

# *West Jasper Place North Area Structure Plan*

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Office Consolidation December 2006

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*Prepared by:*

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

**Bylaw 5708, was adopted by Council in June 1979. In December 2006, this document was consolidated by virtue of the incorporation of the following bylaws:**

*Bylaw 5708*      Approved June 11, 1979 (to adopt the West Jasper Place North Area Structure Plan)

*Bylaw 14442*     Approved December 12, 2006 (to accommodate row house development for first time homebuyers on a vacant surplus school building envelope located on a school/park site)

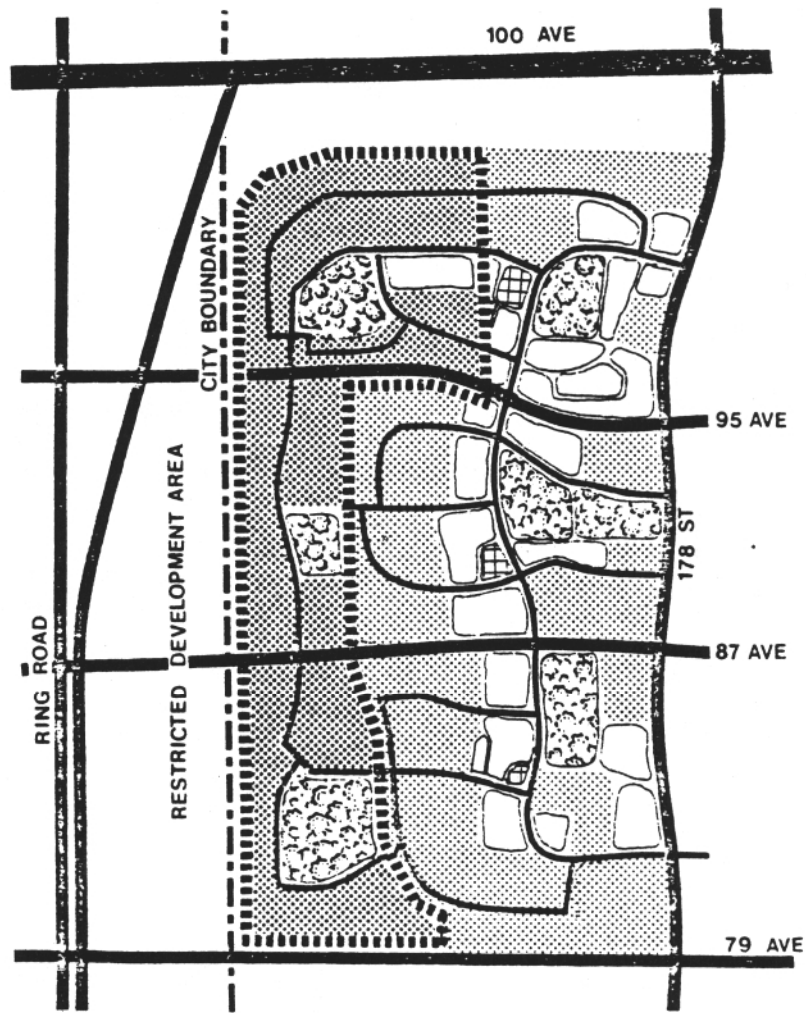
**Editor's Note:**

This is an office consolidation edition of the West Jasper Place North Area Structure Plan, Bylaw 5708, as approved by City Council on June 11, 1979. This edition contains all amendments and additions to Bylaw 5708.

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



BYLAW 5708

PROPOSED LAND USES

- |   |  |  |                         |
|---|--|--|-------------------------|
|  | single family proposed                               |   | commercial              |
|  | multiple family                                      |   | park school             |
|  | limit of West Jasper Place North Area Structure Plan |  | single family developed |



**WEST JASPER PLACE NORTH  
AREA STRUCTURE PLAN**

*Notwithstanding any part or policy of this Plan, an opportunity to develop housing for first time homebuyers exists on a vacant surplus school building envelope on the school/park site located at 97A Avenue between 185 and 189 Streets, and as specified under the Community Services Zone. The Community Services Zone reflects the underlying, pre-existing zoning and will, in addition, allow for row housing and related accessory uses. The housing opportunity will occur on an area equal to the portion of the surplus school building envelope. The precise location of this housing within the entire School/Park site will be reviewed and determined by the City. The dwelling units and population generated by this development under the Community Zone are not included in the statistical summary.*

## **CHAPTER 1: INTRODUCTION**

### **1.1 STATEMENT OF OBJECTIVES:**

The objective of this plan is to provide a framework for the orderly and economic development of the plan area within all the guidelines and requirements of Provincial and Municipal regulations and to provide a living environment which is both compatible and complimentary to the existing development in West Jasper Place.

