

THE WAY WE GROW

JASPER PLACE LEARNING SCENARIOS

Executive Summary

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BRINGING OUR CITY VISION TO LIFE

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The Learning Scenarios are only one tool to support planning, and are not meant to provide precise predictions about potential future redevelopment. The scenarios can, however, provide insights into general trends and potential impacts and outcomes that might occur with different forms of redevelopment. It is the general insights provided by the Learning Scenarios that will be used moving forward in the Jasper Place Area Redevelopment Plan.

Real change in the future will depend on the land use decisions made, and this is what the Jasper Place ARP policies can help shape. If you would like more information about the method used in the Learning Scenarios exercise, please contact the project team for further details.

Executive Summary

Jasper Place, defined in this report as the neighbourhoods of Britannia Youngstown, Canora, Glenwood, West Jasper Place and a portion of the Stony Plain Road commercial corridor, is an established community where people live, work and play. Jasper Place has a Revitalization Strategy in place that was approved by Council in 2009. The area will also be receiving three new LRT stations as part of the Southeast to West LRT expansion.

The Revitalization Strategy identified the need to create an Area Redevelopment Plan (ARP) for each of the four Jasper Place neighbourhoods. The purpose of the Jasper Place ARP process is to develop a local strategy for implementing city-wide land use policies while addressing local conditions and objectives as put forward in the Revitalization Strategy and other community consultation processes.

Many important questions were raised by residents and stakeholders in Jasper Place through the Revitalization Strategy and at the first ARP open house about what redevelopment might mean for their neighbourhoods, such as the expected impacts on parks and open spaces, housing choice, and local retail. The Learning Scenarios are a first step in answering these questions. They provide insights about the four neighbourhoods that will help inform the ARP process.

Learning Scenarios are hypothetical redevelopment cases that were considered in the Jasper Place neighbourhoods. A computer model was used to track the potential impacts and outcomes of redevelopment on key community indicators in each scenario, such as changes in population and housing units.

The Learning Scenarios were undertaken with the input of an Evidence Team, composed of people who live and work in Jasper Place. Their input helped ensure that the models captured issues important to the community, that the findings were consistent and that the process was clearly communicated.

Indicators

The Evidence Team was asked for their opinions on what qualities make a great neighbourhood. The purpose of this exercise was to develop a list of indicators to evaluate each of the different scenarios. The Evidence Team's ideas were categorized into six broad themes:



People and Families



Housing Choices



Vibrant Businesses



Transportation and Accessibility



Parks and Open Space



Walkability

Tracking changes to these indicators in each Learning Scenario gave an understanding of the potential impacts and outcomes that different forms of redevelopment could have on these community characteristics.

The final indicator list was based on the availability of existing information and data. Certain indicators were captured only in a baseline of how they exist today because they could not be accurately forecasted into the future.

Scenarios

The hypothetical land use scenarios were developed by the project consultant team, based on workshop brainstorming by the community representatives on the Evidence Team. These land use scenarios do not represent proposed or preferred options by the Evidence Team. Rather, they are simply intended to provide community members and City staff with a better understanding of the potential impacts and outcomes of different types of redevelopment. This understanding will be used to inform the next stages of the ARP.

The three specific scenarios reviewed as part of the project included:

- » **Scenario 1: Existing conditions.** Redevelopment under existing zoning, including like-for-like opportunities (i.e. one-to-one replacement of single detached dwellings, semi-detached dwellings, or apartment buildings), with no changes to existing zoning.
- » **Scenario 2: Moderate changes and continuing trends.** Additional land use opportunities for semi-detached, row housing, apartment buildings, mixed use and commercial development.
- » **Scenario 3: Major changes.** Significant opportunities for redevelopment, including semi-detached, row housing, apartment buildings, mixed use and commercial development, including office and residential towers.

Modelling

Each scenario was tested through a computer model. The model forecast what the potential impacts and outcomes of the hypothetical land use changes might be on each of the community indicators. The model measured the physical characteristics of the neighbourhood, such as the number of housing units, to provide estimates of the potential change in the community indicators for each scenario. These results were then organized into dashboard reports, which allow for comparisons between the impacts and outcomes of the three scenarios.

Low and high change cases were also modelled for each scenario in order to capture the impacts of different market conditions on potential growth in the area. The low change case considers what changes might occur if 5% of property owners chose to redevelop their properties, and the high change case considers what would happen if 30% of owners chose to redevelop over the next 20 years.

