

JASPER PLACE HISTORY

JASPER PLACE



HISTORY

Pre 1800s

First Nations use of the area

Many First Nations groups including the Cree, Dene, Nakoda, Blackfoot and Ojibway used and sculpted the territory of present day Edmonton. For millenia the First Nations groups met and traded in the area, and more recently regularly traded with the Hudson Bay Company.

1900s

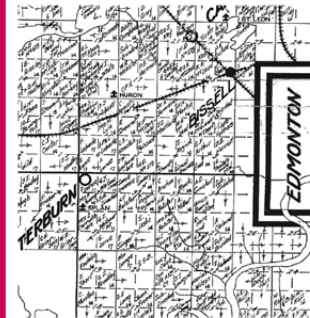
Subdivision begins

The area is developed by speculators like Watson & Company and the McEachern Brothers. Lots sell for \$150.

1920s

Slow growth

Jasper Place is a small, sleepy settlement of acreage homes where residents keep small farms and buy their water from truckers who haul it from the city.



This map shows the Jasper Place acreages and farms in Rural Township Parcel 52 and 53. The area is on swamp land and every spring Stony Plain Road disappears in mud.

1876-1877

Treaty 6 Signed

Treaty 6 is entered into at Fort Carlton, and later adhered to in 1877 at Fort Edmonton. The Treaty created the opportunity for cooperation between First Nations and European settlers.

1876

European settlement

Edmonton Town Councillor Henry Goodridge owns a farm on land that will become Jasper Place.



Henry Goodridge

1913

Edmonton expands

Edmonton extends its boundaries to 149th Street. Jasper Place is just outside the City's limits and is administered by the Municipality of Stony Plain.

1930s

Escape from the city

During the Depression, hundreds of Edmontonians move to Jasper Place to take advantage of lower taxes. Unfortunately, residents have to live with a lack of utility services and infrastructure.

The Muttart Lumber Company on Stony Plain Road provides jobs to local residents.



1938

Trolley connection

The Edmonton trolley now extends to 149 Street, allowing workers to live in Jasper Place and commute to work in Edmonton.



In later years, bus service continued to link Jasper Place to the city

BUS FARES		
JASPER PLACE TO EDMONTON		
Adult's Fare	Cash	20c
	6 Tickets	\$1.00
Children's Fare	Cash	10c
	7 Tickets	50c
Children 13 year of age, FULL FARE		
Students to pay adult fare after 1:00 p.m. also on Saturdays, Sundays and Holidays		
Passenger Traveling in Jasper Place only		
Adult's Fare	Cash	15c
Children's Fare	Cash	10c
	7 Tickets	50c



In 1963, the Jasper Place Recreation Centre is built - an exciting, but costly new amenity

1950s

New subdivisions created

Jasper Place officially becomes a town in 1951 but is still affectionately termed Mud City by residents.

1960s

Investment and debt

To keep up with the demands for services as the population grows, Jasper Place builds a sports centre, expands schools and starts planning the Meadowlark Shopping Centre. With these civic investments, and little industrial tax base, the Town debt is mounting.



A parade is held on Stony Plain Road to celebrate joining Edmonton

1964

Jasper Place joins Edmonton

Edmonton gains 35,478 people and 16.92 square miles of land formerly of the Town of Jasper Place. The City also takes on \$8.2 million in debt and begins managing all public services.

1974

Canora Neighbourhood Improvement Plan

To address the impacts of roadway improvements and rezoning requests, the Plan focuses on neighbourhood revitalization through municipal programs and encourages property owners to improve individual lots.

1940s

Oil is discovered

In the years following WWII, the Jasper Place subdivisions grow. In 1947 oil is discovered near Leduc. By the end of the decade, the population of Jasper Place is over 9000.



The 1949 West Jasper Place High School Carnival (left) and 1955 Canora Community League Search for Talent



1953

Night Shopping Bylaw

The Town of Jasper Place passes a bylaw that allows shopping until 9pm six days a week. This draws Edmontonians in the evening to do their shopping.

