

West Jasper Place (South) Area Structure Plan

Office Consolidation December 2006

Prepared by:

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

Bylaw 5768 was adopted by Council in September 1979. In December 2006, this document was consolidated by virtue of the incorporation of the following bylaws:

Bylaw 5768 Approved September 24, 1979 (to adopt the West Jasper Place (South) 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:

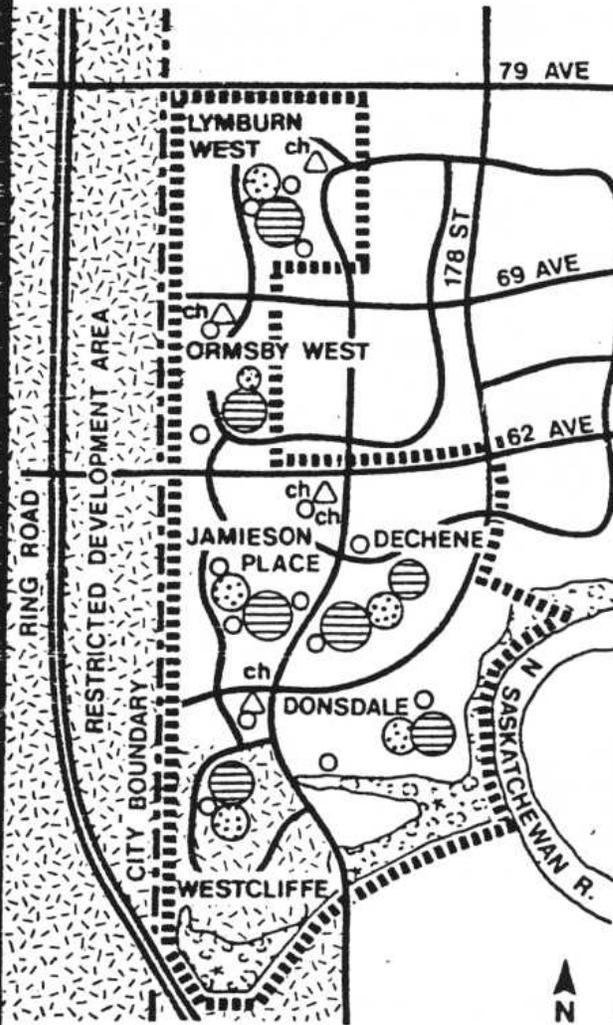
This is an office consolidation edition of the West Jasper Place (South) Area Structure Plan, Bylaw 5768, as approved by City Council on September 24, 1979.

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

WEST JASPER PLACE SOUTH AREA STRUCTURE PLAN



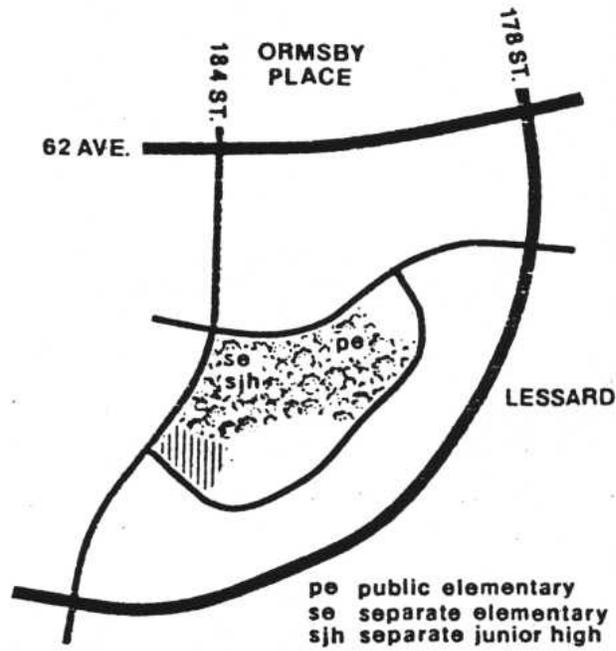
BYLAW 5768

- limit of area structure plan
- single family
- multiple family
- ◐ school site
- △ commercial
- ◑ nbhd. park
- ▨ ravine land
- ch church

57

 City Clerk

**WEST JASPER PLACE
Dechene Neighbourhood Structure Plan**



- school & park
- multiple family
- single family

BYLAW 5768

Certified by _____
plan as shown _____
5768

City Clerk

WEST
JASPER
PLACE
(south)

AREA
STRUCTURE
PLAN

WEST JASPER PLACE
(South)
AREA STRUCTURE PLAN

Prepared for

Five Private Corporations
(Amended by Editor)

By

Mackenzie Spencer Associates
July, 1978

TABLE OF CONTENTS

	<u>Page</u>
CHAPTER 1: INTRODUCTION	
1.1 General Objectives	1
1.2 Historical Background	1
1.3 Boundaries of the Area	1
CHAPTER 2: FACTORS INFLUENCING DEVELOPMENT	
2.1 Natural Features	4
2.2 Existing Uses and Ownership	4
CHAPTER 3: GENERAL LAND USE STRUCTURE	
3.1 Land Use Development Objectives	7
3.2 Densities	7
3.3 Summary of Land Areas	7
CHAPTER 4: CIRCULATION SYSTEM	
4.1 Circulation System Objectives	11
4.2 Internal Circulation Pattern	11
4.3 External Circulation Connections	11
CHAPTER 5: UTILITIES	
5.1 Water, Storm and Sanitary Sewerage	13
5.2 Power and Telephones	13
5.3 Gas	13
CHAPTER 6: PROVISION OF SOFT SERVICES	
6.1 Development Objectives	15
6.2 Schools	15
6.3 Parks	15
6.4 Fire	17
6.5 Police	17
6.6 Library	17
CHAPTER 7: COMMERCIAL FACILITIES AND CHURCHES	
7.1 Development Objective	18
7.2 Commercial Facilities	18
7.3 Churches	18
CHAPTER 8: FINANCIAL IMPACT STUDY	19
CHAPTER 9: STAGING AND IMPLEMENTATION	
9.1 Staging	23
9.2 Acquisition of Public Lands	23
9.3 Plan Implementation	23
CHAPTER 10: CONCLUSIONS	25

LIST OF TABLES

	Page
TABLE I: Area, Density F Population	9
TABLE II: Estimated Land Use Distribution	10
TABLE III: Public Lands	16

LIST OF MAPS

	Page
GENERAL LOCATION	2
THE SOUTH AMENDMENT AREA	3
NATURAL FEATURES	5
DEVELOPMENT CONSTRAINTS	6
GENERAL LAND USE STRUCTURE	8
CIRCULATION SYSTEM	12
STORM/SANITARY SEWERAGE BASINS	14
STAGING	24

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 the south east corner of 57 Avenue and 184 Street, 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 GENERAL OBJECTIVES:

The objective of this plan is to provide a framework for the development of the plan area which encourages attractive, economical residential and other development, in a manner which is compatible and complementary to existing development in West Jasper Place.