The scenarios are only one tool to support planning in Jasper Place, and are not meant to provide precise predictions about the future of the neighbourhoods. Rather, the scenarios provide insights into general trends and potential impacts and outcomes that might occur with different forms of redevelopment.

Scenario Findings

A general finding of the learning scenarios is that regardless of the land use policies in place, there will not be significant change in Jasper Place if land owners choose not to redevelop their properties. This is demonstrated in the relatively small changes seen in the low cases across all three scenarios.

All three scenarios show that there is a relationship between projected increases in housing unit density and the number of people and school aged children living in Jasper Place. For example, in the low case of Scenario 1, housing density was projected to increase by 3% and was matched by a 3% increase in the projected school aged children population.

Similarly in Scenario 2, density increased by 10% and resulted in a 12% projected increase in the number of school aged children.

The scenarios also show that providing opportunities for different types of housing helps increase housing diversity in Jasper Place, but that adding more of the same types of housing units that are already available does not improve relative choice.

For example, in Scenario 1, housing diversity increased as more secondary suites were incorporated into the neighbourhoods when existing single detached units were rebuilt with suites included. Conversely, in Scenario 3, although new types of housing were introduced into the neighbourhood, the addition of an even greater number of apartment units meant that proportionally, there was less housing choice as an outcome.

The scenario projections also show that increases in population and limited growth in new retail space can partially rebalance the local retail provision towards 2.7sq m per resident, which is the amount that is typically expected to meet the needs of local residents. Scenarios 2 and 3 both show that with a rising population and the maintenance of retail on the ground floor only, the proportion of retail space per resident dropped towards a balance that would more likely support vibrant local businesses.

The scenarios showed that while locating higher densities along the edges of the neighbourhoods can have some positive impacts on access to transit, it can also have the potential to reduce residents' access to parks and open space if these facilities continue to be located in the centre of the neighbourhoods.

The scenarios also showed that as population increased in each of the three scenarios, the amount of parks and open space per resident decreased. On-street parking spaces per resident also decreased with a growing population.

Moving Forward

The modelling exercise demonstrated a number of general trends in the different scenarios.

The City has gained a number of insights through the process that will be used to help inform the Area Redevelopment Plan. The City's interpretation of the main findings and how these will be used moving forward are highlighted below:

- » There is significant unused development capacity in the existing zoning, particularly in commercial areas. The ARP will need to consider existing unused development capacity in the neighbourhoods and why this has not been built out.
- » The ARP can make land use changes in policy, but if private land owners choose not to redevelop their properties, not much will change in neighbourhood outcomes.
- » Providing new units through apartment development alone will not increase housing choice in the neighbourhoods. The ARP will need to consider how to ensure a range of housing types are provided to suit the needs of different households.
- » Provisions for additional commercial space will need to be carefully considered in the ARP, given the high supply currently available. Land uses that promote vibrant local businesses and the customers to support them, will need to be considered in the ARP.
- » Jasper Place is currently very walkable thanks to the existing street network and mix of uses. The ARP will work to maintain and enhance this important community feature.
- » Opportunities for new housing should support walkability by considering proximity to key community amenities like parks, open space, transit, and retail services.
- » Open space will be a key consideration for the ARP to ensure that the needs of the population are met.
- » Parking will need to be considered and managed to address increased pressure as population and businesses in the area increase.

Thanks!

Thanks for taking the time to learn about the Learning Scenarios.

They will help inform the next stages of the Area Redevelopment Plan (ARP) process in Jasper Place. For more information about the ARP and how you can get involved, please visit:

<http://www.edmonton.ca/JasperPlaceARP>

or contact:

JasperPlaceARP@edmonton.ca

780-496-6127



Opportunities for involvement

Attend open house #1
Apply to join the evidence team
Receive project updates by email
Visit the website for project updates

Attend open house #2
Attend Information and Feedback Sessions
Receive project updates by email
Visit the website for project updates

Attend open house #3
Read and provide comments on the draft plan
Receive project updates by email
Visit the website for project updates

Attend open house #4
Provide comments for or attend and speak at the Public Hearing
Receive project updates by email
Visit the website for project updates

Complete a public involvement evaluation survey
Receive project updates by email
Visit the website for project updates