### **1.2 BOUNDARIES OF THE AREA:**

The area is bounded on the West by the City Limits; the east by the developed neighbourhoods of Belmead and Aldergrove and La Perle the south by *Whitemud Drive* (79 Avenue), and the north by the alignment of 100th Avenue. The plan area completes land currently adjacent to West Jasper Place north of *Whitemud Drive* within the City boundaries. The plan area is identified on maps #1 and #2.

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### **1.3 BACKGROUND INFORMATION:**

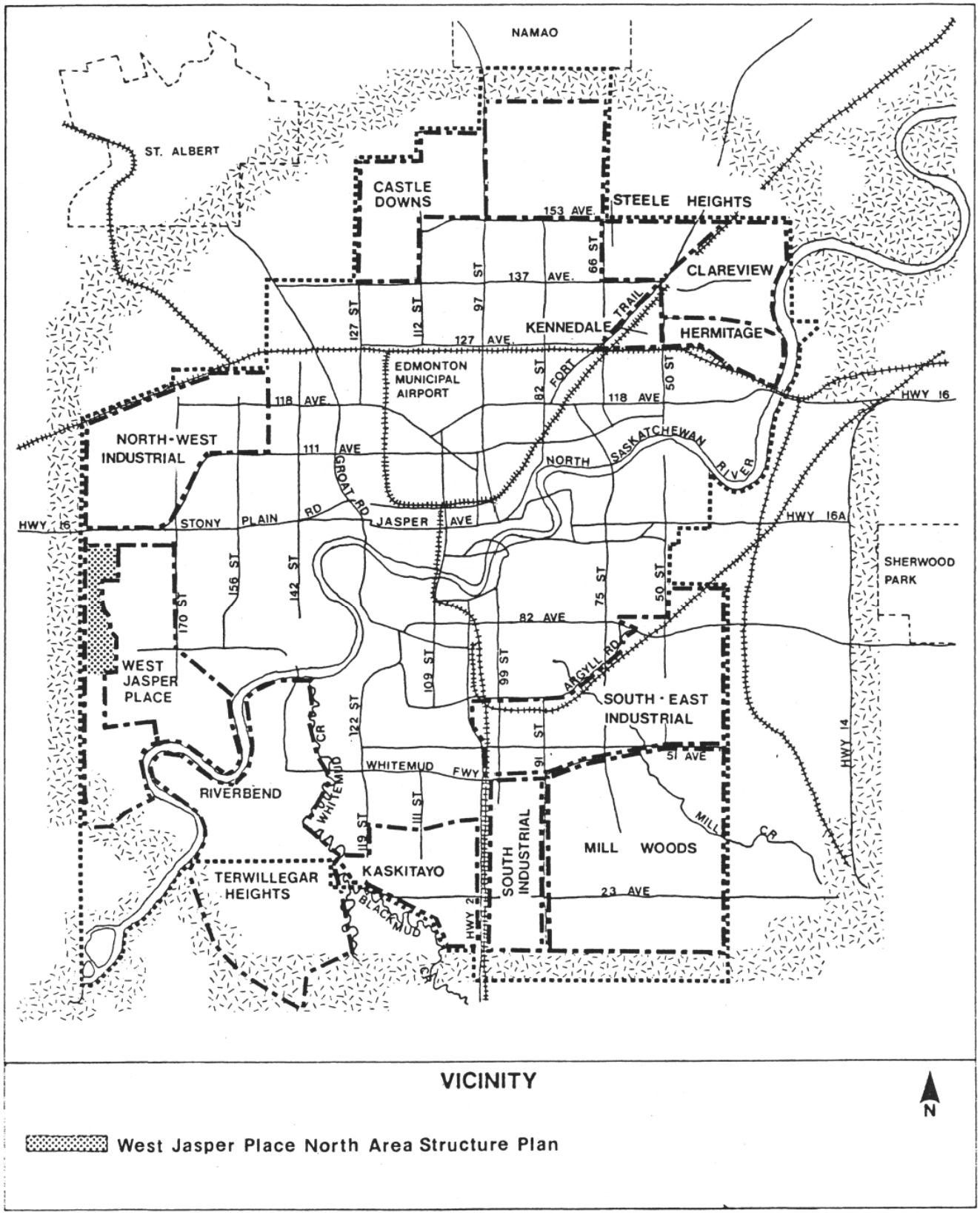
In 1972 the western boundary of the West Jasper Place District Outline Plan was the alignment of the Edmonton Parkway Ring Road (*Anthony Henday Drive*) which was a strip of land from 1,000 to 1,300 feet wide within the City limits. In 1974 the Province established a Restricted Development Area one half mile wide immediately west of the City boundary. On October 9, 1977, *Alberta Infrastructure and Transportation* indicated that the Parkway Ring Road would be located within the Restricted Development Area. This shift of the Ring Road released for possible development land within the City limits which was initially to accommodate the Ring Road.

