

THE WAY WE GROW

JASPER PLACE LEARNING SCENARIOS

TRANSFORMING | **EDMONTON**

BRINGING OUR CITY VISION TO LIFE

OCTOBER 2013



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.

Learning Scenarios

This section outlines the outputs of the model for each of the three scenarios. Information is available in text and in a series of information dashboards.

Key findings

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.

How to read this report

This report outlines the project in the following sections:

Section 1: Introduction describes the four neighbourhoods, the Jasper Place Revitalization Strategy and City-wide policies.

Section 2: Process summarizes the overall learning scenarios process, including how the Evidence Team provided their input.

Section 3: Modelling Methodology explains how the consultants developed working computer models of the hypothetical scenarios using ideas from the Evidence Team. It also outlines the limitations and assumptions of the modelling exercise.

Section 4: Learning Scenarios provides a baseline overview of the area, as well as descriptions of the three scenarios and the projected changes in the indicators from each scenario.

Section 5: Key Findings summarizes what was learned in the process, and shares how the City interpreted this information and will use it moving forward in the Area Redevelopment Plan process.

Section 6: Glossary provides an explanation of key terms used throughout the report.

Section 7: References provides links to the data sources used in the process.

Section 8: Neighbourhood Reference Sheets provides the same information presented in Section 4 broken down by each individual neighbourhood.

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Jasper Place Area

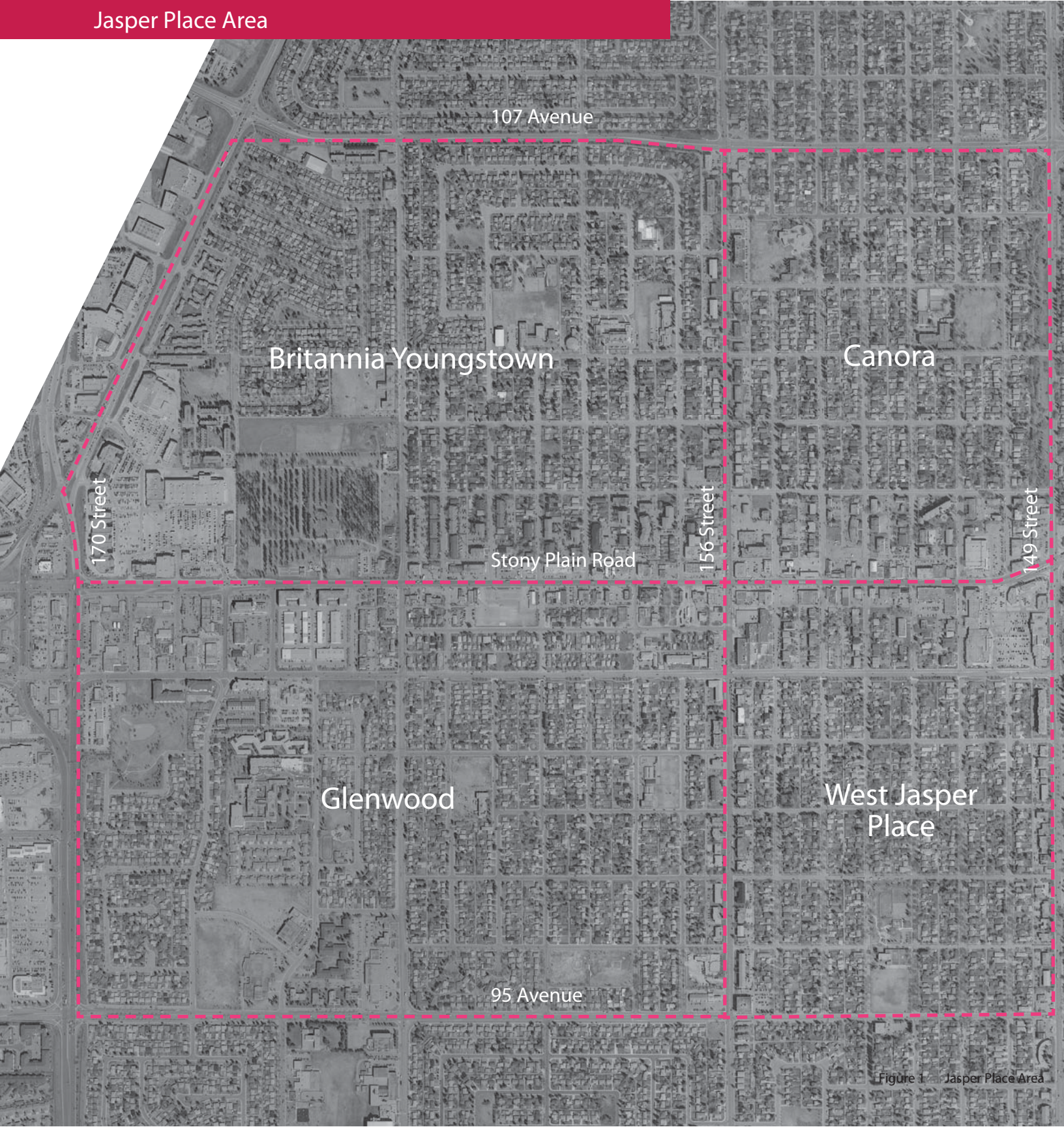


Figure 1 Jasper Place Area

1. Introduction

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 consultations.

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.

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 City established an Evidence Team comprised of representatives from a cross-section of interests and backgrounds from the four Jasper Place neighbourhoods and business community to help develop and review the results of the Learning Scenarios. This work was also supported by a consulting team who provided modelling and technical analyses of the scenarios. The Evidence Team, City staff, and the consulting team worked together to develop a list of key community indicators, and changes in these indicators were then tracked in each of the hypothetical land use scenarios. The scenarios were developed by the consulting 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.

The Learning Scenarios are only one tool to support planning in Jasper Place, and are not meant to provide precise predictions of the future of the neighbourhoods. Rather, the scenarios present insights into general trends and potential impacts and outcomes from different forms of redevelopment in the four neighbourhoods.

The insights gained from the Learning Scenarios will help inform the next phases of the ARP process.

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Section 1: Introduction describes the four neighbourhoods, the Jasper Place Revitalization Strategy and City-wide policies.

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Overview of the Neighbourhoods

Jasper Place, as defined in this report, includes the four mature neighbourhoods of Britannia Youngstown, Canora, Glenwood, and West Jasper Place, as well as a portion of the Stony Plain Road commercial corridor. The area is bounded by 107 Avenue to the north, 149 Street to the east, 95 Avenue to the south, and 170 Street/Mayfield Road to the west, as shown in Figure 2. A major influence in the area is the east-west Stony Plain Road arterial roadway, which accommodates through traffic, and is characterized by a variety of low scale commercial, retail, and office uses. The four neighbourhoods themselves are primarily residential in nature, with the majority of residential land being occupied by single detached housing. Residential development along the arterial roadways of 149 Street, 156 Street, 95 Avenue, and 163 Street is often in the form of three or four storey low rise apartments.

The four neighbourhoods were formerly part of the Town of Jasper Place, a separate municipality. Initial development

in the area occurred prior to the First World War, with the intersection of 149 Street and Stony Plain Road forming the nucleus of a growing community. The Town of Jasper Place was annexed by the City of Edmonton in 1964, and the four neighbourhoods became part of the larger area known as Jasper Place.

According to Federal Census records, the four neighbourhoods have experienced a decrease in population over the past 40 years, from 20,059 in 1971 to a present population of 16,155. The number of households has increased, however, consistent with wider trends towards smaller family and household sizes.

Public and separate schools are located throughout the area, and MacEwan University's Centre for the Arts and Communications, built in 1980, is located on 156 Street and 100 Avenue in West Jasper Place. In 2012, the City of Edmonton announced its intent to purchase the site and building from the University, and has identified the possible use of the site as an arts and community hub.

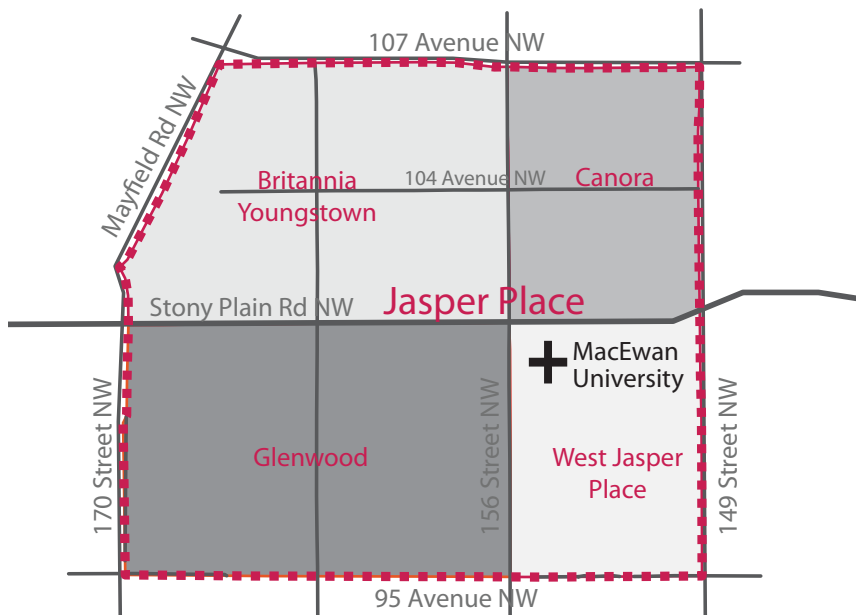


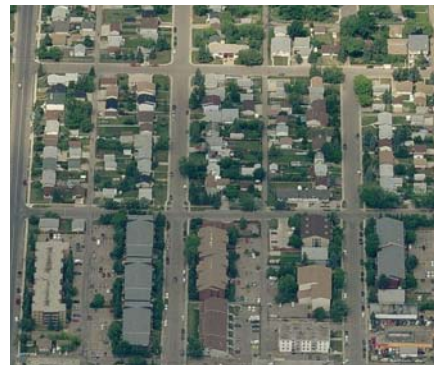
Figure 2 Map of Jasper Place



Stony Plain Road



Residential - Single Detached



Residential - Low Rise Apartment



MacEwan University



Britannia Youngstown

Britannia Youngstown is in the northwest quadrant of Jasper Place, and is bounded by 107 Avenue to the north, 156 Street to the east, Stony Plain Road to the south, and 170 Street/Mayfield Road to the west. Britannia and Youngstown were originally two separate subdivisions within the former Town of Jasper Place. The Britannia area was originally developed in the early 1950s, while the Youngstown area was developed in the later 1950s. The Westlawn Cemetery, located in the south west of the neighbourhood, was also developed in the early 1950s.

Over time, a significant amount of commercial development and intensification has occurred in the area, particularly within the Mayfield Common commercial area at the west end of the neighbourhood. Additional commercial intensification occurred along Stony Plain Road, as well as higher density residential uses along 156 Street and between Stony Plain Road and 102 Avenue.



Canora

Canora is in the northeast quadrant of Jasper Place, and is bounded by 107 Avenue to the north, 149 Street to the east, Stony Plain Road to the south, and 156 Street to the west. Development in this area began in the 1930s. The majority of residential dwellings in the area were single detached units. Over time, many properties in the neighbourhood have been redeveloped with semi-detached/duplex housing and low rise apartments, particularly along 156 Street and south of 102 Avenue. The Stony Plain Road corridor has also continued to intensify its commercial uses over the years.