1.2 HISTORICAL BACKGROUND:

In 1972, the western boundary of the West Jasper Place Outline Plan District was the alignment of the proposed Edmonton Parkway Ring Road; a strip of land approximately ¼ mile in width inside the City's western limits. In 1974, the Province established a Restricted Development Area, one half mile in width, immediately west of the City boundary, as shown on Map One. In 1977, Alberta Transportation indicated that the Parkway Ring Road would be located within the Restricted Development Area. This shift of the Ring Road released for urban development land within the City limits which was originally intended to accommodate the Ring Road.

1.3 BOUNDARIES OF THE AREA:

The West Jasper Place South Area Structure Plan encompasses what is referred to hereinafter as the South Amendment Area. The South Amendment Area includes those lands south of *Whitemud Drive (79 Avenue)* released by the shift of the Ring Road, as well as lands within the 1972 West Jasper Place District boundaries for which plans of subdivision have not been approved. The definition of this larger planning unit permitted logical integration of existing development in West Jasper Place with development of the expansion area vacated by the Ring Road. The general location of the South Amendment Area and its boundary in relation to existing development in West Jasper Place is shown on Maps One and Two.

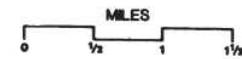
Amended by
Editor

West Jasper Place

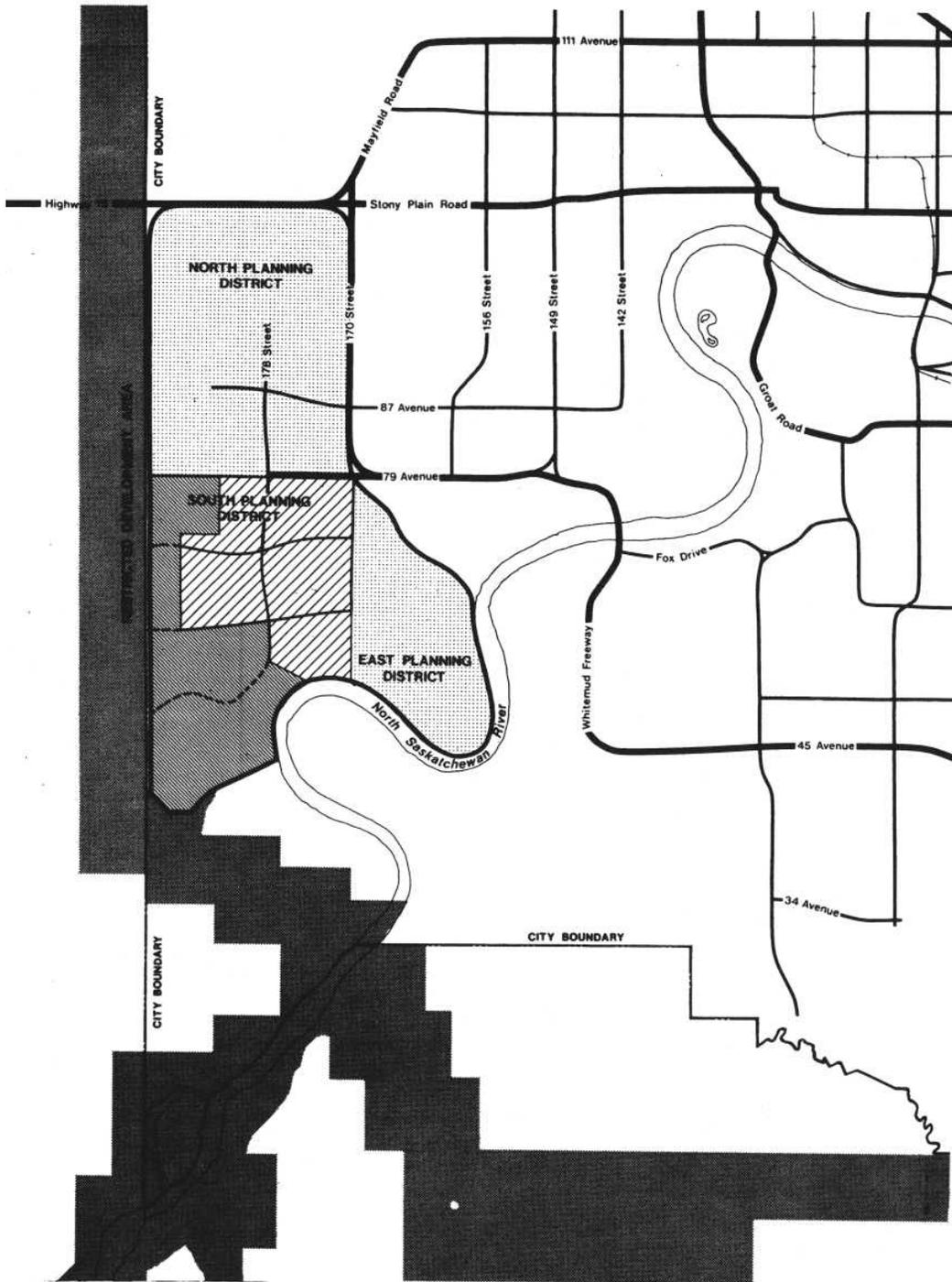
South Amendment Area

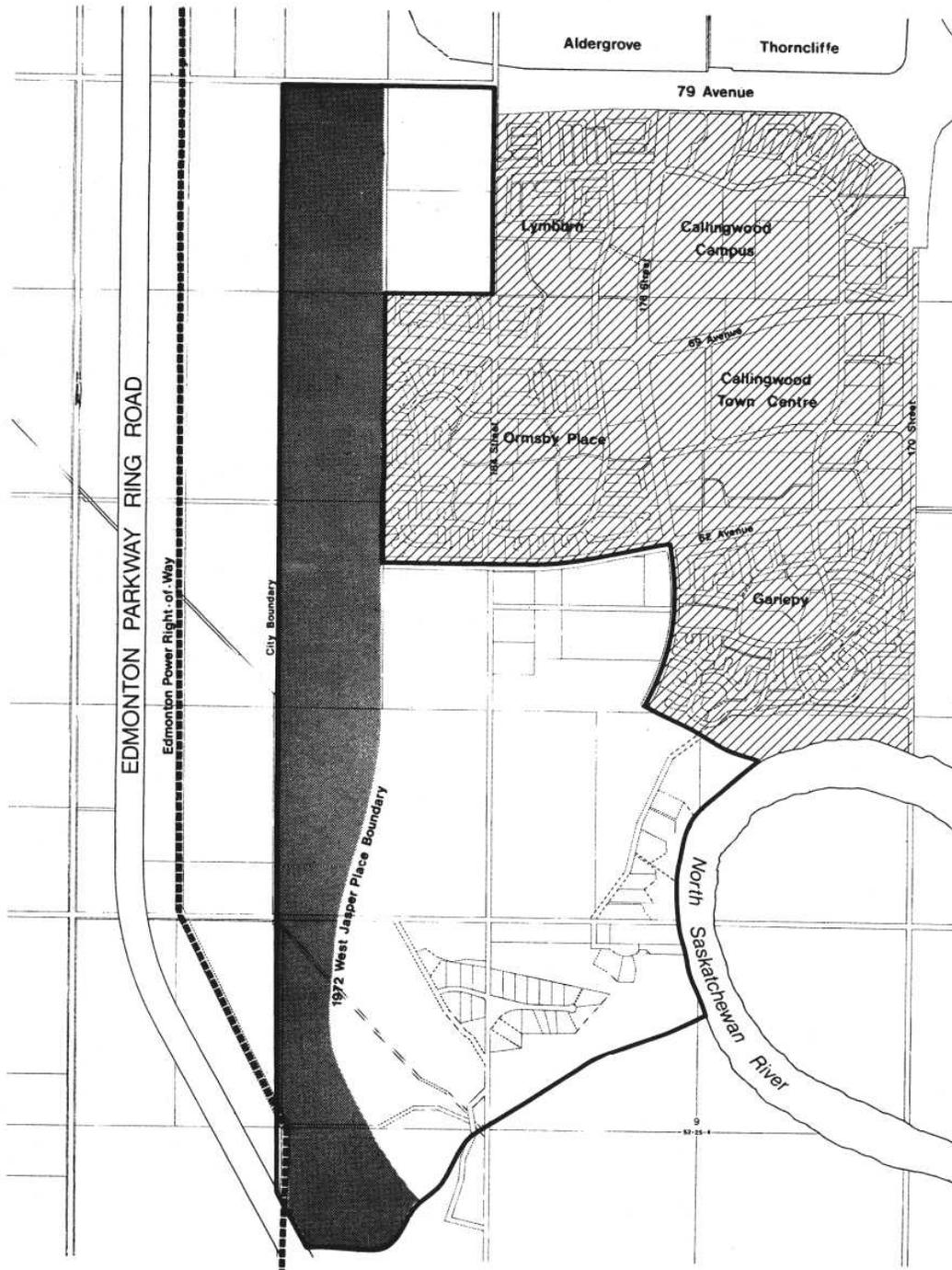
GENERAL LOCATION

- West Jasper Place Boundary
- ▨ Approved Development in South Planning District
- South Amendment Area



1



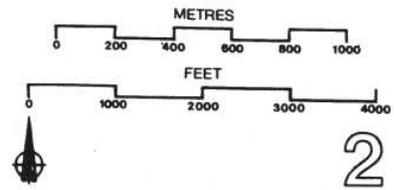


West Jasper Place

South Amendment Area

THE SOUTH AMENDMENT AREA

-  South Amendment Area
-  South Expansion Area
-  Approved Development in South Planning District



CHAPTER 2: FACTORS INFLUENCING DEVELOPMENT:

2.1 NATURAL FEATURES:

i. SOILS:

Sub-soils are predominantly Malmo Silty Clay Loam or Mica Silty Clay Loam, except in the ravine and river valley, which has complex sub-soil characteristics.

ii. VEGETATION:

The South Amendment Area is mainly cleared but with several large stands of Aspen and Black Poplar.

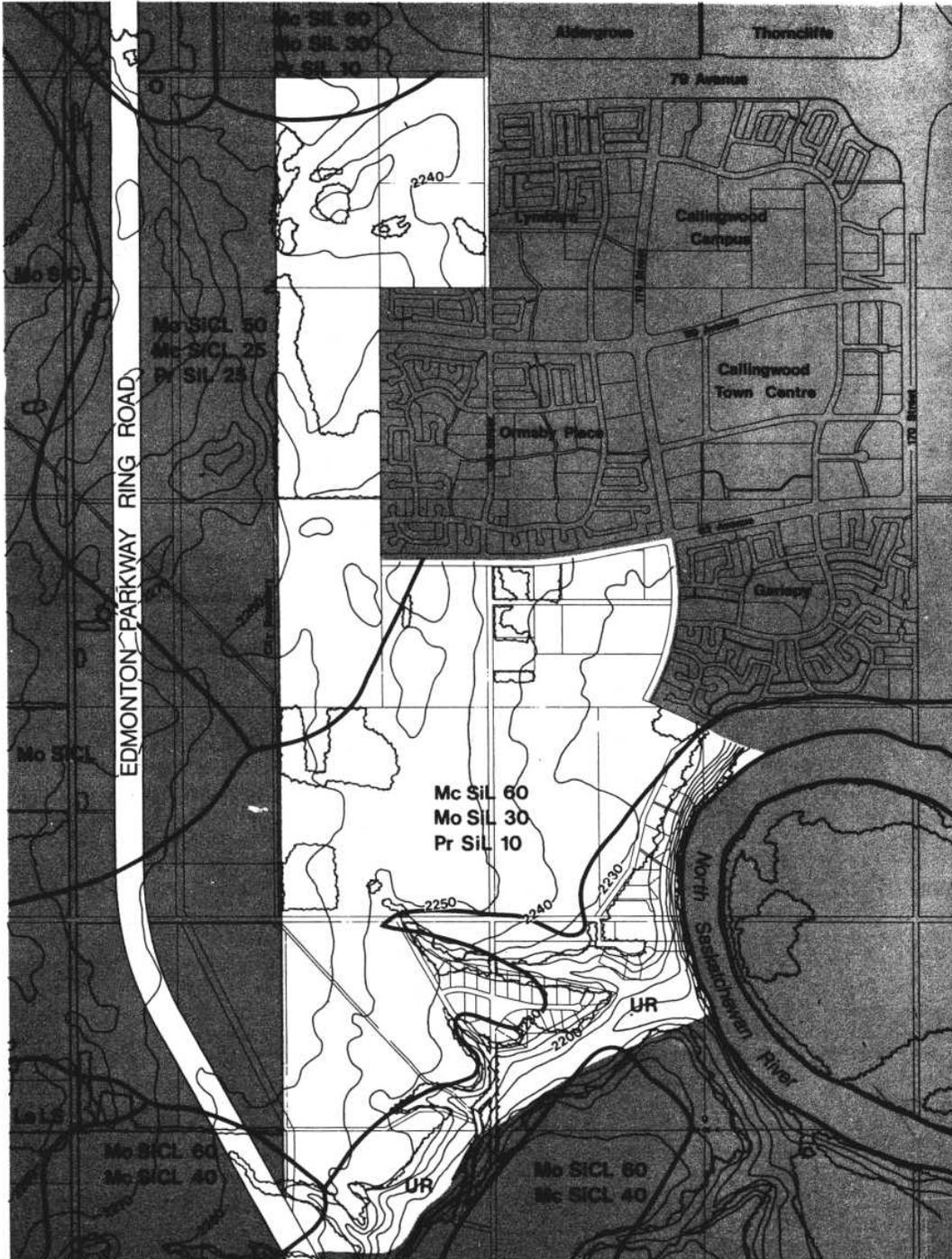
iii. TOPOGRAPHY:

The South Amendment Area slopes persistently from west to east, draining into the North Saskatchewan River Valley, and in the south, into Wedgewood Ravine. Above the top of the bank there is a 40 foot variation in height. Map Three illustrates the Natural Features within the South Amendment Area.