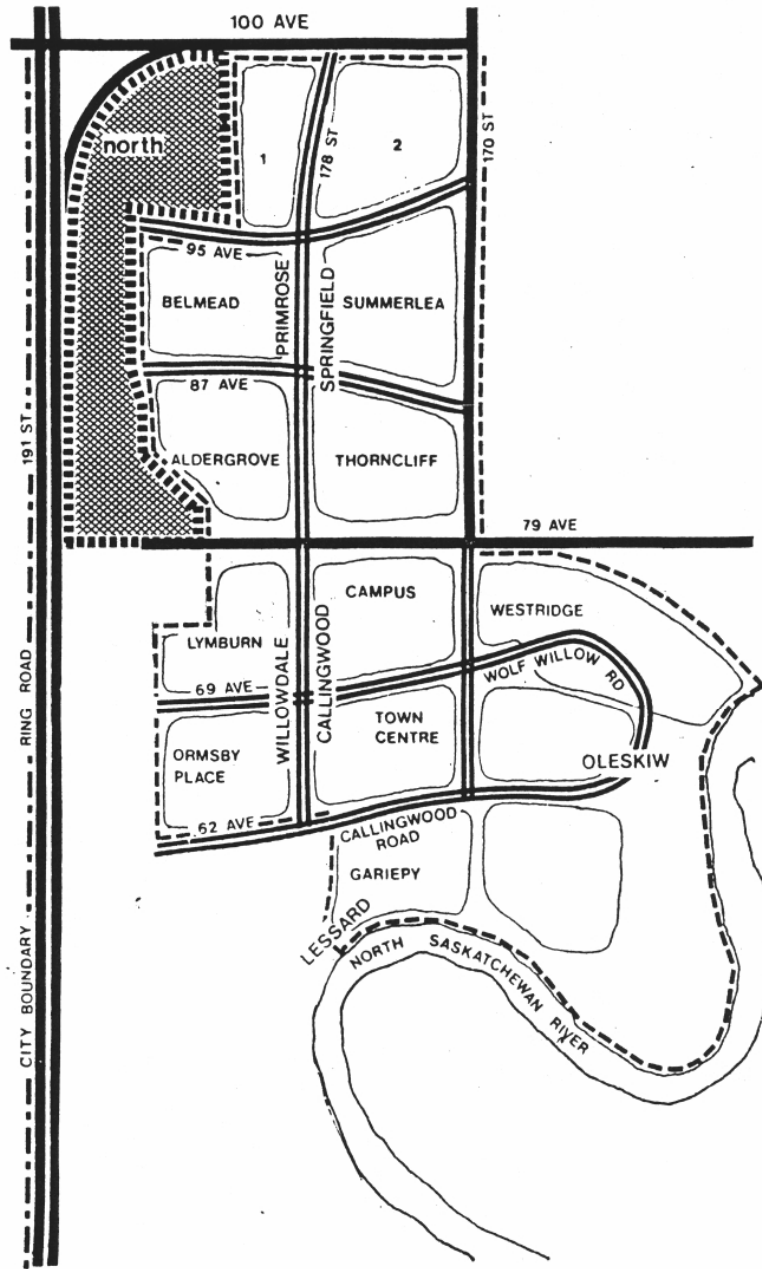
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### **1.4 EDMONTON GENERAL PLAN:**

The West Jasper Place North Area Structure Plan conforms in all aspects to the principles and objectives of the Edmonton General Plan. Additionally, the process used for approving this Area Structure Plan will conform to the General Plan as revised.