Glenwood

Glenwood is in the southwest quadrant of Jasper Place, and is bounded by Stony Plain Road to the north, 156 Street to the east, 95 Avenue to the south, and 170 Street to the west. Development in Glenwood began in the 1950s and carried into the 1960s. Original development was primarily focused on single detached units. Over time, low and some high rise apartments have been introduced into the neighbourhood, primarily along 156 Street and 165 Street.

West Jasper Place

West Jasper Place is in the southeast quadrant of Jasper Place, and is bounded by Stony Plain Road to the north, 149 Street to the east, 95 Avenue to the south, and 156 Street to the west. Like the other three neighbourhoods, it was once part of the Town of Jasper Place, although it was known as the Village of West Jasper Place after 1949 until the annexation by Edmonton in 1964. 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. Dwellings in the area were originally single detached units. Over time, there have been many new low rise apartment units developed between Stony Plain Road and 100 Avenue, and along 149 and 156 Streets. The Stony Plain Road commercial corridor has continued to develop over time, including the Jasper Gates commercial centre at Stony Plain Road and 149 Street.



City Policy Context

There are a number of existing plans and studies that apply to the four Jasper Place neighbourhoods.

The Britannia Youngstown Neighbourhood Study was undertaken in 1983. The study made a number of recommendations, including maintaining apartment development to areas currently zoned RA7, the maintenance of single detached units in the northern portion of the neighbourhood, the rezoning of the southern portion to accommodate RF4 zoning, the use of a vacant site for the expansion of the Westlawn cemetery and the retention of the 160 Street park.

The Canora Neighbourhood Improvement Plan was undertaken in 1972. It sets out a variety of land use recommendations aimed at balancing new and existing development to maintain a density of roughly 30 units per hectare. The Plan also made recommendations for road closures and new park space.

The 100 Avenue Planning Study covers the area from 149 Street to 170 Street between 99 Avenue and Stony Plain Road and was approved by Council in 1986. It sets out a land use direction in the area, including areas for single and semi-detached residential, multi-unit housing, as well as commercial and mixed use.

A Council resolution passed in 1980, known as the Newman's Resolution, called for the retention of single detached units in West Jasper Place, from 95 Avenue to 100 Avenue and 149 Street to 156 Street.

In addition to these existing plans and resolutions in Jasper Place, the City has also recently adopted a number of City wide policies, as well as the Jasper Place Revitalization Strategy, which are outlined in the following columns.

The reference section at the end of this report provides a full listing of these resources along with the website addresses.

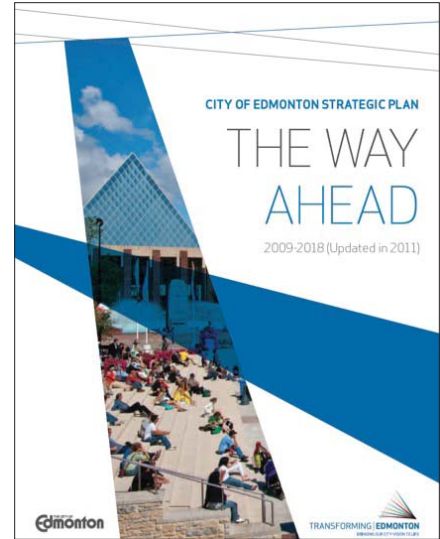


The most recent initiative focusing on the area is the Jasper Place Revitalization Strategy, which was initiated in 2006. This program was a collaborative approach to the four Jasper Place neighbourhoods that would help people identify and respond to local issues, build relationships, mobilize community leadership and resources, and build a commitment for shared action. The Revitalization Strategy was developed in collaboration with a community-based Steering & Planning Committee and an Integrated Services Team of City staff. Consultation and engagement sessions were undertaken, culminating in the development of a vision for the area based on three goals:

1. Feeling safe in our community
2. Connecting our community
3. Building our community

The Revitalization Strategy provides a series of recommendations and an action plan, primarily focused on areas of public safety, community building, and improvements to the Stony Plain Road corridor.

The Revitalization Strategy was adopted by Council in 2009. A group of committed community volunteers has been working with the City over the past four years to implement the Revitalization Strategy Action Plan.



The Way Ahead, Edmonton's strategic Vision, establishes the intent to create a more compact, sustainable, and livable city. A series of more detailed strategies have been developed to help realize the vision set out in The Way Ahead. These include:

The Way We Grow, Edmonton's Municipal Development Plan, outlined further on the next page.

The Way We Move, Edmonton's Transportation Master Plan.

The Way We Finance, a strategy to ensure Edmonton's financial sustainability.

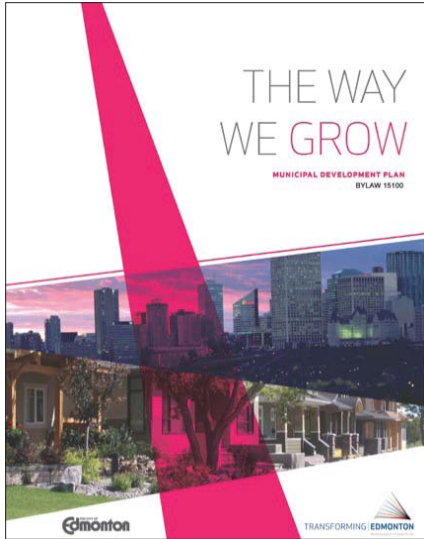
The Way We Live, policies aimed at improving the livability of Edmonton.

The Way We Green, aimed at preserving and sustaining Edmonton's environment.

The Way We Prosper, policies to diversify and strengthen Edmonton's economy.

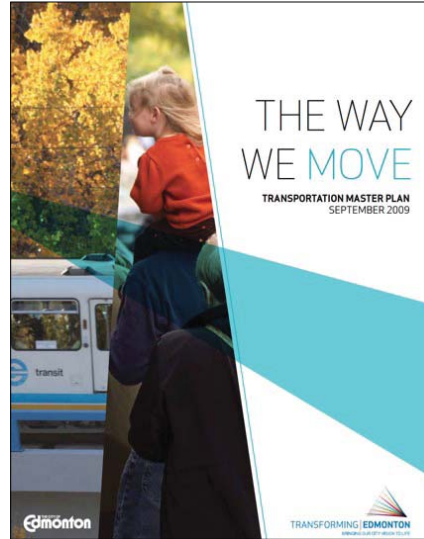
The ELEVATE report, developed by the Community Sustainability Task Force, also articulates a vision for strong, diverse, and sustainable neighbourhoods where Edmontonians can live, learn, work, and play, now and in the future.

Please see the reference section at the end of this report for details of where you can find more information on each of these policies.



In support of the Strategic Vision, Edmonton's Municipal Development Plan, titled **The Way We Grow**, encourages compact and sustainable communities. In particular, it calls for a greater proportion of new development to occur within mature and established neighbourhoods, and that medium to higher density residential, employment, and retail development be focused around LRT stations and Transit Centres.

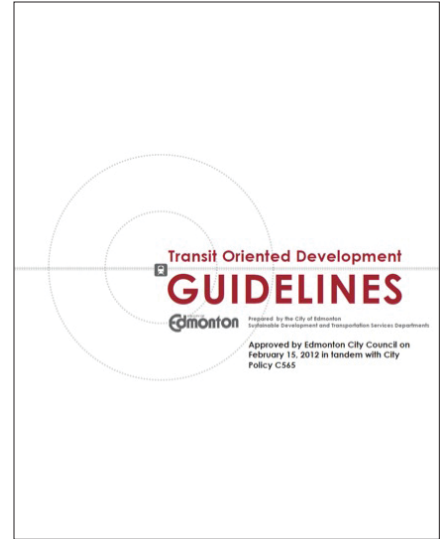
To achieve this, the Plan states that the City will "support redevelopment and residential infill that contributes to the livability and adaptability of the neighbourhood" (Policy 3.5.1.1). It also calls for the implementation of "a program for the ongoing preparation of Area Redevelopment Plans and other types of land use plans to guide redevelopment" (Policy 3.5.1.4).



The City's Transportation Master Plan, **The Way We Move**, identifies the long-term vision for the extension of the LRT network throughout the city, including from the downtown to the west end. City Council has since approved a more detailed alignment of the West LRT line from the downtown area to Lewis Farms.

The proposed alignment has the future LRT line entering the Jasper Place area at Stony Plain Road and 149 Street, where it will continue west along Stony Plain Road to 156 Street, then turn south along 156 Street to 87 Avenue.

The alignment identifies three future new LRT stations in Jasper Place, located at 149 Street and Stony Plain Road, 156 Street and Stony Plain Road and 156 Street and 95 Avenue.

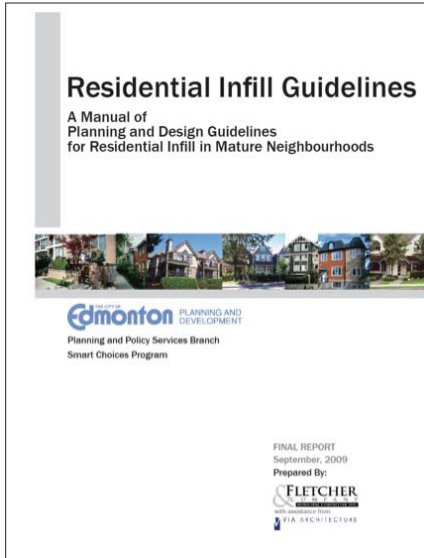


To support the long-term development of LRT, the City has prepared a document that outlines development potential in proximity to future stations, called the Transit Oriented Development or TOD Guidelines. This document identifies a variety of different LRT station types as follows:

- » Neighbourhood
- » New neighbourhood
- » Enhanced neighbourhood
- » Centre
- » Employment
- » Institution/recreation
- » Downtown

All three of the Jasper Place LRT stations have been identified as Neighbourhood-level station areas. This station area type is focused on accommodating low scale infill development for sites within 400m of the LRT station.

The form of potential infill would include row housing and semi-detached/duplex housing, except along arterial and collector roadways and large sites, where apartment housing up to four storeys may be appropriate. Supporting uses that serve the local neighbourhood, such as retail uses, eating and drinking establishments, and professional offices, are also encouraged in this area. These areas would be connected to improved pedestrian and bicycle infrastructure.



The City has also adopted the Residential Infill Guidelines to provide an additional level of guidance for residential development in Edmonton's mature neighbourhoods, including the four Jasper Place neighbourhoods. The goals of the RIGs are to:

- » Contribute to the creation of mature neighbourhoods that are livable and adaptable
- » Foster residential infill that contributes to ongoing neighbourhood renewal and revitalization
- » Encourage residential infill that contributes to the social, economic and environmental sustainability of mature neighbourhoods and the overall sustainability of the City

The Infill Guidelines provide direction on the built form and design of buildings, as well as overall site design and streetscape interface for infill projects.