2.2 EXISTING USES AND OWNERSHIP:

The existing land use is predominantly agricultural, with two country residential developments along Wedgewood Ravine and the River Valley. Two utility easements cross the southern corner of the South Amendment Area, and Edmonton Water has constructed a 42 inch water main in an alignment which fixes the location of 184 Street, bisecting the southern portion of the Amendment Area. The pattern of existing development south of *Whitemud Drive (79 Avenue)*, including the location of schools and roads, and the location of the proposed Parkway Ring Road defines, in large part, the pattern of development in the South Amendment Area. Finally, a portion of the extreme south of the Amendment Area is within the Restricted Development Area. This land will be released for development by the Provincial Government upon approval of detailed development plans by the City of Edmonton. In general, however, development of the South Amendment Area is not constrained by existing land uses since the majority of the land area is held in the form of large unsubdivided parcels controlled by development interests. Development constraints are illustrated on Map Four.

Amended by
Editor



West Jasper Place

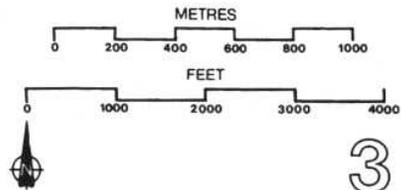
South Amendment Area

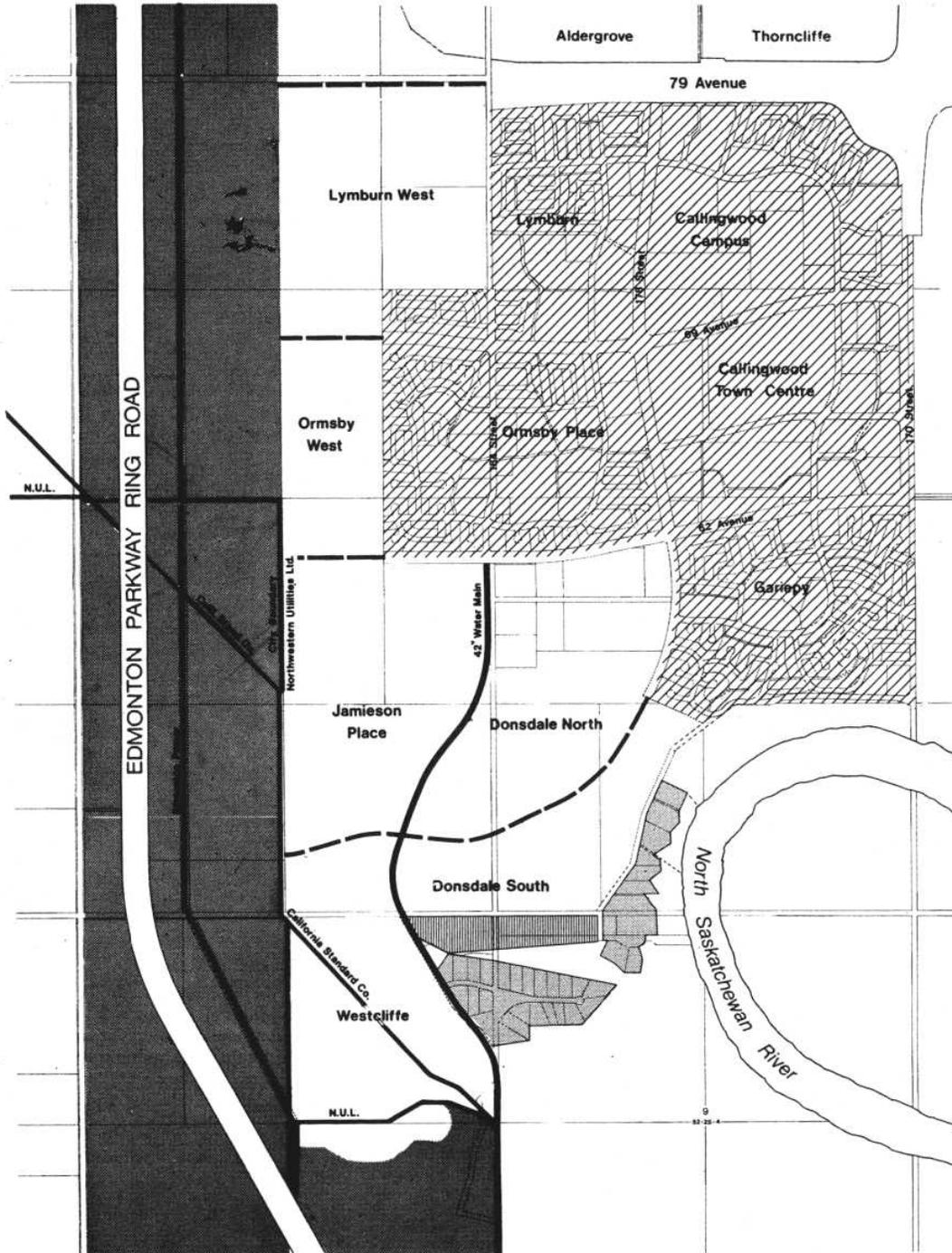
NATURAL FEATURES

SOILS

- Mc SiCL Mico Silty Clay Loam
- Mo SiCL Malmo Silty Clay Loam
- Mc SiL Mico Silt Loam
- Mo SiL Malmo Silt Loam
- Pr SiL Prestville Silt Loam
- O Organic
- Le LS Leith Loamy Sand
- UR Unclassified Soil

10' Contour Interval



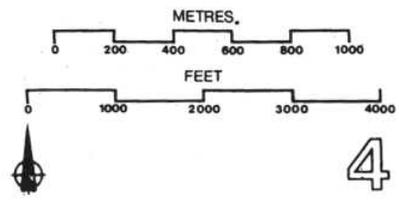


West Jasper Place

South Amendment Area

DEVELOPMENT CONSTRAINTS

-  Road Extensions
-  Utility Right-Of-Way
-  Restricted Development Area
-  Riding Stable
-  Country Residential
-  Approved Development Area



CHAPTER 3: GENERAL LAND USE STRUCTURE:

3.1 LAND USE DEVELOPMENT OBJECTIVES:

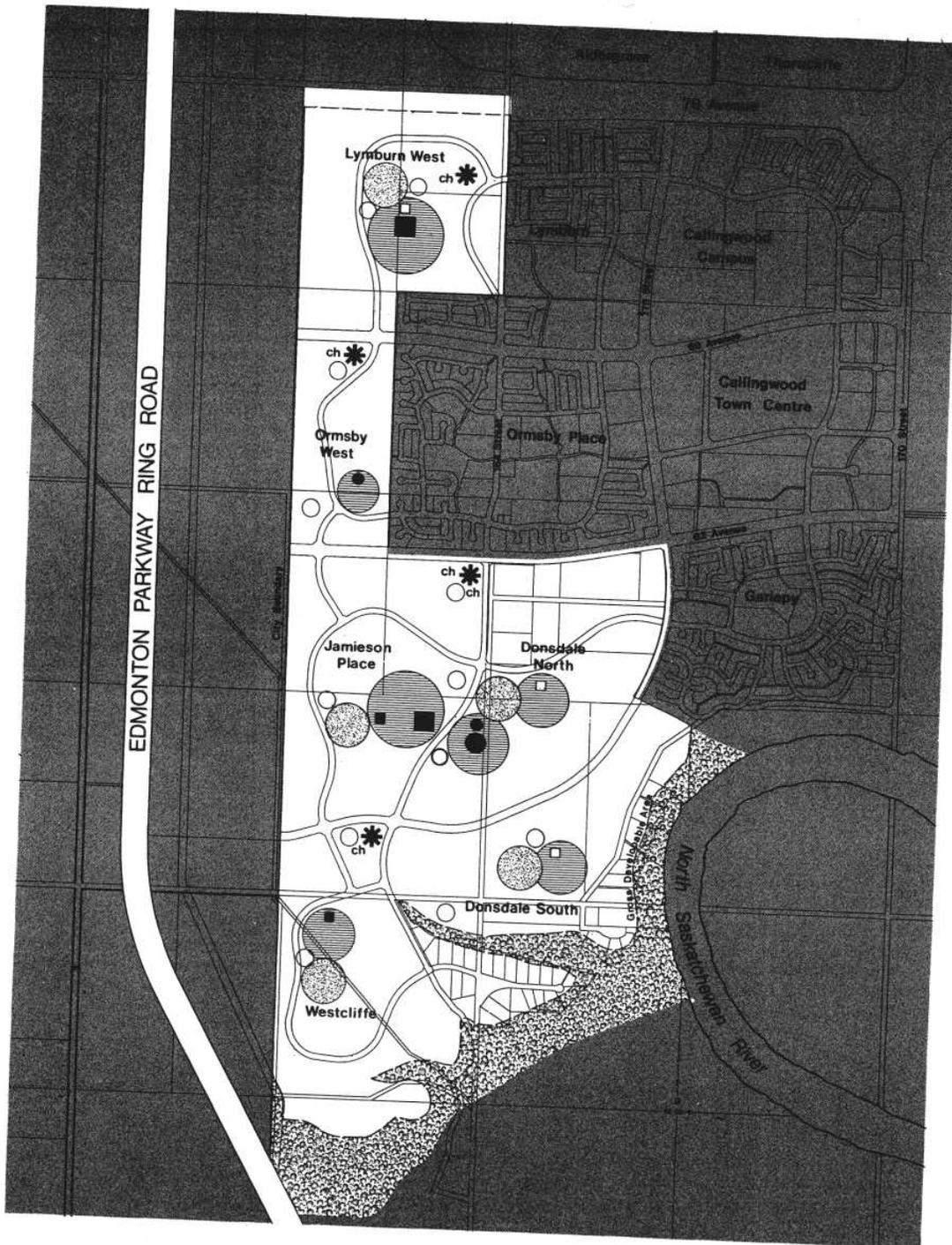
The General Land Use Structure for the South Amendment Area is illustrated on Map Five. Residential development in West Jasper Place has been extended through the South Amendment Area to the City limits in six neighbourhoods. The general objectives which residential development in the South Amendment Area should meet include the provision of adequate levels of privacy, security and comfort in dwelling designs, as well as the promotion of visual interest and neighbourhood identity. The emphasis of development in the South Amendment Area should be on accommodating family living through ground-related housing forms and suitable children's play spaces. The special needs of the elderly, the physically disabled and single parents should also be considered in developing public facilities or housing projects for these groups. Multiple family projects shall be distributed in accordance with adopted neighbourhood design guidelines.

3.2 DENSITIES:

The density of development in the South Amendment Area will average between 15 and 18 persons per gross developable acre. Individual neighbourhoods shall be developed at densities which range from 14-17 persons per acre at one extreme to 17-20 persons at the other extreme in accordance with Table One. These densities imply a heavy emphasis on single family detached, semi-detached and townhousing dwellings. The developed country residence areas (i.e., Wedgewood Estates and Donsdale Crest) have been excluded from the density calculations. The densities are graduated from south to northwest. This gradation of densities on a neighbourhood unit basis will also be applied within neighbourhoods, resulting in a build-up of density as distance from the River increases and as distance to intensive institutional/commercial land uses within West Jasper Place decreases.

3.3 SUMMARY OF LAND AREAS:

Table Two summarizes the distribution of land areas anticipated at full development.



West Jasper Place

South Amendment Area

GENERAL LAND USE STRUCTURE

- | Public | Separate |
|--------------------------------------|----------|
| □ 6 Classroom Core Elementary School | ○ |
| ■ 8 Classroom Core Elementary School | ● |
| ■ Junior High School | ● |
| ■ Senior High School | ● |
| ▨ School, Site | |
| ▨ Central Neighbourhood Park | |
| ▨ Ravine, River Valley | |
| * Neighbourhood Commercial | |
| ○ Multiple Family Project Sites | |
| ch Church Site | |

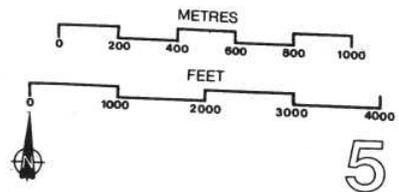


TABLE I
WEST JASPER PLACE
SOUTH AREA STRUCTURE PLAN
AREA, DENSITY & POPULATION

Neighbourhood Unit	Estimated Gross Developable Area		Density	Projected Population
Lymburn West	165	ac	16-19 p/ga*	2,600-3,100 persons
Ormsby West	85	ac	16-19 p/ga	1,400-1,600 persons
Jamieson Place	190	ac	17-20 p/ga	3,200-3,800 persons
Donsdale North	180	ac	14-17 p/ga	2,500-3,100 persons
Donsdale South	145	ac**	14-17 p/ga	2,000-2,500 persons
Westcliffe	165	ac**	14-17 p/ga	2,300-2,800 persons
TOTAL	930	ac	15-18 p/ga	14,000-16,900 persons

* persons/gross developable acre

** excludes Wedgewood Estates and Donsdale Crest

TABLE II
 WEST JASPER PLACE SOUTH AREA STRUCTURE PLAN
 ESTIMATED LAND USE DISTRIBUTION

Land Use	Acres	% of Gross Developable Area
Residential	583	62%
Commercial	10	1%
Churches	5	1%
Circulation	230	25%
School Sites	72	8%
Parks	<u>30</u>	<u>3%</u>
GROSS DEVELOPABLE		
AREA:	930	100%
Country Estates*	45	
Utility Easements	5	
Freeway Right-of-Way	20	
Ravines and River Valley	<u>160</u>	
TOTAL SOUTH AMENDMENT		
AREA:	1,160	

* Wedgewood Estates and Donsdale Crest, Gross Area.