1962

To stay a Town or not?

Residents of the Town of Jasper Place hotly debate incorporation with the City of Edmonton. Although the Town Council is in favour of it, several thousand residents sign a petition to halt proceedings until the citizens can vote. A plebiscite is held and those in favour of joining Edmonton win with 57% of the vote.

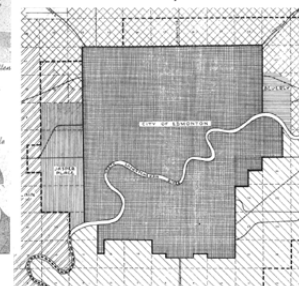


Robert G. Leach, Dennis A. Barnes, Arthur Hamilton
Councillors
At Date Of Amalgamation



P. J. Gagnier, Douglas W. Widdows, Robert A. Ziegler

Proposed City of Edmonton boundaries in 1959 include Jasper Place



1970s

Planning responds to growth

Edmonton is growing outward, placing development pressures on the communities of the old Town of Jasper Place. Developments include the Centennial Village Shopping Centre and Mayfield Village. The growth in the neighbourhoods spurs a series of planning initiatives.



Alderman Ken Newman

1980

The Newman Resolution

Council approves a motion by Alderman Ken Newman, former mayor of the Town of Jasper Place, to maintain single detached housing in West Jasper Place.

1983

Britannia Youngstown Neighbourhood Planning Study

The study maintains Youngstown's single detached housing zones and allows apartment development in some areas, and semi-detached housing in the southern part of Britannia. Three lots are also reserved for a community housing project for seniors.

2009

Jasper Place Revitalization Strategy

The City approves a revitalization strategy for Britannia Youngstown, Canora, Glenwood and West Jasper Place. It was developed through collaboration with the communities and identified priorities for the area.



2012

Jasper Place ARP

The Jasper Place ARP gets underway in October 2012.

1978

Stony Plain Strip Study

To deal with uncoordinated development along Stony Plain Road, and pressure for higher residential development in the area, the Study directs infill and multiple family redevelopments north of Stony Plain Road and restricts commercial and industrial development in residential areas.



Stony Plain Road at 155 Street in 1955 (left) and 2012 (below)



1980s

Neighbourhoods established

The four Jasper Place neighbourhoods are now well established, with the majority of residential buildings seen today already constructed.

1986

100 Avenue Planning Study

This study recognizes the Avenue's changing status as a major route into central Edmonton and provides land use guidance in the areas immediately around 100 Avenue.



The Valley Line LRT alignment map, with Jasper Place stations shown in the orange box above.

2012

LRT comes (back) to Jasper Place

City Council approves the alignment of the LRT Valley Line, which will bring three new stations to Jasper Place. As with the trolley in 1938, the alignment links Jasper Place to downtown, as well as further west to West Edmonton Mall and Lewis Farms.

BRITANNIA YOUNGSTOWN



HISTORY

History

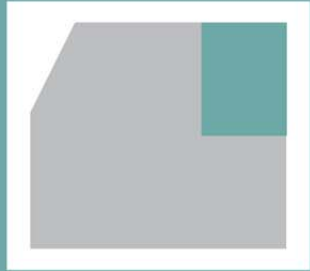
Britannia and Youngstown were originally two separate subdivisions within the former Town of Jasper Place. While 'Britannia' appeared on city maps as early as 1912, the Britannia subdivision was not substantially developed until the early 1950s. The Youngstown area followed and was developed in the later 1950s. Britannia Youngstown became part of Edmonton in 1964 when the Town of Jasper Place was annexed.

The bulk of early development in Britannia Youngstown was in the form of single-detached housing. The Westlawn Cemetery, located in the south west of the neighbourhood, was also developed during the 1950s build out of the neighbourhood.

Redevelopment pressures emerged in the 1970s as the neighbourhood matured and the City grew outward. This resulted in the Britannia Youngstown Neighbourhood Planning Study, which was completed in 1983 and is summarized in Section 1.3.1.2.