Land Use Zoning and Guidelines

Zoning is a set of rules and regulations that set out how land can be developed. Land use zoning in Jasper Place is set out in the Edmonton Zoning Bylaw. The zoning classifications found in the area include:

Residential Zones

- » (RF1) Single Detached Residential Zone
- » (RF2) Low Density Infill Zone
- » (RF3) Low Density Development Zone
- » (RF4) Semi-detached Residential Zone
- » (RF5) Row Housing Zone
- » (RA7) Low Rise Apartment Zone
- » (RA8) Medium Rise Apartment Zone

Commercial Zones

- » (CNC) Neighbourhood Convenience Commercial Zone
- » (CSC) Shopping Centre Zone
- » (CB1) Low Intensity Business Zone
- » (CB2) General Business Zone
- » (CHY) Highway Corridor Zone

Industrial Zones

- » (IB) Industrial Business Zone

Urban Service Zones

- » (US) Urban Services Zone
- » (PU) Public Utility Zone
- » (AP) Public Parks Zone

Direct Control Provisions

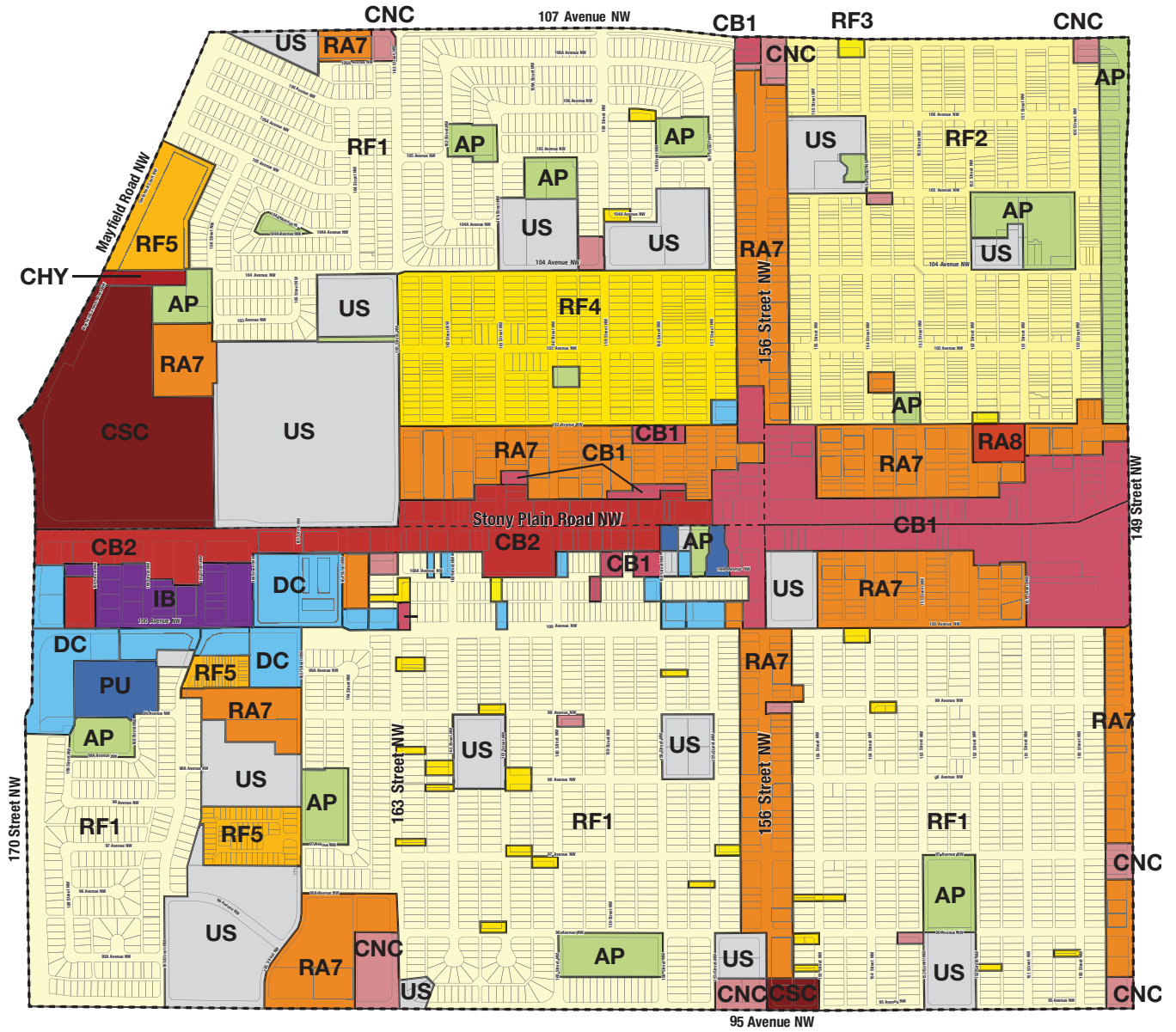
- » (DC2) Site Specific Development Control Provision (several)

Current land use zoning in the study area is shown in Figure 2. Note that City Council approved amendments to the Zoning Bylaw for the RF1, RF2, RF3, RF4, and RF5 Zones in March 2013. These amendments are reflected in this report.

There are three additional zoning overlays that apply in the area. These overlays introduce an additional level of development guidelines and regulation, in addition to those established in the basic land use zone itself:

- » The main overlay that applies to the residential areas of the four neighbourhoods is the **Mature Neighbourhood Overlay (MNO)**, which ensures that new low density development in mature residential neighbourhoods is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, and ensures privacy and sunlight penetration on adjacent properties. The MNO only applies to lands zoned under the RF1, RF2, RF3, RF4, and RF5 classifications.
- » Properties zoned RA6 and RA7 in the area fall under the **Medium Scale Residential Infill Overlay (MSRIO)**, which is intended to accommodate medium-scale infill housing in Edmonton's mature neighbourhoods in a way that is compatible with existing development and maintains or enhances a pedestrian-friendly streetscape.
- » The other overlay that is in place affects only a small portion of Stony Plain Road, just east of 170 Street. This overlay is the **Major Commercial Corridors Overlay (MCCO)**, which has been established to ensure that development along Major Commercial Corridors is visually attractive and that due consideration is given to pedestrian and traffic safety.

Existing Zoning



Legend

- Study Area Boundary
- Parcel Boundary

Residential Zones

- (RF1) Single Detached Residential
- (RF2) Low Density Infill
- (RF3) Low Density Development
- (RF4) Semi-Detached Residential
- (RF5) Row Housing
- (RA7) Low Rise Apartment
- (RA8) Medium Rise Apartment

Commercial Zones

- (CSC) Shopping Centre
- (CHY) Highway Corridor
- (CB2) General Business
- (CB1) Low Intensity Business
- (CNC) Neighbourhood Convenience Commercial

Industrial Zones

- (IB) Industrial Business

Urban Service Zones

- (AP) Public Parks
- (US) Utility Services
- (PU) Public Utility

Direct Control Provisions

- (DC) Direct Control Provisions

Figure 3 Existing Zoning (as per Edmonton Zoning Bylaw)

8 Jasper Place Area Redevelopment Plan Learning Scenarios

2. Process

The following section details the process used to develop the Learning Scenarios. It highlights how the community based Evidence Team helped identify key community indicators to be tracked in the Learning Scenarios, as well as how the consultants developed the scenarios using ideas from the Evidence Team.

Assembling the Evidence Team

The first step in the Learning Scenarios project was to establish a community Evidence Team. The City invited people who live, work or own property in Jasper Place to submit an expression of interest form. The City received 19 responses, representing a cross-section of interests and backgrounds from the four neighbourhoods. All respondents were invited to join the Evidence Team.

The Evidence Team played a crucial role in the Learning Scenarios process. Members attended six workshops to help develop the list of indicators, brainstorm ideas for the consulting team to use in the land use scenarios, and review the draft reports. The Evidence Team's input helped ensure that the models captured issues important to the community, that the findings were consistent, and that the process was clearly communicated.

Developing the Indicators

The first Evidence Team Workshop was attended by 16 Evidence Team members from the four Jasper Place neighbourhoods, as well as City staff, a facilitator, and a member of the consultant team. The intention of this meeting was to discuss the purpose of the Learning Scenarios and identify neighbourhood characteristics important to the community. Participants were asked to contribute answers to two questions:

1. When you think of a healthy, vibrant Jasper Place, what do you see?
2. What would you point to as evidence of health and vibrancy?

The Evidence Team produced a list of over 50 factors that identified positive neighbourhood characteristics.

With the help of the facilitator, participants were able to group these items into seven broader categories:

- » **Safety** – feeling secure walking down the street, reduction in vacant buildings
- » **Walkable Streetscapes** – activity on the street, ground floor amenities and pleasant surroundings
- » **Healthy Businesses** – community friendly shops, attractive facades
- » **Sense of Pride and Community** – knowing your neighbours, more festivals and events for people of all ages, recognition of the area's history
- » **Housing Mix** – different housing types to suit a range of needs, attracting young families
- » **Transportation** – ease of movement in and out of the neighbourhood using a range of transportation modes, accessible public transit for all people, especially seniors
- » **Greenspace** – functional, well landscaped and lit areas for recreation



After further discussion with the Evidence Team, the initial list was refined to 40 indicators across six general categories or themes:

-  People and families
-  Housing choices
-  Vibrant businesses
-  Transportation and accessibility
-  Parks and open space
-  Walkability

The final indicator list was based on the availability of existing data. Certain indicators identified by the Evidence Team were recorded only as a baseline of how they exist today because they could not be accurately forecasted into the future. Safety, for example, was an important community issue that could not be effectively modelled for the future. However, although they could not be modelled, these neighbourhood characteristics will be important considerations as the ARP process moves forward in coming months.

Table 1 on the following three pages provides a listing of the indicators, grouped under the identified categories. Each listing provides a brief description of the indicator, what data sources were used for the baseline information, and how the indicator was projected in the models. Each category is divided between indicators that were projected for each scenario (in white) and those that were only captured in the baseline study (grey).

For some of the indicators, data will be used from the federal census from Statistics Canada. However, there are two key considerations to make with the use of this data:

- » As shown in Figure 4, area Census Tracts will not align with the actual boundaries of the neighbourhoods themselves, and includes locations outside of Jasper Place. Therefore, tract-level data has been aggregated when used.
- » At the time of the analysis, some data sets had not been released from the 2011 Census and National Household Survey. These included detailed descriptions of housing, such as state of repair. In these cases, 2006 Census data was used for statistics, and the data source was noted with the results.

Full references for the sources used in Table 1 can be found at the end of this report.

