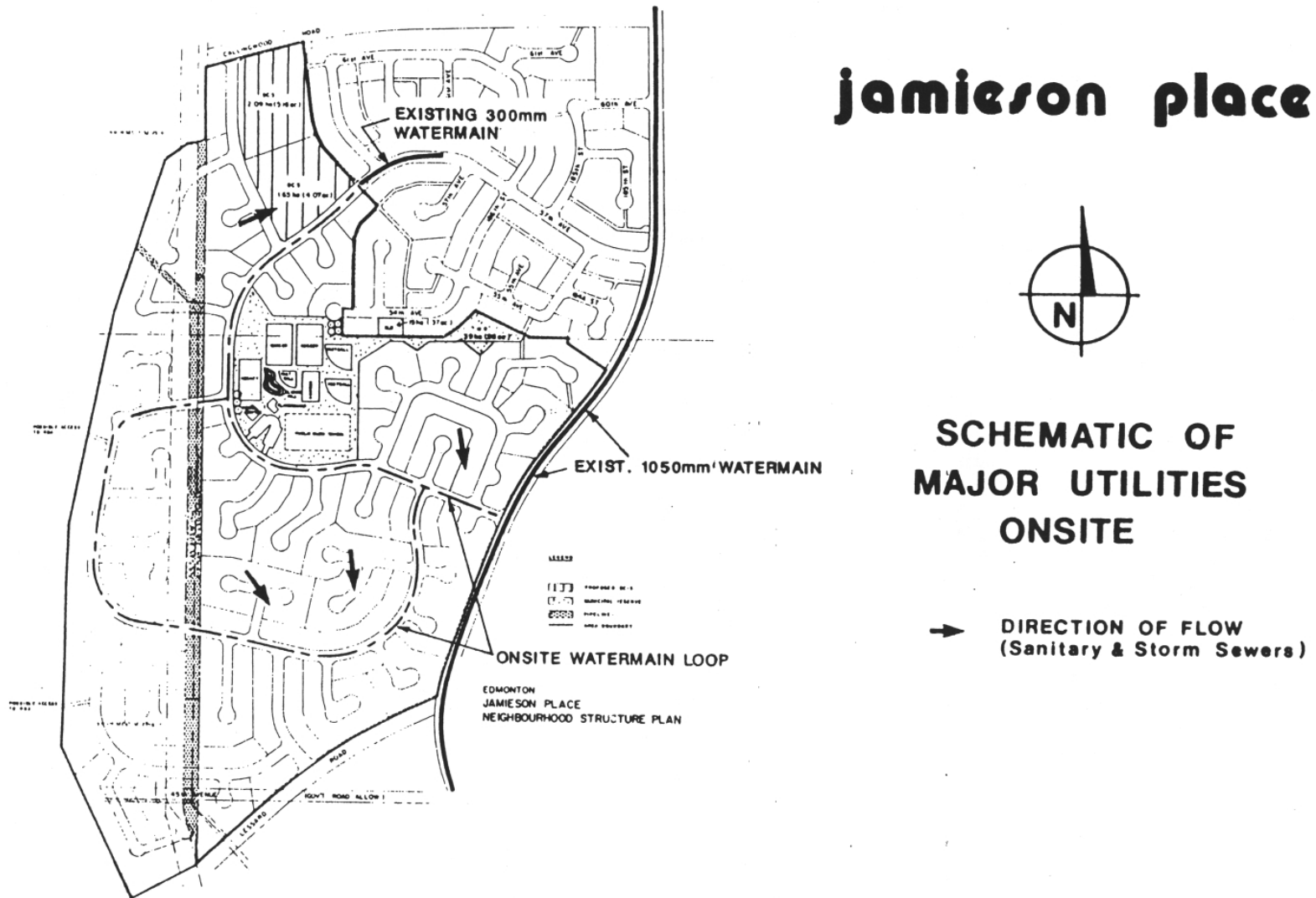
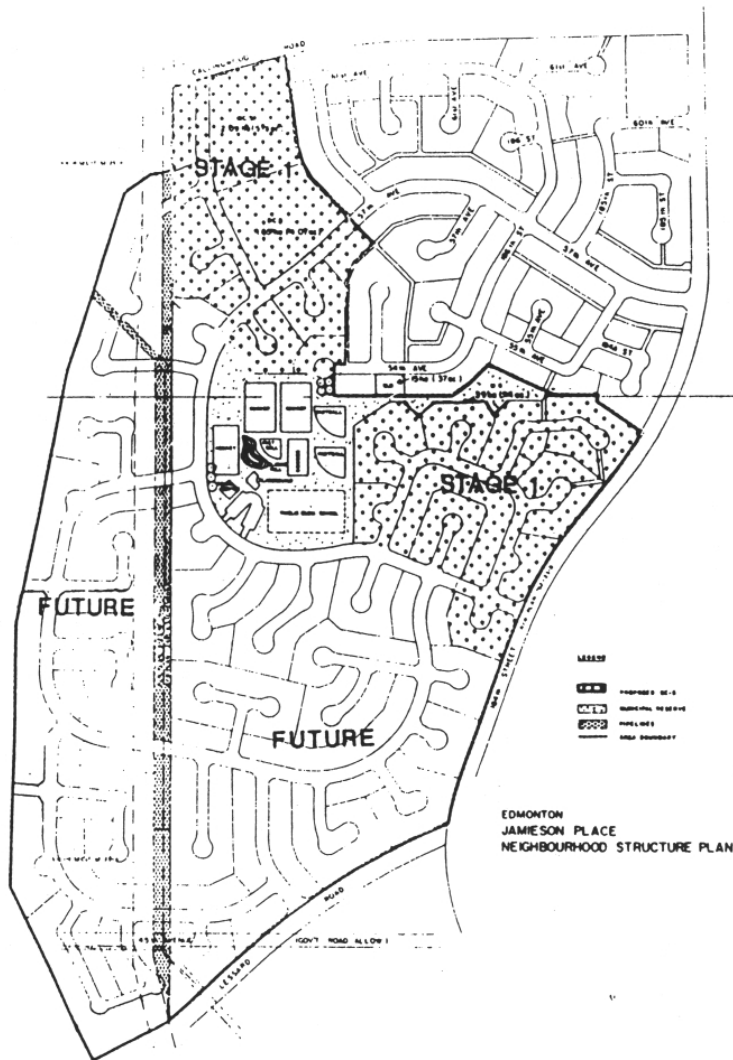