Since the early development, the neighbourhood has undergone a number of changes in the form of additional residential and commercial development, including the large commercial development at Mayfield Common Shopping Centre and apartment housing along 156 Street and Stony Plain Road.





History

Canora was once part of the Town of Jasper Place, which was annexed to the City of Edmonton in 1964. Development in this area began in the 1930s. The majority of residential dwellings in the area were single detached units. Over time and particularly in the 1970s, many properties in the neighbourhood were redeveloped into duplexes throughout the neighbourhood, as well as low rise apartment buildings particularly along 156 Street and south of 102 Avenue. A Neighbourhood Improvement Plan was developed for Canora in 1972 and is summarized in Section 1.3.1.2.

The neighbourhood came by its name in a fairly unusual fashion. In 1948 the West Jasper Place School District held a contest to name a new elementary school built at 154th Street and 105th Avenue. The winner of the contest was a grade-eight student who noted that the site for the new school was located near the old Canadian Northern Railway line. By combining the first two letters of each word – ca-no-ra – the new name was created. The Canora school was opened in 1949, and the neighbourhood became known by the school's name.



GLENWOOD



HISTORY

History

Glenwood was once part of the Town of Jasper Place and was annexed by Edmonton in 1964. Glenwood's name originates from a contest that was held to name the newly incorporated Town of Jasper Place in 1950. Glenwood incorporates the former neighbourhood of Westlawn, which was established around 1912. As a result, Glenwood is now among Edmonton's largest neighbourhoods.

Most of the development in Glenwood occurred in the 1950s and 1960s. The portion of the neighbourhood east of 163rd Street was developed during the 1950s and the area to the west was developed throughout the 1960s. Original development mainly consisted of single detached homes. Over time, multi-family buildings were introduced into the neighbourhood, including low and some medium rise apartments, primarily along 156 Street and 165 Street, as well as a number of row housing complexes. In addition to the commercial buildings along Stony Plain Road, a commercial site was also established at the corner of 163 Street and 95 Avenue.



WEST JASPER PLACE



HISTORY

History

Prior to urban development, West Jasper Place was homesteaded by Henry Goodridge, a farmer and Edmonton Town Councillor between 1901 and 1902. Although the area was located seven kilometers west of Edmonton's central business district and outside of the city limits, pre-World War I land developers were still interested and subdivided the area. Residents settled in the area to escape higher taxes in Edmonton and the area near 149th Street and Stony Plain Road began to form the nucleus of the Town of Jasper Place.

Initial subdivision of the area began prior to the First World War, but the main development period began in the 1930s, and carried into the 1950s. In 1964, the town was annexed to Edmonton.

Dwellings in the area were originally single detached units. Over time, a number of low rise apartment buildings were developed along 149 and 156 Streets, and between Stony Plain Road and 100 Avenue. In 1980, Edmonton City Council passed a resolution known as the Newman's Resolution that encouraged the retention of single detached homes, which is summarized in Section 1.3.1.2.

The neighbourhood's name reflects its geographic location within the former Town of Jasper Place. The area became the Village of West Jasper Place in 1949 and when it was annexed to the City of Edmonton in 1964 the "West Jasper Place" name was preserved.