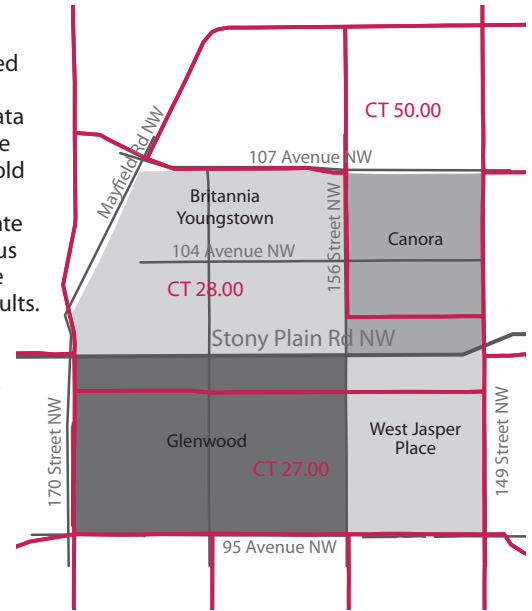


Figure 4 Jasper Place Census Tracts

The Federal Census boundaries do not line up exactly with the neighbourhoods, so data has been combined for these areas

Table 1 Indicators





Indicators	Description	Baseline Data Source	Scenario Projections
1.0 People + Families			
1.1 Population	Count of all residents in the neighbourhood	2012 Edmonton Municipal Census	Table 2 provides estimates of population increases for each housing unit, by type
1.2 Population Age / School-Age Children	Count of all residents in the neighbourhood by age, according to reported age statistics; note that non-respondents are included in this table	2012 Edmonton Municipal Census (age profile)	School-age children were predicted for each scenario; estimates were based on Edmonton Public School Board student generation metrics and housing statistics (Indicator 2.2 multiplied by 0.09)
1.3 Mobility Status	Length of time that residents have lived in Jasper Place; note that non-respondents are included in this table	2012 Edmonton Municipal Census	Not calculated; insufficient data on future mobility patterns
2.0 Housing Choices			
2.1 Residential Land Area	Total land area in residential use, in hectares	City of Edmonton GIS data: building footprints + property boundaries	All land areas dedicated to residential uses were calculated; this changed as new land was identified for mixed commercial/residential use.
2.2 Dwelling Units	Count of the number of dwelling units, by type	2012 Edmonton Municipal Census	Projections of new units were calculated using revised land-use and zoning concepts
2.3 Residential Density	Dwelling units per net residential hectare	Calculated from indicators 2.2 and 2.1 (units / area)	Calculation using revised residential land area and dwelling units from Indicators 2.1 and 2.2
2.4 Housing Type Diversity	The diversity of different housing types available in the neighbourhood, calculated using a 0-1 Gini-Simpson diversity index (a value of 0 is where all units are the same and 1 is an equal number of each)	2012 Edmonton Municipal Census ; note that "Apartment" categories were combined	Projections of new units provided in Indicator 2.2
2.5 Residential As-Of-Right Development Capacity	The total number of units possible to build under current zoning regulations	City of Edmonton Zoning Bylaw	Only 5% and 30% of total parcels were considered for redevelopment in the low and high scenario cases
2.6 Affordable Housing	The total number of affordable units available in the neighbourhood, by type	Affordable Housing Inventory (2011), City of Edmonton Housing Branch	Future affordable housing projects not known
2.7 Proportion of Affordable Housing	Affordable housing units as a proportion of the total	Calculated from indicators 2.2 and 2.6	Indicator 2.6 not known for future cases
2.8 Tenure	Number of rental and owner-occupied housing units; note that non-respondents are included in this table	2012 Edmonton Municipal Census	Ownership and rental rates not known for future cases
2.9 Residential Rate of Change	Number of new and demolished units from permits issued, 2002-2012	Building Permit Records, City of Edmonton Growth Analysis Unit	This indicator was focused on past trends; rates of change in the scenario were defined at 5% and 30% of properties redeveloping over 20 years
2.10 Rental Vacancy	Vacancy rates in rental housing units, 2012	Canada Mortgage and Housing (CMHC) semi-annual reports (2012)	Rental vacancy was not possible to predict with current data, and outside of the scope of this analysis for scenario assessment
2.11 Vacant Residential - Infill or Brownfield Sites	Count of vacant and derelict residential properties available for development in the neighbourhood, excluding parks and institutional properties	City of Edmonton property tax assessment rolls (2012)	Future derelict properties not known; predicting these values were outside of the scope of this analysis
2.12 Property Age - Residential	The year of construction for residential buildings in the neighbourhood	City of Edmonton property tax assessment rolls (2012)	Future development schedules unknown, not predicted with the scenario models
2.13 State of Repair - Residential	Dwelling units in need of repair as of 2006	Census Tracts Profiles, Census 2006, Statistics Canada	Not possible to predict within scope of exercise



12 Jasper Place Area Redevelopment Plan Learning Scenarios

Indicators	Description	Baseline Data Source	Scenario Projections
3.0 Vibrant Businesses			
3.1 Employment	Total number of employees at businesses in the neighbourhood	Estimates from calculated building square footage, typical floor area requirements per employee	Additional employment based on changes in floor area calculated as Indicator 3.2
3.2 Overall Commercial/Industrial Floor Area	Total floor area for non-residential uses, including retail and industrial uses	Estimates from City of Edmonton property tax assessment rolls (2012) , City of Edmonton GIS data	Projected amount of additional space based on changes in land use and estimated redevelopment activity
3.3 Retail Floor Area	Total floor area for retail uses, defined as ground floor commercial space	Estimates from City of Edmonton property tax assessment rolls (2012) , City of Edmonton GIS data	Calculated based on projected amount of additional ground floor space from 3.2, estimated new building footprints
3.4 Commercial/Industrial Floor Area Ratios	Total non-residential floor space divided by the total land area in commercial use; higher numbers mean more intensive commercial development	Estimates from Indicator 3.2 divided by calculated land area in commercial use	Calculated based on projected amount of additional space from 3.2, changes in area in commercial use
3.5 Retail Floor Area Per Resident	Total retail floor space divided by neighbourhood population	Indicator 3.3 divided by Indicator 1.1	Projected changes in retail floor area and population
3.6 Commercial/Industrial As-Of-Right Development Capacity	Maximum non-residential floor area allowed to be developed under current zoning	City of Edmonton Zoning Bylaw	Only 5% and 30% of total parcels were considered for redevelopment in the low and high scenario cases
3.7 Commercial/Industrial Rate of Change	Number and value of commercial/ industrial new construction and alteration permits issued, 2002-2012	Building Permit Records, City of Edmonton Growth Analysis Unit	This indicator was focused on past trends; rates of change in the scenario were defined at 5% and 30% of properties redeveloping over 20 years
3.8 Property Age - Non-Residential	Year of construction for non-residential buildings	City of Edmonton property tax assessment rolls (2012)	Future development schedules unknown, not predicted with the scenario models
3.9 Vacant Non-Residential - Infill or Brownfield Sites	Count of vacant and derelict non-residential properties available for development in the neighbourhood; does not exclude parks and institutional properties	City of Edmonton property tax assessment rolls (2012)	Future derelict properties not known; predicting these values were outside of the scope of this analysis
4.0 Transportation + Accessibility			
4.1 Transit Pedshed - Residential	Estimated population calculated to be within walking distance of transit (200m from bus stops for baseline, 200m from bus stops and 400m from LRT for scenarios)	City of Edmonton property tax assessment rolls (2012), City of Edmonton GIS data	Projected number of additional residents in catchment area
4.2 Transit Pedshed - Non-Residential	Estimated employment calculated to be within walking distance of transit (200m from bus stops for baseline, 200m from bus stops and 400m from LRT for scenarios)	City of Edmonton property tax assessment rolls (2012), City of Edmonton GIS data	Projected number of additional jobs in catchment area
4.3 Cycling Infrastructure Access	Estimated population calculated to be within 200m of cycling routes and paths	City of Edmonton property tax assessment rolls (2012), City of Edmonton GIS data	Projected number of additional residents in catchment area
4.4 On-Street Parking per Resident	Estimated number of on-street parking spaces per resident	Indicator 4.6 divided by Indicator 1.1	Projected number of additional residents used to revise calculation but baseline parking spaces remains constant.
4.5 Off-Street Parking	Estimated number of off-street parking spaces, based on zoning requirements	City of Edmonton Zoning Bylaw, City of Edmonton property tax assessment rolls (2012), City of Edmonton GIS data	Baseline comparison only; estimates of parking requirements for new development outside of the scope of the analysis
4.6 On-Street Parking	Estimated number of on-street parking spaces, based on curb lengths	City of Edmonton GIS data (street curbs)	Street curbs do not change under analysis but are compared to changes in population
4.7 Cycling Infrastructure Provision	Total length of bike trails and designated cycling lanes available in the neighbourhood	City of Edmonton GIS data, City of Edmonton cycling maps	Bicycling infrastructure not assumed to change under this analysis



Indicators	Description	Baseline Data Source	Scenario Projections	
 5.0 Parks + Open Space				
5.1	Park Space per Resident	The amount of park space per resident	Calculated as Indicator 5.5 divided by Indicator 1.1	Projected number of additional residents used in revised calculation
5.2	Parks Proximity	Percentage of residents within 200m of parks or open space (within or outside of the neighbourhood)	<u>City of Edmonton property tax assessment rolls (2012)</u> , City of Edmonton GIS data	Projected number of additional residents used in revised calculation
5.3	Residential Amenity Space	Total residential land area without buildings (such as front or side yards)	City of Edmonton GIS data	Projected building footprints under redevelopment scenarios used to revise this calculation
5.4	Park Frontage	Total length of park edge along a public right-of-way	City of Edmonton GIS data	Park area and street alignments do not change in this analysis
5.5	Park Space	Total land area of parcels dedicated to parks / open space, including general park sites, open space associated with schools and community league halls, and playgrounds	<u>City of Edmonton property tax assessment rolls (2012)</u> , City of Edmonton GIS data	Park area does not change in this analysis
 6.0 Walkability				
6.1	Housing and Jobs Proximity	Total population within 200m of commercial properties	<u>City of Edmonton property tax assessment rolls (2012)</u> , City of Edmonton GIS data	Projected changes in population in the catchment area are considered in the revised calculation
6.2	Schools Proximity	Total population within 200m of school sites	<u>City of Edmonton property tax assessment rolls (2012)</u> , City of Edmonton GIS data	Projected changes in population are used in revised calculation; note that school sites do not change in this analysis
6.3	Community / Institutional Proximity	Total population within 200m of community and institutional sites, such as churches, universities, medical clinics, and police stations	<u>City of Edmonton property tax assessment rolls (2012)</u> , City of Edmonton GIS data	Projected changes in population are used in revised calculation; note that community/institutional uses do not change in this analysis

The assessment of how each of the indicators is impacted by the different redevelopment scenarios is reported in Section 5.

Hypothetical Land Uses

At the second Evidence Team workshop, participants discussed three land use scenarios to be considered in the modelling process.

Scenario 1 is based on existing land use zoning in Jasper Place, including amendments as of March 2013, and does not change current zoning for any properties.

To help develop the hypothetical land use cases for Scenarios 2 and 3, members of the Evidence Team were divided into three discussion groups. Each discussion group was asked to discuss what the neighbourhood could look like in the future under two different cases: **moderate changes** to allowable land uses and intensity (Scenario 2), and **significant changes** in allowable land uses and intensity (Scenario 3). Each group presented their concepts to the Team as a whole to start a discussion on the hypothetical land use changes to be considered in each scenario.

The consulting team consolidated the drawings of the three groups to develop the hypothetical land use maps for Scenarios 2 and 3. These maps were then presented back to the Evidence Team for discussion at the next workshop.

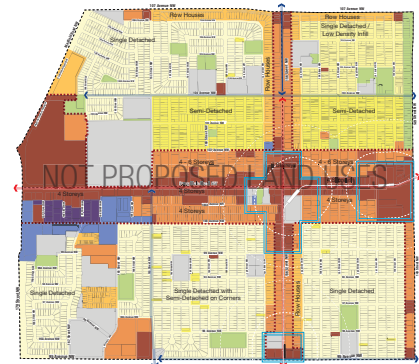
It is important to stress that the land uses considered in Scenarios 2 and 3 do not represent proposed or preferred options by the City or Evidence Team. Many Team members specifically stated that they would not support certain land use changes identified in the scenarios, especially as related to the location of residential infill.