CHAPTER 4: CIRCULATION SYSTEM:

4.1 CIRCULATION SYSTEM OBJECTIVES:

The major objectives of the design of the circulation network are to separate high volume vehicular flows from pedestrian traffic, to minimize the land area consumed by roads, and to encourage public transit.

4.2 INTERNAL CIRCULATION PATTERN:

i. ROADS:

Map Six illustrates the major road pattern for the South Amendment Area. *Whitemud Drive (79 Avenue)* and *Callingwood Road (62 Avenue)* will interchange with the proposed Ring Road. 69 Avenue and the 178 Street extension will "fly-over" the Ring Road. 184 Street contains the main 42 inch supply line of Edmonton Water. The existing Wedgewood Ravine crossing at 184 Street shall be retained as a local road to serve proposed and existing country residential development south of the ravine.

Amended by
Editor

ii. TRANSIT ROUTES:

Two proposed transit routes, illustrated on Map Six, extend convenient transit service to residents of the South Amendment Area.

iii. PEDESTRIAN AND BICYCLE ROUTES:

No major walkways are proposed. Pedestrian and Bicycle movements shall be accommodated on the local road network supplemented by minor walkway connections to serve trips to school, local shopping and natural areas.

4.3 EXTERNAL CIRCULATION CONNECTIONS:

Major external access routes from the South Amendment Area will be 178 Street, 170 Street, *Callingwood Road (62 Avenue)*, Whitemud Freeway, and eventually the Edmonton Parkway Ring Road.

Amended by
Editor

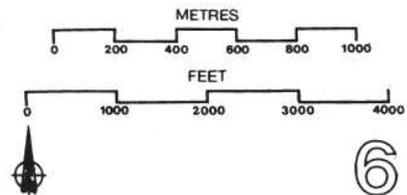


West Jasper Place

South Amendment Area

CIRCULATION SYSTEM

- Transit Route 1
- Transit Route 2



CHAPTER 5: UTILITIES:

5.1 WATER, STORM AND SANITARY SEWERAGE:

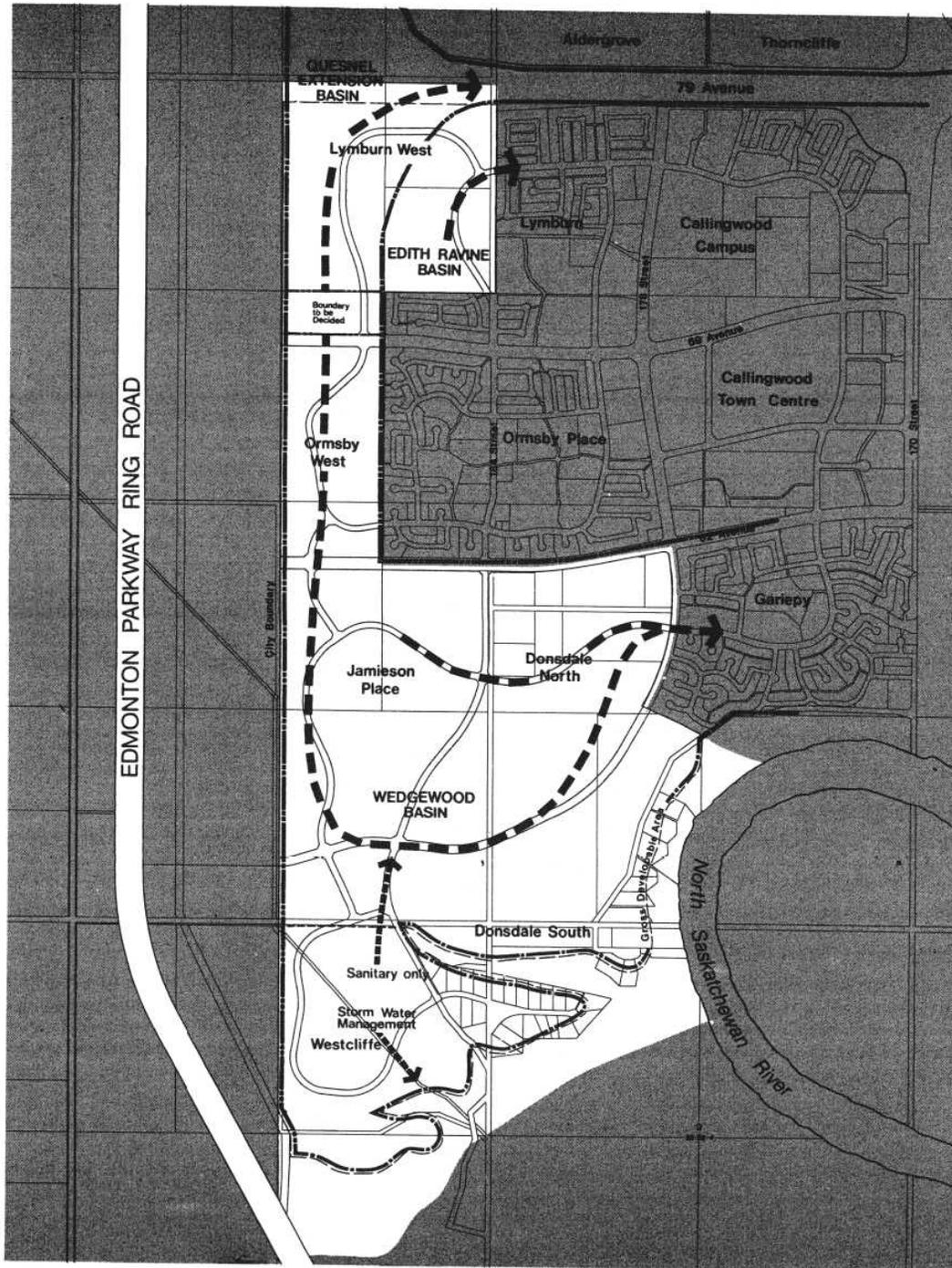
Storm water and sanitary sewerage from the South Amendment Area will drain into the Edith Ravine, the Quesnell Extension, and the Wedgewood Storm and Sanitary Basins, as per Map 7. The area north of 69 Avenue and south of the 1/4 section line of Section 20-52-29-W4M may drain either north or south. The developable land within Section 8-52-25-W4M (Westcliffe neighbourhood) will form part of the Wedgewood Sanitary Basin. Storm water from this area will form an independent storm drainage basin, draining via storm water management into Wedgewood Creek or via a conventional outfall into the North Saskatchewan River. Water service to the South Amendment Area will be via the 42 inch water main located in the 184 Street alignment.

5.2 POWER AND TELEPHONES:

Underground power service and telephone service will be extended from adjacent developed areas.

5.3 GAS:

Natural gas will be supplied to Lymburn West and Ormsby West from extensions to the Lymburn and Ormsby Place systems. The other neighbourhoods will be served from an extension to the existing I.P. trunk line along 178 Street.