**WEST JASPER PLACE NORTH AREA STRUCTURE PLAN**



- ▬▬▬▬▬▬ limit of West Jasper North Area Structure Plan
- limit of West Jasper Place

## **CHAPTER 2: SEQUENCE OF DEVELOPMENT**

### **2.1 INFORMATION ON EXISTING USES AND OWNERSHIP:**

The plan area was formerly agricultural land and is currently uninhabited. The single existing dwelling is owned by one of the applicants. The entire plan area is owned by a group of seven owners.

### **2.2 NEIGHBOURHOOD DESIGNATION:**

The plan provides extensions to the existing neighbourhoods of Aldergrove, Belmead and La Perle. To complete the planning process three neighbourhood plans will be required and these will conform to the area structure plan and be approved by Council as amendments to the structure plan.

### **2.3 STAGING OF NEIGHBOURHOODS:**

Because of the consolidated nature of the ownership, development will follow an orderly and rapid sequence starting in the north and progressing southward. The provision of hard and soft services and the timing of these services will follow City policies and practices.

### **2.4 ENVIRONMENTAL ASPECTS:**

#### **i. SOILS:**

Predominantly Prestville Silty Clay Loam which is a combination of clay and silt tending towards a heavy, moist state.

#### **ii. VEGETATION:**

Mainly cleared with scattered groups of native tree species.

#### **iii. TOPOGRAPHY:**

Predominantly flat varying from 2280 to 2298 feet above sea level.



### CHAPTER 3: PLAN SUMMARY

The land use for the plan area is residential at a density of 13.6 persons per gross acre resulting in an overall density west of 178 Street, north of *Whitemud Drive* to 100th Avenue of 20.2 persons per gross acre.

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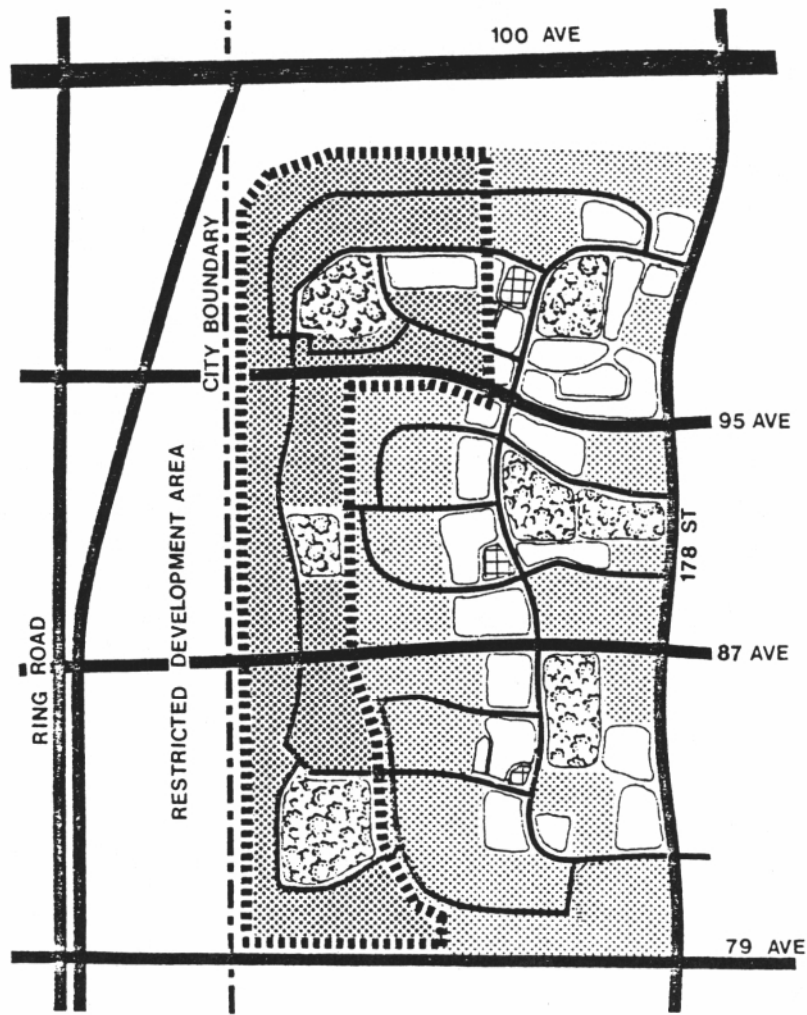
The existing Aldergrove neighbourhood has a density of 22.3 persons per gross acre. The 111 gross acres in the plan area adjacent to Aldergrove provides a neighbourhood school and park site and single family residential uses at a density of 12.26 people per gross acre resulting in a overall density for the Aldergrove neighbourhood of 18.9 persons per gross acre.