The purpose of the Learning Scenarios was to provide a better understanding of the potential impacts of different redevelopment scenarios to inform the next stages of the ARP. As such, the land uses in Scenarios 2 and 3 show only hypothetical land uses that were intended to provide insight into the potential impacts and outcomes of various land use changes in Jasper Place and should not be interpreted as proposed land use policy.

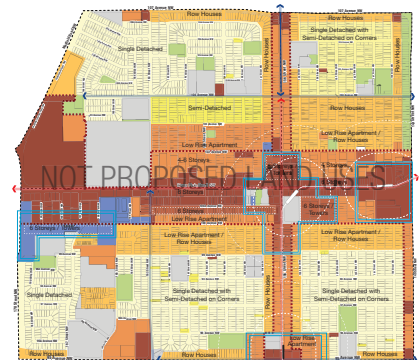
The major themes from the discussions with the Evidence Team resulted in two scenarios that both included:

- » Increases in allowable residential development intensity along major arterials in the neighbourhood
- » Increases in allowable commercial and mixed-use development intensity along Stony Plain Road
- » Clustered development close to planned LRT station locations
- » Maintaining a majority of single detached units in the core of each of the four neighbourhoods with the addition of some row houses, and semi-detached/duplex units on corner sites.

Scenario 2



Scenario 3



These thumbnail maps of Scenarios 2 and 3 are provided in larger scale in Section 4. Please note these are not suggested or proposed land use designations.

3. Modelling Methodology

The following section details the process used to develop the Learning Scenarios and measure their projected outcomes. It outlines how the project team worked to develop specific methods and tools to assess key characteristics from each scenario.

It should be stressed that this analysis is not intended to select desired land use alternatives for use in the forthcoming ARP process but is instead meant to provide insights into general trends to help inform the ARP.

Overview

After the parameters of the Learning Scenarios were defined, the project consultants worked to build a computer model to track potential changes in each of the established indicators. The Learning Scenarios were specifically focused on changes in the buildings and land uses of Jasper Place.

A summary of the three scenarios is provided to the right and a full outline is provided in Section 4:

- » **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.



Building Models of the Neighbourhood

The consulting team built a model of Jasper Place using CityEngine software. The existing physical conditions of Jasper Place were built into the model, based on information from maps, GIS information and other data outlined in Table 1. Scenarios 1, 2 and 3 were then tested in the model. The next section outlines this process in more detail.

Selecting the properties

Area Redevelopment Plans can set out a vision for an area, but private land owners determine whether properties will be redeveloped. The time frame for the Learning Scenarios was 20 years. Even within this long time frame it is unlikely that a substantive number of properties in the neighbourhood will be redeveloped because:

- » Landowners may not be interested in selling or developing their property for personal/financial reasons
- » Insufficient demand may exist for particular development types
- » Business owners may feel construction costs associated with improvements are higher than the additional returns that might be possible with redevelopment
- » Landowners may be waiting for perceived increases in potential value before selling or developing their land.

To reflect this reality, the Learning Scenarios did not assume that all properties with Jasper Place would redevelop, but instead considered what would happen in the cases of both limited growth (low) and significant growth (high) conditions in the neighbourhood.

- » For the **low** case, 5% of the property parcels within Jasper Place were assumed to be redeveloped based on the land use direction established in each scenario.
- » For the **high** case, it was assumed that 30% of the parcels in Jasper Place would be redeveloped, based on the land use direction established in each scenario.

It is important to note that a redevelopment rate of 30% over a 20 year period would represent an incredibly high level that is not expected or predicted. This level is only being considered to understand the likely maximum impact of potential changes in land use policies in the ARP.

The selection of parcels for redevelopment in the models was influenced by two assumptions:

- » **Potential for new development.** When there was a significant difference between existing development on a site and allowable development under zoning, the model assumed that there would be a higher likelihood of redevelopment on these parcels to take advantage of this difference.
- » **Location relative to the LRT.** As one of the major changes to the neighbourhood in the future will likely be the West LRT extension, it was assumed that new development would be focused in the general proximity of the proposed LRT stations. For the purposes of this analysis, the model assumed that development was more likely to occur within 400 metres of a station.

To ensure that the results from the low and high cases could be compared, the properties that redeveloped in each scenario were kept as consistent as possible with the others. Similar parcels were also selected for new development in each case where possible.

Impacts on the Indicators

Once the redevelopment properties were selected for both the low and high cases of each scenario, the consultant team examined allowable land uses and development intensity for these individual parcels. Land use designations under each Learning Scenario were used to guide the type and size of new buildings. These results were used to forecast indicators by calculating:

- » **Changes in available space.** For all new commercial buildings, changes in the amount of square footage of buildings was calculated.

- » **Changes in dwelling units and population.** For residential buildings, the number of new dwelling units corresponded to the type of development in the case of single detached and semi-detached/duplex developments. For multi-dwelling units, it was assumed that new units would require approximately 1,200 gross square feet per unit on average. In this analysis, it was assumed that all new properties will be occupied. Size and population assumptions for each distinct building type are provided in Tables 2 and 3 at the end of this section.
- » **Changes in employment.** For non-residential buildings, new buildings were assumed to provide additional employment based on changes in size. General figures were used to project new jobs according to required space per employee as shown in Table 4 at the end of this section.
- » **Derived scenario indicators.** Using the assessment of the new amount and distribution of residents and jobs in the neighbourhood, in addition to information about the location, type, and intensity of new development, new indicator values were calculated.

The right hand column of Table 1 provides a quick reference for the methods that were used in these projections.

Creating the Dashboard

The final step in the analysis was to display the results. A dashboard is a standard visual display that provides information and feedback about the results of a given scenario. This can allow the measures to be displayed side-by-side, using a consistent layout to help comparable metrics.

Section 4 presents the dashboard results for the three Learning Scenarios, including both the low and high case in each scenario, as well as tables that compare the three different scenarios. Where possible, indicator values are provided for both Jasper Place as a whole, and for the individual neighbourhoods.

Limitations and Assumptions

The Learning Scenarios can provide us with insights about Jasper Place but they are not a perfect tool. In addition to some of the assumptions already noted, there are a number of limitations to the scenarios that are important to highlight.

As outlined in Section 2, different data sources were used to capture the baseline conditions of neighbourhoods. This included City of Edmonton municipal census, assessment, and permitting data, as well as information from Statistics Canada and the Canada Mortgage and Housing Corporation (CMHC). These data sources all have limitations and cannot be considered 100% accurate. They are, however, considered to be the most reliable and robust data sources available.

In running these models, a number of key assumptions were made:

- » The Edmonton Zoning Bylaw, including the changes to the low density residential zones approved by City Council in March 2013, was used as a guide in determining the height, size and setback of buildings in the scenarios. It was assumed that all redeveloped properties would be redeveloped to their maximum “as-of-right” development, meaning the full height and size allowed under zoning regulation.
- » The models only considered permitted uses under existing bylaw regulations, and generally did not incorporate an evaluation of discretionary uses.
- » The models did not specifically follow the detailed land use allocations outlined in the Residential Infill Guidelines (for example, the location of row housing across the street from school sites).
- » The models assumed static values for household sizes, student generation rates, and employee generation rates. That is to say they did not take into account future potential changes in the size of families or employment practices.
- » It was assumed that no additional parks, bike trails, schools, or bus stops would be developed.
- » Any additional housing in the neighbourhood was assumed to be occupied and no considerations of vacancy rates were incorporated into the models.

The Learning Scenarios are not meant to be perfect predictions but they do provide valuable insights into general trends of potential impacts that could occur from different forms of redevelopment in Jasper Place. The insights gained from the Learning Scenarios provided in the next section will help inform the next phases of the ARP process.



18 Jasper Place Area Redevelopment Plan Learning Scenarios

Table 2 Building Types - Residential

	Building Typology	Zone	Maximum Height	Population / Dwelling Assumption*
	Single Detached	RF1	8.6m / 2.5 storeys	2.8**
	Duplex	RF2-RF3	8.6m / 2.5 storeys	2.8
	Semi-Detached	RF2-RF3- RF4-RF5	8.6m / 2.5 storeys	2.8
	Row	RF5	8.6m / 2.5 storeys	2.8
	Apartment (1 to 4 storeys)	RA7	14.0m / 4.0 storeys	1.8
	Apartment (5+ storeys)	RA8	23.0m / 6.0 storeys	1.5

* School-aged children assumed at a rate of 0.09 students per all residential units

** Each new single detached dwelling assumes an additional secondary suite with a separate population assumption of 1.5

Table 3 Building Types - Commercial

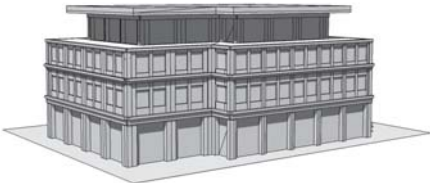

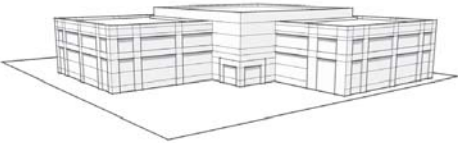
	Building Typology	Zone	Maximum Height	Population / Dwelling Assumption
	Mixed-Use Residential	CB3	36.0m / 10.0 storeys	1.5
	Commercial Low Intensity	CNC	10.0m / 2.5 storeys	0
	Commercial Medium Intensity	CB1-CB2	12.0m -14.0m / 3.0-4.0 storeys	0

Table 4 Commercial Employee Density

Commercial Type	Floor Area per Employee
Office	300 ft ² (28 m ²)
Retail	400 ft ² (37 m ²)
Industrial	600 ft ² (56 m ²)

4. Learning Scenarios

This section provides the findings of the scenarios. A summary description of each is provided, followed by a detailed dashboard containing the indicator measures, and visuals of what a scenario could look like. Tables 9 and 10 at the end of this section also provide a side-by-side comparison of the low and high cases of each of the three scenarios.

You can also choose to read about a specific neighbourhood by turning to the Neighbourhood Reference sheets starting on page 73.

It should be noted that Scenarios 2 and 3 do not represent proposed or preferred land use options. The findings should also not be interpreted as the only ways in which the community may grow. The Learning Scenarios are only intended to communicate potential changes through redevelopment, and to inform discussions about corresponding potential impacts on community indicators.

Baseline

The baseline description of Jasper Place contains information about current conditions in the four neighbourhoods. The information below provides a summary of baseline conditions across the six community indicator categories. A full set of data sources is available in Table 1 and Table 5 provides a list of all data.

People and Families



The current population of the four neighbourhoods is estimated at 16,155 residents, including 5,095 people in Glenwood, 4,759 people in Britannia Youngstown, 3,335 in Canora and 2,966 in West Jasper Place. Compared to the city as a whole, the area has a greater proportion of residents between the ages of 20 and 49, but fewer children 19 and under.

Municipal Census statistics from 2012 indicate that over a third of residents have lived in Jasper Place for over 5 years (36%). Another 28% have been living in Jasper Place for 1-5 years. Just under 1 in 5 residents (18%) have been living in the neighbourhood for less than 1 year. Britannia Youngstown and Glenwood have the highest rate of residents that have lived in the neighbourhood for 5 years or more at 39% and 38% respectively, followed by Canora (33%) and West Jasper Place (32%).