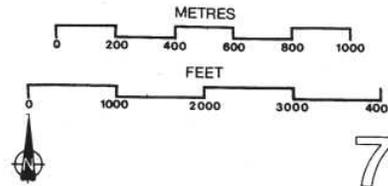


West Jasper Place

South Amendment Area

STORM/SANITARY SEWERAGE BASINS

- Storm and Sanitary Sewerage Basin Boundary
- Storm Sewerage Basin Boundary
- General Sewerage Flow Direction



CHAPTER 6: PROVISION OF SOFT SERVICES:

6.1 DEVELOPMENT OBJECTIVES:

The general objectives for development of "soft" public services in the South Amendment Area include locating schools and other public facilities centrally with respect to potential users, and the preservation of natural areas such as the River Valley and Wedgewood Ravine.

6.2 SCHOOLS:

i. PUBLIC ELEMENTARY - (5 SITES):

Sites for 6 x 6 core classroom public elementary schools are to be reserved in Lyburn West, Donsdale North, Donsdale South, and Westcliffe. A site for an 8 x 8 core classroom public elementary school is to be reserved in Jamieson Place.

ii. SEPARATE ELEMENTARY - (2 SITES):

Sites for 8 x 8 core classroom separate elementary schools are to be reserved in Ormsby West and Donsdale North.

iii. PUBLIC JUNIOR HIGH - (2 SITES):

Sites are to be provided in Lyburn West and Jamieson Place.

iv. SEPARATE JUNIOR HIGH - (1 SITE):

A site is to be provided in Donsdale North.

v. PUBLIC AND SEPARATE SENIOR HIGH SCHOOLS:

Senior high students can be accommodated by schools to be built in the Callingwood Campus. The areas and locations of schools are indicated on Table III and Map Five.

6.3 PARKS:

Thirty acres of neighbourhood parks are to be distributed among the neighbourhoods as shown on Table III. Approximately 160 acres of ravine and river valley lands are also located in the South Amendment Area.

TABLE III
WEST JASPER PLACE
SOUTH AREA STRUCTURE PLAN

PUBLIC LANDS

Neighbourhood Unit	Public School Board		Separate School Board		Parks	
Lvmburn West	15.5	ac (PJH/PES(6))	-		5.0	ac
Ormsby West		-	7.0	ac (SES(8))	1.0	ac
Jamieson Place	17.0	ac (PJH/PES(8))	-		7.0	ac*
Donsdale North	7.5	ac (PES(6))	10.0	ac (SJH/SES(8))	6.0	ac*
Donsdale South	7.5	ac (PES(6))			5.0	ac
Westcliffe	7.5	ac (PES(6))		-	6.0	ac*
TOTAL	55.0	ac 17.0 ac			30.0	ac

* Community League

Total Public Lands = 102.0 acres

Reserve Dedication (10% of Gross Developable Area) = 93.0 acres

6.4 FIRE:

Fire protection services will be provided from a station located at *Callingwood Road (62 Avenue)* and 178 Street.

Amended by
Editor

6.5 POLICE:

Police services will be provided from the Jasper Place sub-station.

6.6 LIBRARY:

A library to serve West Jasper Place is tentatively scheduled to be located in the proposed Westgate Shopping Centre.

CHAPTER 7: COMMERCIAL FACILITIES AND CHURCHES:

7.1 DEVELOPMENT OBJECTIVE:

It is an objective to encourage neighbourhood-oriented non-residential uses to locate at neighbourhood entrances, and at visual focal points, where residential areas can be protected from traffic generated by these non-residential uses.

7.2 COMMERCIAL FACILITIES:

Four neighbourhood commercial centres are proposed on Map Five. No major commercial land uses are envisaged.

7.3 CHURCHES:

Five church sites have been designated on Map Five, adjacent to the neighbourhood commercial centres.

CHAPTER 8: FINANCIAL IMPACT STUDY:

A detailed financial impact study was prepared by the Civic Administration as a directive of City Council and is summarized below.

STATEMENT OF REVENUE AND EXPENDITURE FOR MUNICIPAL TAXES
 WEST JASPER PLACE, SOUTH AREA STRUCTURE PLAN
 (EXPANSION AREA ONLY) 1980 – 1985

PROJECTED COST OF PROVIDING SERVICE TO
 WEST JASPER PLACE SOUTH AREA STRUCTURE PLAN, 1980 - 1985
 (MUNICIPAL TAX SUPPORTED EXPENDITURES)

1. DEBT CHARGES (includes capital costs for services identified plus interest rate of 9 3/4% for 25 years 2nd column represents debt charges incurred within the plan period only from expected start of investment based on the projected time period that the service is to be introduced; 3rd column represents the balance of debt charges after 1985 that would complete the 25 year loan period).				
FACILITY/SERVICE	TOTAL CAPITAL COST	TOTAL DEBT CHARGES 25 YEARS	DEBT CHARGES, PLAN PERIOD	BALANCE OF DEBT CHARGES AFTER PLAN PERIOD
-Water & Sanitation	194,000	503, 113	104,815	398,291
-Engineering and Transportation (major roadways)	3,832,000+	9,937,776	2,070,370	7,867,406
-Parks and Recreation	684,000	1,773,862	369,550	1,404,312
	4,710,000	12,214,751	2,544,735	9,670,009
2. Fire Protection (operating, maintenance costs)			596,000*	
3. Police			732,000	
4. Transit (Bus Only, operating deficit)			1,242,000	
5. Parks and Recreation (operating maintenance costs)			34,200	
6. Streets and Roadway maintenance			555,000	
7. Garbage Collection, Storm Sewers (operating/maintenance costs)			231,000	
8. Central Administration, (including City Council, Mayor's Office)			25,000	
9. Social Services			49,500	
		GRAND TOTAL EXPENDITURES FOR TAX SUPPORTED SERVICES	6,009,435	

* statistics derived from figures used in analysis of Riverbend District Outline Plan. + includes construction of two lan
 Whitemud Drive (79 Avenue) between 170 Street and 178 Street.

Amended by
 Editor

PROJECTED TAX REVENUES FROM
 WEST JASPER PLACE SOUTH AREA STRUCTURE PLAN
 (EXPANSION AREA ONLY) 1980 - 1985
 (Municipal Levy Only)
 1978 dollars

I.	REALPROPERTY TAX	1,505,886	
	1.1 Residential Single Family		
	Multi-Family, rented		349,431
	Multi-Family, condominium	320,853	
	TOTAL RESIDENTIAL	2,176,170	
	1.2 Commercial		
	Neighbourhood Centre	9,254	
2.	BUSINESS TAX		
	Neighbourhood Centre*	68,743	
	GRAND TOTAL REVENUES	2,254,167	
	From Municipal Levy		

*ssumes development during 4th year.