Fig. 5

**Figure 6: Staging Plan** (Bylaw 8544, July 14, 1987)



# jamieson place



## STAGING PLAN

Fig. 6

JAMIESON PLACE NEIGHBOURHOOD STRUCTURE PLAN  
 LAND USE AND POPULATION STATISTICS  
 BYLAW 14924

(Amended by Editor)

Land Use	Hectares	%	Units	%	Population	%
Singe Family Detached (RF1/RSL)	57.6	54.8	748	78.1	2,438	78.1
Semi-detached Residential (RF4)	0.6	0.6	20	2.2	66	2.1
Row Housing (RF5)	1.3	1.2	70	7.3	229	7.3
Row Housing (DC2)	4.4	4.1	119	12.4	390	12.5
<b>Total Residential</b>	<b>63.9</b>	<b>60.8%</b>	<b>957</b>	<b>100</b>	<b>3123</b>	<b>100</b>
US (Church)	0.4	0.4				
Commercial	1.1	1.0				
<b>Total</b>	<b>65.4</b>	<b>62.2%</b>				
Circulation	28.5	27.1				
Pipeline/Open Space (PUL)	3.2	3.0				
School/Park (MR)	5.6	5.3				
MR/Park (MR)	0.6	0.6				
Dry Pond (PUL)	1.8	1.7				
<b>Total</b>	<b>105.1</b>	<b>100%</b>				

Density: 29.7 people/gross developable hectare