Housing Choices



Jasper Place is mainly residential, with about 68% of the total land area in residential uses. The housing mix in Jasper Place is primarily composed of low rise walk-up apartment buildings that account for 4,035 units or 48% of the total residential units. There are an additional 423 units (5%) in apartment buildings over 5 storeys, bringing the proportion of all apartment units to 53%. The apartment buildings are primarily located along the main streets. By neighbourhood, Britannia Youngstown has the lowest proportion of both under and over four storey apartment units at 49%, followed by Glenwood at 53%, Canora at 54% and West Jasper Place at 59%.

Single detached units are the second most prominent housing type, representing 35% of all housing units in Jasper Place. West Jasper Place, Britannia Youngstown and Glenwood have comparable proportions of single detached units (37%, 38% and 42% respectively), whereas in Canora single detached units represent 18% of the total number of units. Across Jasper Place, there are 982 semi-detached/duplex, fourplex, and row house units, representing 12% of the housing stock in the area. Canora has the highest number of these (496 semi-detached/duplex/fourplex), followed by Britannia Youngstown (299, including 142 semi-detached/duplex/fourplex and 157 row



Baseline - Current Land Use

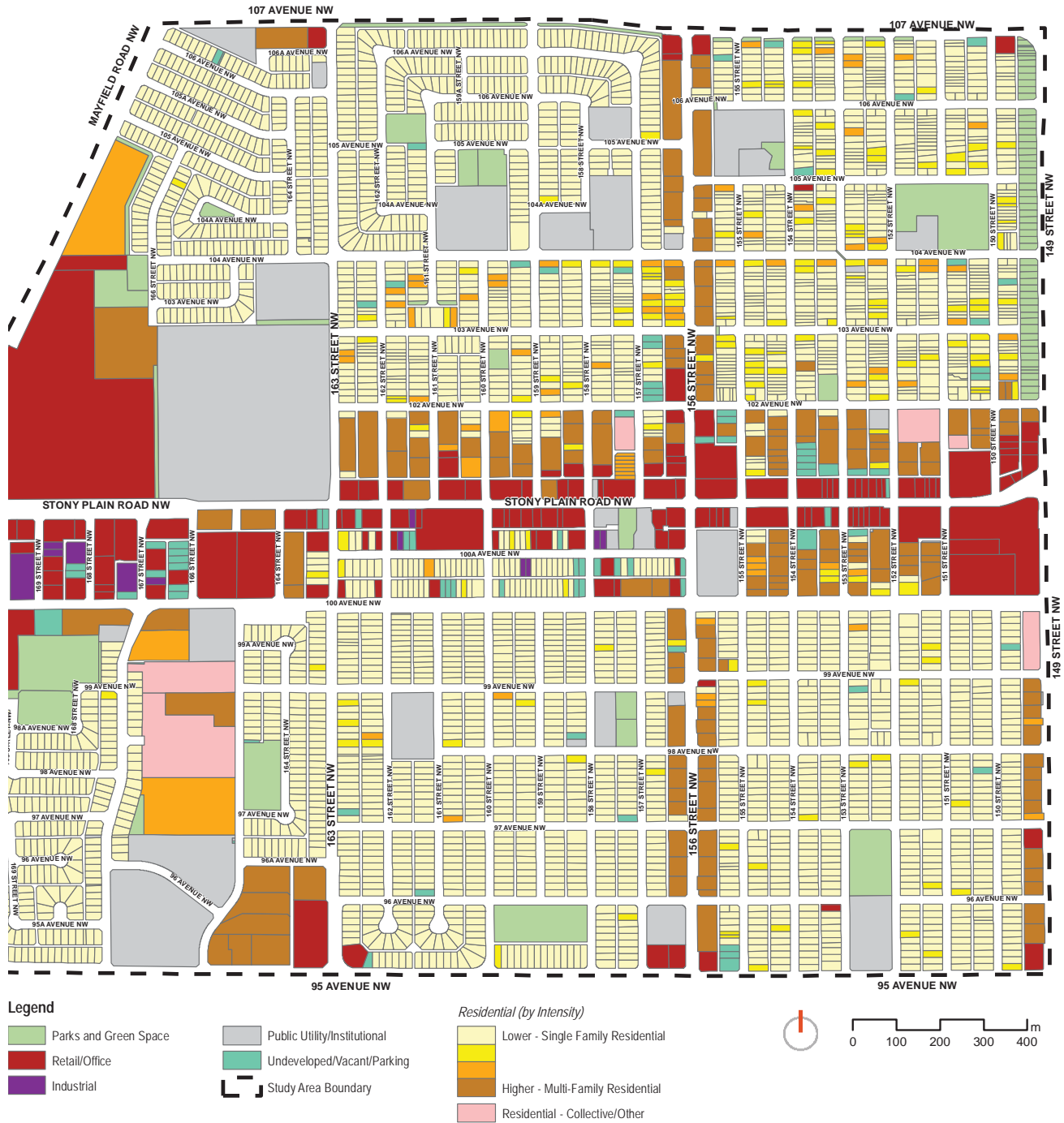


Figure 5 Current Land Use

houses), Glenwood (120, including 89 semi-detached/duplex/fourplex and 31 row houses), and West Jasper Place the lowest (67 semi-detached/duplex/fourplex).

Of the housing units in the area, almost 10% (830 units) are affordable housing units, which includes general affordable housing, seniors oriented affordable housing, co-op housing, transitional housing and supportive permanent housing. Of these units, the largest proportion (362 units) is in senior housing projects. There are 118 Co-op units and 134 general affordable units available in Jasper Place. There are also 48 transitional housing units and 168 permanent supportive housing units. No shelters or short-term supportive housing units are located in the neighbourhood.

Glenwood has the largest number of affordable units (284 or 12% of all residential units), while West Jasper Place has the highest proportion of such units as compared to market units (277, or 16% of all units). Britannia Youngstown has 221 (9%) affordable residential units and Canora features the lowest at 48 units (3%).

Just under two thirds (62%) of all residential units are rented compared to the City-wide average of 36%. Glenwood has the lowest proportion of rental units at 53%, followed by Britannia Youngstown at 62%, West Jasper Place at 67% and Canora at 70%.

The overall residential density of Jasper Place, which is measured by total dwelling units divided by the total net residential hectares in Jasper Place, is around 34 dwelling units per hectare. Residential densities in the four neighbourhoods range between 29.1 in Glenwood, 33.7 in Britannia Youngstown, 35.4 in West Jasper Place and 41.5 in Canora.

A high proportion (86%) of buildings in Jasper Place were constructed before 1980, including 93% in Britannia Youngstown, 89% in Glenwood, 85% in Canora and 70% in West Jasper Place. Overall, 5% of buildings in Jasper Place have been constructed since 2000, ranging from 9% in West Jasper Place, 6% in Canora and 4% in both Britannia Youngstown and Glenwood.

The 2006 Federal Census reported that around 10% of housing units in Jasper Place were in need of major repair.

Vibrant Businesses

Currently, there are about 195,000 square metres (2.1 million square feet) of commercial and retail space in Jasper Place. It is estimated that 6,106 jobs are accommodated within this space. The majority of the employment areas are located along the Stony Plain Road corridor, with some smaller commercial/retail sites along the major arterials of 149 Street, 156 Street, 163 Street, 95 Avenue, and 107 Avenue. Britannia Youngstown features the main employment area, Mayfield Common on Stony Plain Road and 170 Street, and West Jasper Place also has the Jasper Gates shopping centre.

Much of the commercial development along Stony Plain Road is underbuilt when assessed against available allowances under existing zoning. Both the (CB1) Low Intensity Business Zone and the (CB2) General Business Zone allow a maximum height of three and four storeys, respectively. However, much of the commercial development in this corridor is only developed at one or two storeys. This represents a significant amount of untapped potential. If built to full capacity, Jasper Place could see approximately 668,000 square metres of additional commercial space under existing zoning. At present, there are approximately 9.5 square metres (102 square feet) of retail space per resident. This is more than three times greater than what is typically expected to meet residents' needs, usually considered to be about 2.7 square metres (29 square feet) of commercial space per person. Although some commercial areas in Jasper Place serve a wider area, particularly Mayfield Common and Jasper Gates, there is still a notably high level of commercial and retail space in Jasper Place.

There have been few new non-residential buildings developed since 2000, representing just under 2% of the overall building stock. There has, however, been consistent investment through alterations and renovations to commercial buildings in the last 10 years, representing just over \$45 million of investment. The most significant investment has been in Britannia Youngstown where Mayfield Common is located, totalling \$27 million, compared to \$7 million in Canora, \$6.7 million in Glenwood and \$4.7 million in West Jasper Place.

Transportation and Accessibility

It is clear that Jasper Place generally has good access to transit, both in residential and employment areas. The overall proportion of residents in Jasper Place that are within 200m of transit is 70%. Glenwood has the most residents in proximity to transit, at 82%. This is a result of a higher concentration of bus routes that run through Glenwood, compared to the other four neighbourhoods where bus service is typically along the main arterials. The proportion of residents within 200m of transit stops in the other neighbourhoods ranges between 59% in Canora, 65% in Britannia Youngstown and 71% in West Jasper Place.

Jasper Place has 4.4km of designated bicycle routes throughout the four neighbourhoods. This includes the paved multi-use trail along 100 Avenue, between 149 Street and 163 Street, as well as on-street bike routes that run along 163 Street between 97 Avenue and 100 Avenue, along 165 Street north of 95 Avenue, and along 97 Avenue between 149 Street and 163 Street. These linkages provide access to the broader city network to the east, eventually leading into the North Saskatchewan River Valley.

Overall in Jasper Place, approximately 30% of residents are within 200m of existing bicycle lanes and trails. With the local bicycle facilities in their neighbourhoods, Glenwood and West Jasper Place have higher accessibility to these networks at 50% and 82%, respectively. The existing facilities are beyond a 200m distance to residences in Britannia Youngstown and Canora.

Parks and Open Space

At present, Jasper Place has a total of 20.4 hectares of park and open space. Included in this total are general park sites, open space associated with school sites, playgrounds, and open space associated with Community League sites. Glenwood has the greatest amount of parks and open space at 8.6 hectares, followed by Canora with 6.1, Britannia Youngstown at 4 and West Jasper Place at 1.7 hectares. Canora and Glenwood feature the largest amount of park space per capita, with 18.4 square metres and 16.8 square metres per

capita, respectively. Britannia Youngstown has 8.4 square metres of park space per capita and West Jasper Place has the lowest per capita amount, at 5.6 square metres per resident.

The location of parks in relation to different types of housing has an impact on residents' access to park space. Overall, 60% of Jasper Place residents are within 200 metres of parks and open space sites. This varies between the four neighbourhoods, from Canora (73%), Britannia Youngstown (63%), Glenwood (60%), and West Jasper Place (37%).

Private open space can be defined as residential amenity area, which includes the undeveloped lands on residential property, for example front and rear yards that could serve as amenity space. Many of the single detached residential properties in the neighbourhoods are underdeveloped in terms of available site coverage, offering approximately 273 hectares of private amenity area. While this amenity area is on private land, and would not be available for public use, it does provide an indication of the green space provided on private property in the neighbourhoods.