The existing Belmead neighbourhood has a density of 21.5 people per gross acre. The 77 gross acres in the plan area adjacent to Belmead provides a site to accommodate district level parks and recreational facilities and single family residential uses at a density of 13.7 people per gross acre resulting in an overall density for the existing neighbourhood, plus the adjacent plan area, of 19.59 persons per gross acre.


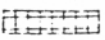
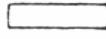
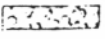


The extension of the area adjacent to La Perle contains 97 gross acres and provides a school and park site and single family uses at a density of 14.9 persons per gross acre resulting in an overall density for La Perle neighbourhood, including the extension area, of 22.14 persons per gross acre.

A portion of La Perle neighbourhood within the structure plan boundary, was also included in the original outline plan of 1969 and revised plan of 1972. The area was included in the area structure plan at this time to ensure comprehensive development of the entire neighbourhood. The multiple sites indicated in the La Perle neighbourhood were approved under the 1972 amendment.

As a result of the densities proposed, the area will be developed in essentially single family form. Details on the provision of services follow in subsequent chapters.



PROPOSED LAND USES

- |  |  |   |  |                         |
|--|--|---|--|-------------------------|
|  | single family proposed                               |  | commercial   |                         |
|  | multiple family                                      |  | park school  |                         |
|  | limit of West Jasper Place North Area Structure Plan |   |  | single family developed |



## **CHAPTER 4: TRANSPORTATION**

### **4.1 EXTERNAL TRANSPORTATION SYSTEMS:**

The transportation system is an extension of the existing roadway system. The plan area will connect to the existing subdivisions to the east at the following avenues:

- 81 Avenue (Approximately)
- 84 Avenue
- 87 Avenue
- 95 Avenue
- 96 Avenue
- 97 Avenue
- 99 Avenue

87 Avenue and 95 Avenue are major arterials which provide access east to 170 Street and beyond. These roads will be extended west into the county at such time as Parkway Ring Road (*Anthony Henday Drive*) is developed.

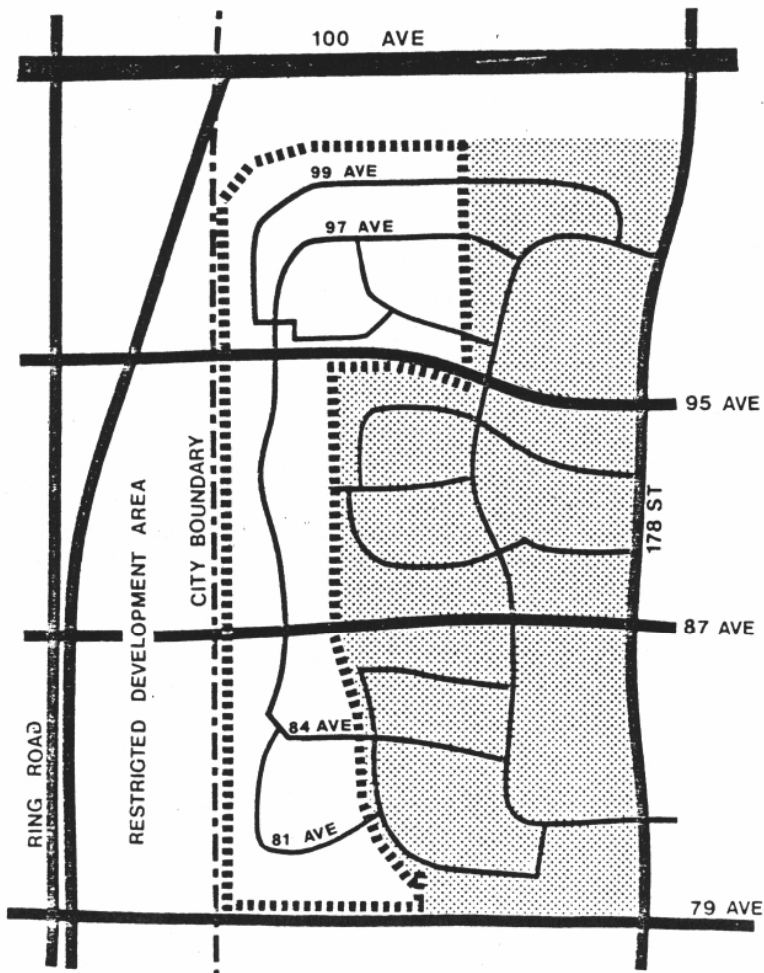
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### **4.2 INTERNAL TRANSPORTATION SYSTEMS:**