STONY PLAIN ROAD FOCUS AREA

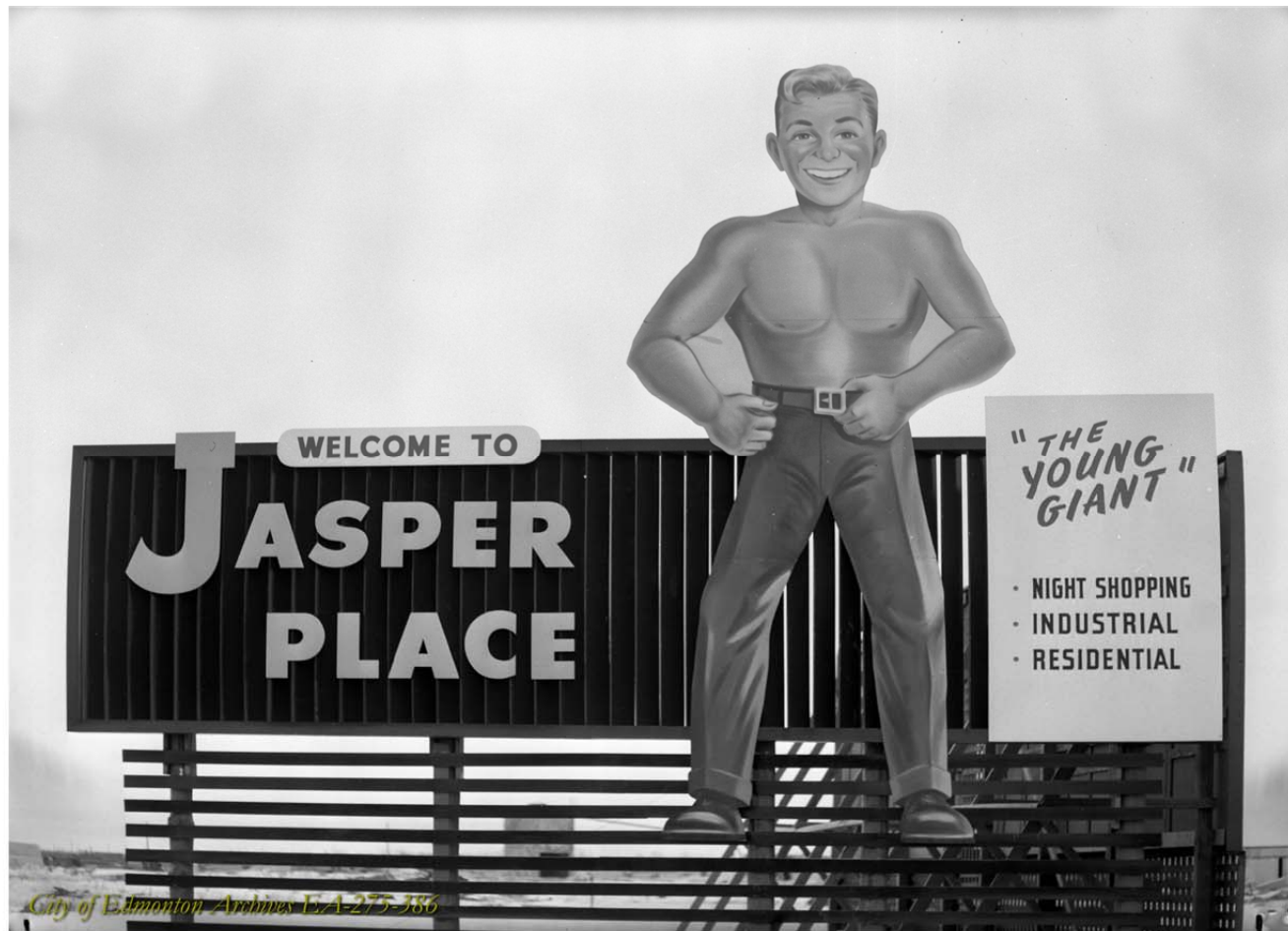


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Stony Plain Road has formed the commercial centre of Jasper Place throughout the area's development. Stony Plain Road became a regional shopping destination in 1953 when the Town of Jasper Place passed a bylaw allowing shopping until 9pm, six nights per week. This bylaw remained in effect until 1969, three years after the Town's amalgamation with the City of Edmonton.

The Stony Plain Road focus area is part of the Stony Plain Road and Area Business Association. This organization allows local businesses to work together to provide a safe, interesting and attractive environment for customers to shop, dine and conduct business. It also allows businesses to access City redevelopment and facade improvement incentive programs.



City of Edmonton Archives EA-275-386