Walkability 

Walkability is usually measured by the 5 minute walk standard, typically considered to be a 400m distance. Almost all Jasper Place residents are within 400m of a number of amenities. In order to provide a more fine-grained analysis of neighbourhoods, a distance of 200 metres was considered. At present, 60% of residents in the four neighbourhoods are within a 200m walk of employment areas. Much of this can be attributed to the larger number of higher density housing areas in proximity to Stony Plain Road and the arterial roadways.

Currently, only 33% of residents are within 200 metres of school sites, ranging from 43% in Glenwood, 36% in Canora, 31% in Britannia Youngstown and 13% in West Jasper Place. Jasper Place residents do have good access to community and institutional uses at 74% overall, including 83% in Glenwood, 73% in West Jasper Place, 71% in Canora, and 66% in Britannia Youngstown.

A five minute walking distance is usually considered to be 400m.

Overall, Jasper Place is a very walkable community when considering a 400m catchment area (also known as a pedshed). To provide a finer grained look at the neighbourhoods, the Learning Scenarios looked at 200m walking distances.

Figure 6 Parks and Open Space Pedshed

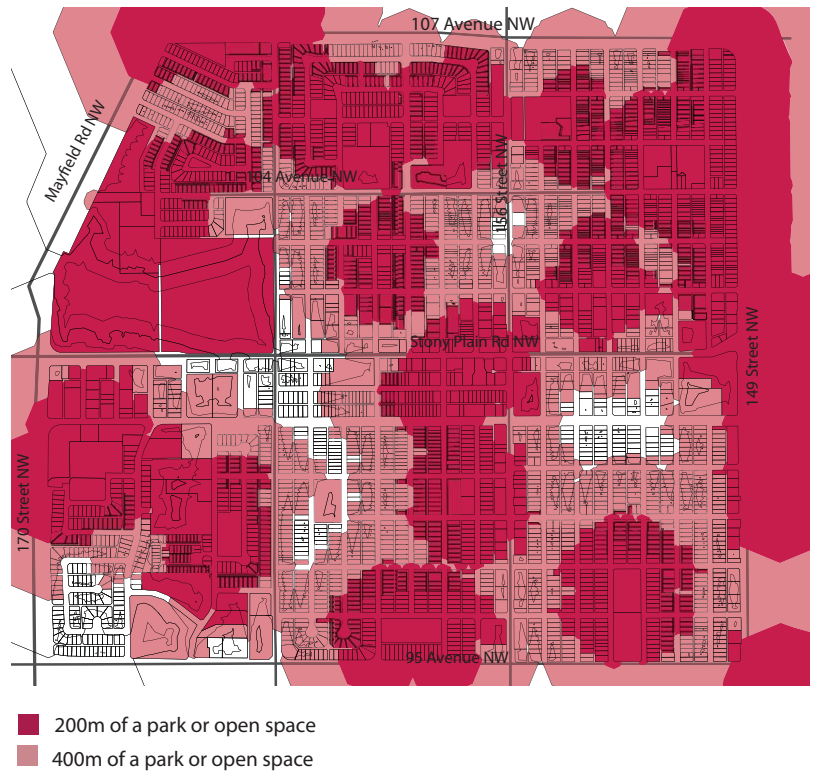




Table 5 Baseline Indicators



Indicators		Overall	BY	Canora	Glenwood	WJP
	1 People + Families					
1.1	Population	16,155	4,759	3,335	5,095	2,966
1.2	Population Age					
	≤ 19 years	15.4%	17.5%	15.6%	15.4%	11.5%
	20 to 34 years	19.0%	20.7%	19.1%	18.3%	17.6%
	35 to 49 years	17.0%	17.5%	17.4%	18.0%	13.8%
	50 to 64 years	15.2%	16.1%	14.8%	15.4%	14.2%
	65 to 79 years	7.5%	6.7%	7.6%	9.7%	5.1%
	80+ years	2.9%	2.5%	2.2%	4.1%	2.0%
	No response	23.0%	19.0%	23.4%	19.0%	35.8%
1.3	Mobility Status					
	5+ years	36.1%	38.6%	33.4%	38.2%	31.7%
	3 to less than 5 years	12.0%	10.6%	14.7%	12.7%	9.8%
	1 year to less than 3 years	15.6%	15.0%	18.7%	15.0%	14.0%
	Less than 1 year	18.0%	19.0%	18.1%	17.0%	18.3%
	Child less than 1 year	1.0%	0.9%	1.1%	1.2%	0.6%
	No response	17.3%	16.0%	14.0%	15.9%	25.7%
	2 Housing Choices					
2.1	Residential Land Area (ha)	247.0	71.2	44.0	83.9	47.9
2.2	Dwelling Units	8,359	2,398	1,827	2,437	1,697
	Single-detached	2,886	911	335	1,012	628
	Semi-detached/Duplex/Fourplex*	794	142	496	89	67
	Apartments - 5+ storeys	423	0	99	235	89
	Apartments - 1-4 storeys	4,035	1,181	879	1,063	912
	Row house	188	157	0	31	0
	Other**	33	7	18	7	1
2.3	Residential Density (units/hectare)	33.8	33.7	41.5	29.1	35.4
2.4	Housing Type Diversity	0.58	0.60	0.60	0.54	0.51
2.5	Residential As-of-Right Dev. Capacity (units)	11,517	3,503	2,145	3,516	2,353
2.6	Affordable Housing (units)	830	221	48	284	277
	Transitional Housing	48	22	16	0	10
	Permanent Supportive Housing	168	0	0	85	83
	Affordable (Mix of Low & Moderate Income)	134	134	0	0	0
	Seniors-Oriented Affordable Housing	362	65	0	199	98
	Co-op Housing	118	0	32	0	86
2.7	Proportion of Affordable Housing	10%	9%	3%	12%	16%
2.8	Tenure (all dwelling units)					
	Owner-occupied	32.9%	32.6%	24.0%	44.2%	25.8%
	Rental	62.1%	62.3%	70.4%	53.0%	66.7%
	No response	5.0%	5.1%	5.6%	2.9%	7.5%

* Fourplexes were included in the census but were not model as part of the scenario exercise



** Includes mobile homes, collective residences, hotel/motel units, RVs, tents, and other units not classified above.

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Indicators		Overall	BY	Canora	Glenwood	WJP
2.9	Residential Rate of Change (units, 2002-12)					
	New Construction	851	116	151	493	91
	Single-detached	90	3	8	36	45
	Semi-detached	153	63	72	12	6
	Row house	18	18	0	0	0
	Apartment	504	32	71	360	41
	Other (e.g., nursing homes, added units)	86	0	0	85	1
	Demolition	149	35	40	36	38
	Single-detached	144	32	40	35	37
	Semi-detached	3	2	0	1	0
	Row house	0	0	0	0	0
	Apartment	0	0	0	0	0
	Other (e.g., nursing homes, added units)	2	1	0	0	1
2.10	Rental Vacancy					
	Average	2.2%				
	Bachelor	3.9%				
	1-bedroom	1.8%				
	2-bedroom	2.0%				
	3 or more bedrooms	3.5%				
2.11	Vacant Residential - Infill or Brownfield Sites					
	Vacant, including surface parking (ha)	2.3	0.2	0.2	1.2	0.7
	Derelict (ha)	1.7	0.0	0.7	1.1	0.0
2.12	Property Age - Residential					
	before 1946	5%	1%	6%	2%	14%
	1946-1959	50%	78%	28%	51%	26%
	1960-1969	18%	7%	17%	31%	14%
	1970-1979	13%	7%	34%	5%	16%
	1980-1989	6%	2%	5%	5%	12%
	1990-1999	5%	2%	5%	4%	10%
	2000-2009	4%	4%	4%	3%	7%
	2010+	1%	0%	2%	1%	2%
2.13	State of Repair - Residential					
	% units in need of repair (2006)	10.2%				

Indicators		Overall	BY	Canora	Glenwood	WJP
	3 Vibrant Businesses					
3.1	Employment	6,106	3,539	489	1,334	744
3.2	Commercial/Industrial Floor Area (sq m)	194,678	64,354	35,182	57,776	37,366
3.3	Retail Floor Area (sq m)	154,210	54,488	29,645	38,388	31,689
3.4	Commercial/Industrial Floor Area Ratios	0.40	0.33	0.63	0.34	0.51
3.5	Retail Floor Area Per Resident	9.5	11.4	8.9	7.5	10.7
3.6	Commercial/Industrial As-of-Right Dev. Capacity (sq m)	862,739	228,830	203,571	270,434	159,732
3.7	Commercial/Industrial Rate of Change (2002-12)					
	New Construction					
	Permits	11	7	0	4	0
	Total value	\$8,391,651	\$2,564,651	\$0	\$5,827,000	\$0
	Alteration					
	Permits	248	104	16	80	48
	Total value	\$45,109,746	\$26,724,626	\$7,048,588	\$6,658,200	\$4,678,332
3.8	Property Age - Non-Residential					
	before 1960	16.5%	5.2%	33.5%	10.5%	29.4%
	1960-1969	16.2%	8.5%	33.3%	17.0%	12.4%
	1970-1979	23.3%	13.5%	30.6%	34.4%	16.4%
	1980-1989	12.2%	6.4%	2.6%	16.6%	24.5%
	1990-1999	29.9%	64.4%	0%	17.8%	17.3%
	2000 and after	1.8%	2.0%	0%	3.7%	0%
3.9	Vacant Non-Residential Infill or Brownfield Sites					
	Vacant, including surface parking (ha)	1.5	0.0	0.1	1.1	0.3
	Derelict (ha)	0.2	0.0	0.0	0.2	0.0
	4 Transportation + Accessibility					
4.1	Transit Pedshed - Residential					
	% of population within 200m of bus stops	70%	65%	59%	82%	71%
4.2	Transit Pedshed - Non-Residential					
	% of jobs within 200m of bus stops	97%	95%	92%	100%	100%
4.3	Cycling Infrastructure Access					
	% of population within 200m of bike trails + lanes	30%	0.0%	0.0%	50%	82%
4.4	On-Street Parking per Resident					
	parking spaces per person	0.73	0.68	0.66	0.81	0.73
4.5	Off-Street Parking					
	residential off-street parking spaces	14,883	4,156	1,839	4,973	3,915
	commercial off-street parking spaces	6,821	2,332	842	2,470	1,177

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Indicators		Overall	BY	Canora	Glenwood	WJP
4.6	On-Street Parking on-street parking spaces	11,723	3,257	2,187	4,122	2,154
4.7	Cycling Infrastructure Provision bike trails + designated cycling lanes (km)	4.4	0	0	2.8	1.6
	5 Parks + Open Space					
5.1	Park Space per Resident (sq m)	12.6	8.4	18.4	16.8	5.6
5.2	Parks Proximity % of population within 200m of parks	60%	63%	73%	60%	37%
5.3	Residential Amenity Space (ha)	273.3	90.9	47.4	91.6	43.4
5.4	Park Frontage (km)	5.5	1.2	2.1	1.7	0.4
5.5	Park Space (ha)	20.4	4.0	6.1	8.6	1.7
	6 Walkability					
6.1	Housing and Jobs Proximity % of population within 200m of commercial/industrial	60%	58%	65%	55%	67%
6.2	Schools Proximity % of population within 200m of schools	33%	31%	36%	43%	13%
6.3	Community Institutional Proximity % of population within 200m of institutional parcels	74%	66%	71%	83%	73%

Scenario 1

Scenario Description

Scenario 1 considered what might happen if there were no zoning changes in Jasper Place over the next 20 years. The redevelopment that occurred in this scenario was based on permitted uses under existing zoning, taking into consideration other elements such as the Mature Neighbourhood Overlay and the changes to residential zoning approved by Council in March 2013. The model also assumed that redevelopment will tend to cluster towards key infrastructure, such as the future LRT stations and existing bus routes.