There is a major north/south collector which extends the length of the plan area. Connections from this roadway to the east are documented in the previous subsection. Internal roadways will be determined at the neighbourhood structure plan stage.

### **4.3 PUBLIC TRANSPORTATION:**

The plan area is provided with bus service along the north/south collector road with proposed connections to the east at 97 Avenue and 84 Avenue.



TRANSPORTATION  
MAJOR ARTERIALS & COLLECTORS

..... limit of West Jasper Place North Area Structure Plan



## CHAPTER 5: UTILITIES

### 5.1 WATER, STORM AND SANITARY SEWERAGE:

The proposed amendment area will drain into the Quesnell drainage basin, which incorporates Neighbourhood 2, La Perle, Belmead, Summerlea, Aldergrove and Thorncliffe. Further to this, the basin receives storm water both from inside and outside the present City Limits. Both storm and sanitary systems drain to the junction of 170 Street and *Whitemud Drive* at the south east corner of the basin. From there storm sewage is conducted to the River along the Quesnell Trunk, while sanitary sewage is conducted to the treatment plant downtown. The major outfall lines from the plan area will be on *Whitemud Drive* and 95 Avenue. There is sufficient capacity in the Quesnell basin and outfalls to accept run-off from the plan area.

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At present West Jasper Place is served by a network of feeder mains bringing water from the east. A 42" main is at present under construction roughly along the alignment of the 184 Street road allowance. When the new E.L. Smith Water Treatment Plan becomes operational this 42" main will be used to feed much of the north and east Edmonton. There will therefore be ample water available to supply the proposed extension to the City Limits.

### 5.2 POWER AND TELEPHONES:

Power will originate from the Meadowlark Substation and telephone service will be provided through the existing duct lines in developed neighbourhoods.