STATEMENT OF REVENUES AND EXPENDITURES FOR EDUCATIONAL TAXES,
WEST JASPER PLACE SOUTH AREA STRUCTURE PLAN
(EXPANSION AREA ONLY) 1980 - 1985

PROJECTED TAX REVENUES FROM WEST JASPER PLACE SOUTH, AREA STRUCTURE PLAN, 1980-1985, (Educational Levy Only)				PROJECTED COST OF PROVIDING SCHOOLS FRO WEST JASPER PLACE SOUTH AREA STRUCTURE PLAN, 1980-1985, (Amounts Funded from City Taxes Only)		
1.	REAL PROPERTY TAX				CAPITAL COST (excluding debt charges)	OPERATING /MAINTENANCE cost unavailable
	1.1 Residential					
		Single-Family	1,315,404	Public Schools	2,400,000	
		Multi-Family Rented	219,531			
		Multi-Family Condominium	<u>279,285</u>			
		TOTAL RESIDENTIAL	1,814,220			
				Separate Schools	<u>250,000</u>	
				GRAND TOTAL (Capital costs, supported from educational levy)	2,650,000	
	1.2 Commercial					
		Neighbourhood Center	10,025			
		GRAND TOTAL REVENUE From Educational Levy	1,824,245			

CHAPTER 9: STAGING AND IMPLEMENTATION:

9.1 STAGING:

Staging of development in the South Amendment Area may proceed logically and contiguously from existing development through extension of trunk services. Map 8 indicates a generalized staging sequence, which should be flexible where it would encourage competition in the land development industry.

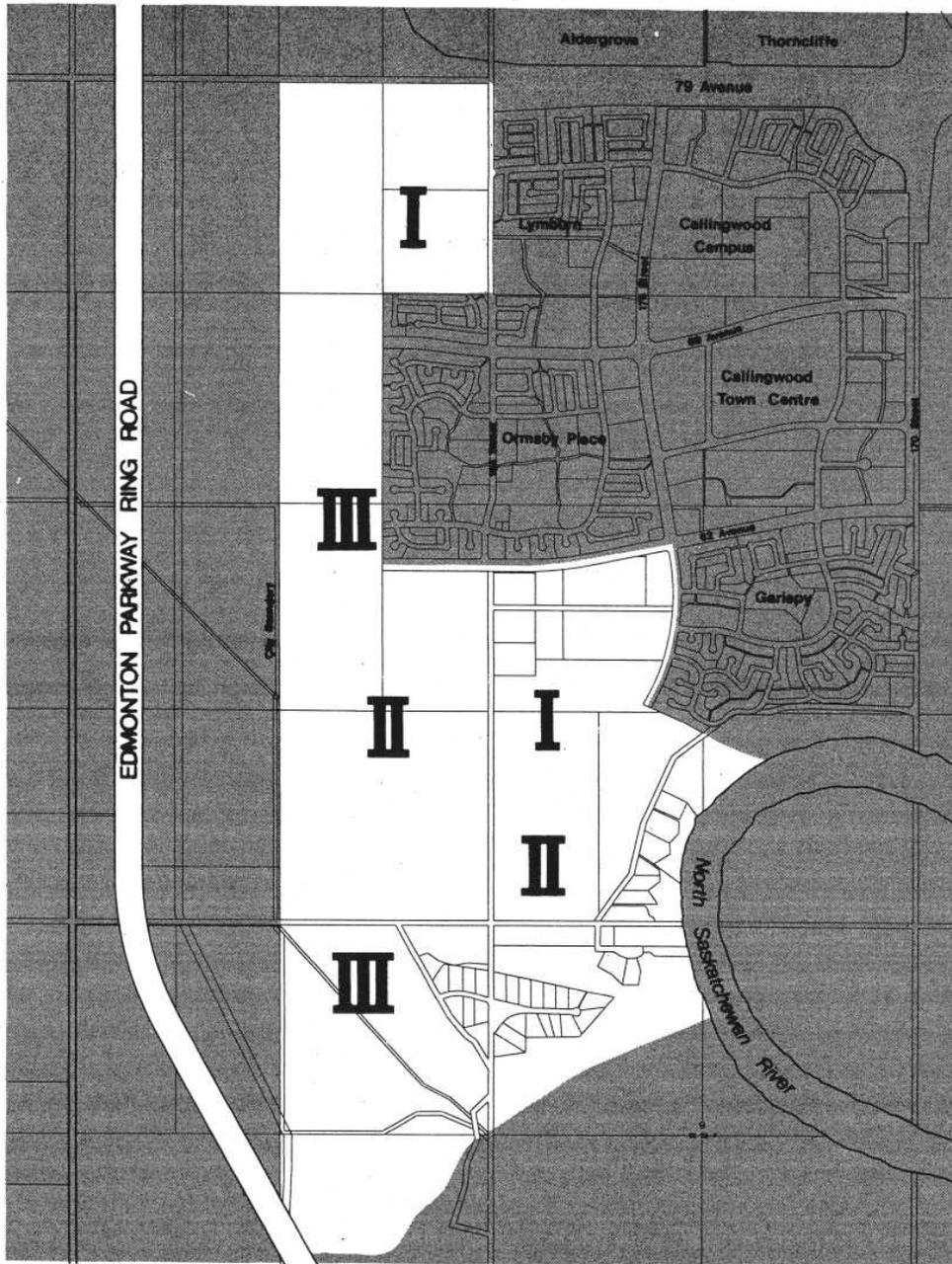
9.2 ACQUISITION OF PUBLIC LANDS:

Lands below the top of valley banks shall be dedicated as environmental reserve in accordance with the Planning Act, 1977, and existing City policy. Circulation and utility rights-of-way shall be dedicated up to a maximum of 30 percent of the development area, as provided by the Planning Act, 1977. School and park lands shall be provided as shown on Table III. Lands required for schools and parks in excess of the statutory 10 percent reserve dedication and the *Whitemud Drive (79 Avenue)* right-of-way shall be provided by the major development interests in the South Amendment Area in exchange for those Government Road Allowances surplus to the needs of the circulation system defined for the Area. An agreement between the City and those major development interests will define the general principles of this land exchange.

Amended by
Editor

9.3 PLAN IMPLEMENTATION:

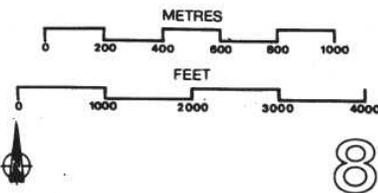
This Area Structure Plan conforms with the adopted General Plan of the City of Edmonton and with the policies in effect of the Municipal Planning Commission. Neighbourhood Area Structure Plans and Plans of Subdivision should be designed in conformance with this West Jasper Place South Area Structure Plan.



West Jasper Place

South Amendment Area

STAGING



CHAPTER 10: CONCLUSIONS

This Area Structure plan proposes a logical extension to existing development in West Jasper Place to the City limits. Development of the South Amendment Area will make efficient use of existing servicing capacity, integrate with existing development and create no major problems to the extension of public services. Furthermore, development of this area will reinforce the viability of major activity centres in the District, and will significantly expand the supply of developable land in the tight West Edmonton residential market.