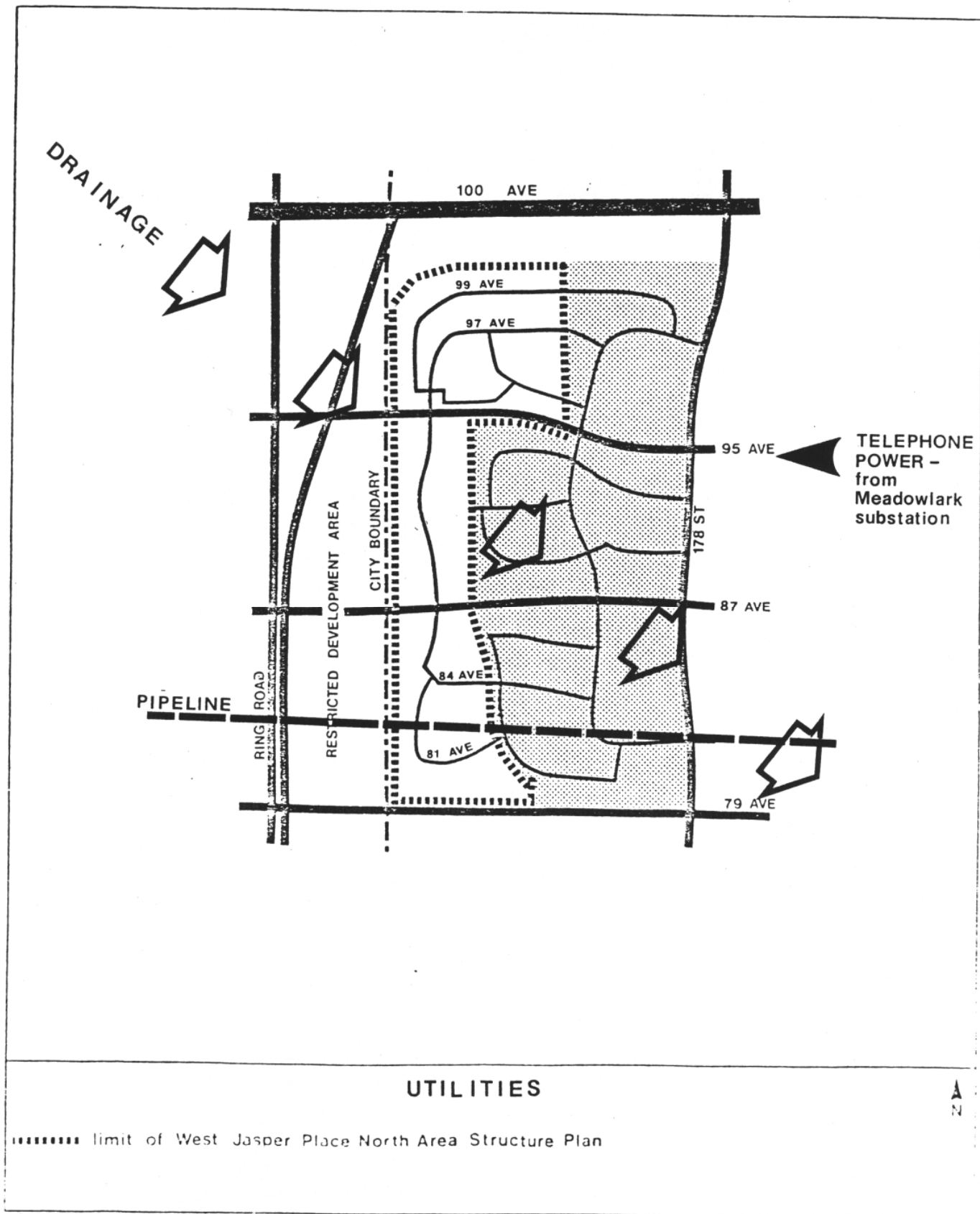
### 5.3 GAS:

The neighbourhoods of Lymburn, Aldergrove and Belmead are supplied with natural gas from the southeast. There is a major 20" feeder line on 178 Street which has been constructed from the south as far north as 89 Avenue. It is planned that this line will be extended to the north to connection with existing major lines north of *Stony Plain Road* (formerly Highway 16). Once this line is completed the line from the north will become the main source of supply for the West Jasper Place area.

### 5.4 EXISTING UTILITY FACILITIES:

*An oil pipeline* traverses the area just south of the 82 Avenue alignment in the existing portion of Aldergrove.

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**UTILITIES**

..... limit of West Jasper Place North Area Structure Plan

## CHAPTER 6: PROVISION OF SOFT SERVICES

### 6.1 SCHOOLS:

#### Public Elementary - (2 sites)

- one site in the plan area adjacent Aldergrove.
- one site in the plan area adjacent La Perle.

#### Separate Elementary - (2 sites)

- in same location as Public Elementary sites described above

#### Public Junior High - (1 site)

- one site is provided in the plan area adjacent La Perle

#### Separate Junior High - (0)

- students will be accommodated at existing school in Belmead neighbourhood

#### Public and Separate High Schools - (0)

- Public and Separate High Schools are proposed to be located in the major school campus site located north of 69 Avenue east of 178 Street

### 6.2 PARKS:

There is a park element associated with the school sites in the plan area adjacent Aldergrove and La Perle.

An 8 to 9 acre district level park is to be located in the area adjacent Belmead.

The Southern Boundary of the plan area is located approximately 1.5 to 2 miles from the North Saskatchewan River valley.

### 6.3 FIRE:

A Fire Station site to service West Jasper Place is to be located at Calling-wood Road (62 Avenue) and 178 Street.

### 6.4 POLICE:

Requires additional constables. Services from Jasper Place substation.

6.5 LIBRARY:

A library is required to serve the population of West Jasper Place as it presently exists. The library is tentatively scheduled to be located in the proposed Westgate Shopping Centre.