Although no zoning changes were contemplated in Scenario 1, changes were seen because many properties in the area are not currently built out to the maximums allowed by the Zoning Bylaw. For example, several buildings along Stony Plain Road are only one or two storeys in height, even though existing zoning would allow these buildings to be four storeys high. Similarly, some intensification of residential lands would also be possible in Jasper Place as certain parcels may be currently developed with a single detached dwelling, but are actually zoned to allow row housing or low rise apartments.

Scenario 1 is modelled using both a low development case and a high development case. The low case considers redevelopment of 5% of the overall parcels in Jasper Place, and the high case considers redevelopment of 30% of the total parcels.

Scenario Results

This section provides an overview of the results from the low and high cases on the identified community indicators. Increases and decreases are noted in relation to baseline data; projections are based on assumptions outlined in Tables 2, 3 and 4. Detailed results are included in Table 6.

People and Families



In terms of population change, Jasper Place as a whole was projected to experience an increase of 399 people under the low case model (16,155 to 16,554), and 2,387 in the high case model (16,155 to 18,542). In the low case, Britannia Youngstown was projected to see the largest number increase in population (114), followed by Glenwood (102), West Jasper Place (93) and Canora (90). In the high case, the projections showed West Jasper Place gaining 766 people, followed by Canora (573), Glenwood (540) and 508 in Britannia Youngstown.

Jasper Place as a whole was projected to see an additional 21 school aged children in the low case, broken down into 6 in both Britannia Youngstown and Glenwood, 5 in West Jasper Place, and 4 in Canora. In the high case, there was a projected increase of 123 school aged children across Jasper Place, with 43 in West Jasper Place, 31 in Glenwood, 25 in Britannia Youngstown, and 24 in Canora.

Housing Choices



Under the low case model, Jasper Place was projected to see an additional 229 dwelling units, with gains of 52 semi-detached/duplex units, and 114 units in apartment buildings between one and four storeys in height. There was a

projected net loss of 34 single detached units, along with the one-for-one redevelopment of 98 single detached units with secondary suites.

In the high case, Jasper Place was projected to see an additional 1,368 dwelling units, with gains of 318 semi-detached/duplex units, and 639 units in apartment buildings between one and four storeys in height. There was a projected net loss of 203 single detached units, along with the one-for-one redevelopment of 619 single detached units with secondary suites.

Overall, Glenwood was projected to see the largest number increase in dwelling units in the low case (64), followed by Britannia-Youngstown (62), West Jasper Place (58) and Canora (45). In the high case, West Jasper Place was projected to see the greatest number gain in units (483), followed by Glenwood (344), Britannia Youngstown (279), and Canora (262).

The residential density of Jasper Place as a whole, which is measured in terms of dwelling units per net residential hectare, was projected to go from the current 33.8 to 34.8 in the low case. By neighbourhood, Britannia Youngstown was projected to go from 33.7 to 34.6, Canora from 41.5 to 42.5, Glenwood from 29.1 to 29.8 and West Jasper Place from 35.4 to 36.6. In the high case, the residential density of Jasper Place was projected to 39.4, including 33.1 in Glenwood, 37.6 in Britannia Youngstown, 45.5 in West Jasper Place and 47.5 in Canora.

Housing type diversity in Jasper Place was projected to increase in the low case from 0.58 to 0.59. Britannia Youngstown increased from 0.60 to 0.61, Glenwood from 0.54 to 0.56, and West Jasper



Place from 0.51 to 0.53, whereas Canora decreased from 0.60 to 0.59. In the high case, the housing diversity of Jasper Place was projected to increase to 0.63, including an increase to 0.62 in both Britannia Youngstown and Glenwood, and 0.58 in West Jasper Place, and a decrease to 0.56 in Canora.

Vibrant Businesses

A gain of 3,511 jobs across Jasper Place was projected in the low case, including an additional 1,966 employment positions in Glenwood, 756 in Britannia Youngstown, 488 in Canora and 301 in West Jasper Place. In the high case, Jasper Place was projected to see an increase of 7,855 jobs, with 3,192 in Glenwood, 2,005 in Canora, 1,644 in Britannia Youngstown, and 1,014 in West Jasper Place.

The amount of retail floor area per resident in Jasper Place was projected to increase from 9.5 to 10.8 square metres in the low case. Britannia Youngstown was projected to increase from 11.4 to 11.8 square metres, West Jasper Place from 10.7 to 10.8, Glenwood from 7.5 to 10.3, and Canora from 8.9 to 9.9. In the high case, the amount of retail floor area per resident across Jasper Place was projected to increase to 10.6 square metres per person, including 11.8 in Britannia Youngstown, 10.5 in Glenwood, and 9.9 in Canora, and decreasing to 9.7 in West Jasper Place.

Transportation and Accessibility

The pedshed rates for both residential and commercial measures across Jasper Place were projected to increase in the low case, going from 70% to 73% of residents within 200m of transit, and from 97% to 98% of jobs within 200m of transit. On a neighbourhood level, West Jasper Place was projected to increase from 71% to 80%, followed by Canora increasing from 59% to 62%, Britannia Youngstown from 65% to 66%, and Glenwood from 82% to 83%. For job access, Canora was projected to increase from 92% to 94%, Britannia Youngstown from 95% to 96%, and the other two neighbourhoods to remain with 100% of jobs being within 200m of transit in the low case.

In the high case, the number of residents within 200m of transit was projected to increase across Jasper Place to 74%, including Glenwood at 82%, West Jasper Place at 80%, Britannia Youngstown at 67% and Canora at 64%. Britannia Youngstown and Canora were projected to increase the number of jobs within 200m of transit to 97% and the other two neighbourhoods to remain at 100% in the high case.

Access to cycling infrastructure across Jasper Place was projected to remain static at 30% of residents being within 200m of cycling infrastructure in the low case, and increase to 32% in the high case. Britannia Youngstown and Canora remain at 0 in both the low and high cases. Glenwood was projected to increase from 50% to 51% in the low case and 53% in the high case. West Jasper Place was projected to decrease from 82% to 81% in the low case and remain at 82% in the high case.

In the low case, on-street parking decreased from 0.73 spaces per resident to 0.71 spaces, including 0.79 in Glenwood, 0.70 in West Jasper Place, 0.67 in Britannia Youngstown, and 0.64 in Canora. In the high case, on-street parking decreased to 0.63 spaces per resident, including 0.73 in Glenwood, 0.62 in Britannia Youngstown, 0.58 in West Jasper Place, and 0.56 in Canora.

Parks and Open Space

Although the total park and open space remained the same in the model at 20.4 hectares, the projected growth in population led to a projected decrease from 12.6 to 12.3 square metres per person in the low case across Jasper Place, including 18.4 to 17.9 in Canora, 16.8 to 16.5 in Glenwood, 8.4 to 8.3 in Britannia Youngstown and 5.6 to 5.5 in West Jasper Place. In the high case, park and open space per capita was projected to decrease to 11.0 square metres per person, including 15.7 in Canora, 15.2 in Glenwood, 7.6 in Britannia Youngstown, and 4.5 in West Jasper Place.

The proportion of residents within 200m of parks and open spaces was projected to stay constant in the low case across Jasper Place and in each of the neighbourhoods except for Britannia Youngstown, which

was projected to increase from 63% to 64%. In the high case, parks proximity across Jasper Place was projected to decrease from 60% to 59%, with West Jasper Place decreasing from 37% to 34%, Glenwood and Britannia Youngstown remaining stable at 60% and 63%, and Canora increasing from 73% to 75%.

In the low case, it was projected that private amenity space would decrease by approximately 1.6 hectares across Jasper Place from 273.3 to 271.7 hectares, including decreases of 0.6ha in Glenwood, 0.5ha in West Jasper Place, and 0.3ha in both Britannia Youngstown and Canora. In the high case, the decrease in private amenity space was projected to be 10.6 hectares (to 262.7 hectares), including decreases of 3.6ha in Glenwood, 3.5ha in West Jasper Place, 2.0ha in Canora, and 1.6ha in Britannia Youngstown.

Walkability



The number of residents with 200m of commercial areas was projected to stay constant across Jasper Place in the low case at 60%. In the high case, it was projected to increase to 61%, going from 58% to 59% in Britannia Youngstown and 65% to 67% in Canora, and remaining the same in Glenwood and West Jasper Place at 55% and 67% respectively.

The number of residents within 200m of schools was also projected to remain constant in the low case, remaining at 33% across Jasper Place. In the high case, it was projected to decrease to 32% of residents, including a decrease from 36% to 35% in Canora, and remaining constant in Glenwood at 43%, Britannia Youngstown at 31%, and West Jasper Place at 13%.

The number of residents within 200m of community and institutional uses was also projected to remain constant across Jasper Place in both cases at 74%. In the low case, only Britannia Youngstown was projected to change, decreasing from 66% to 65%. In the high case, there was an increase from 73% to 75% in West Jasper Place and from 71% to 73% in Canora, and a decrease from 66% to 65% in Britannia Youngstown and from 83% to 82% in Glenwood.

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Table 6 Scenario 1 Indicators		Baseline	Scenario 1 (5% over 20 years)	Scenario 1 (30% over 20 years)
1.0 People + Families				
1.1	Population	16,155	16,554	18,542
	BRITANNIA YOUNGSTOWN	4,759	4,873	5,267
	CANORA	3,335	3,425	3,908
	GLENWOOD	5,095	5,197	5,635
	WEST JASPER PLACE	2,966	3,059	3,732
1.2	School-Age Children	752	773	875
	BRITANNIA YOUNGSTOWN	216	222	241
	CANORA	164	168	188
	GLENWOOD	219	225	250
	WEST JASPER PLACE	153	158	196
2.0 Housing Choices				
2.1	Residential Land Area (ha)	247.0	247.0	247.0
	BRITANNIA YOUNGSTOWN	71.2	71.2	71.2
	CANORA	44.0	44.0	44.0
	GLENWOOD	83.9	83.9	83.9
	WEST JASPER PLACE	47.9	47.9	47.9
2.2	Dwelling Units (by Neighbourhood)	8,359	8,588	9,727
	BRITANNIA YOUNGSTOWN	2,398	2,460	2,677
	CANORA	1,827	1,872	2,089
	GLENWOOD	2,437	2,501	2,781
	WEST JASPER PLACE	1,697	1,755	2,180
	Dwelling Units (by Type)	8,359	8,588	9,727
	Single-detached	2,886	2,852	2,683
	Single-detached Secondary Suite*	-	98	619
	Semi-detached/duplex**	794	846	1,112
	Row house	188	188	188
	Apartments - 1-4 storeys	4,035	4,149	4,674
	Apartments - 5+ storeys	423	423	423
	Apartments - Mixed-use***	-	0	0
	Other****	33	32	28

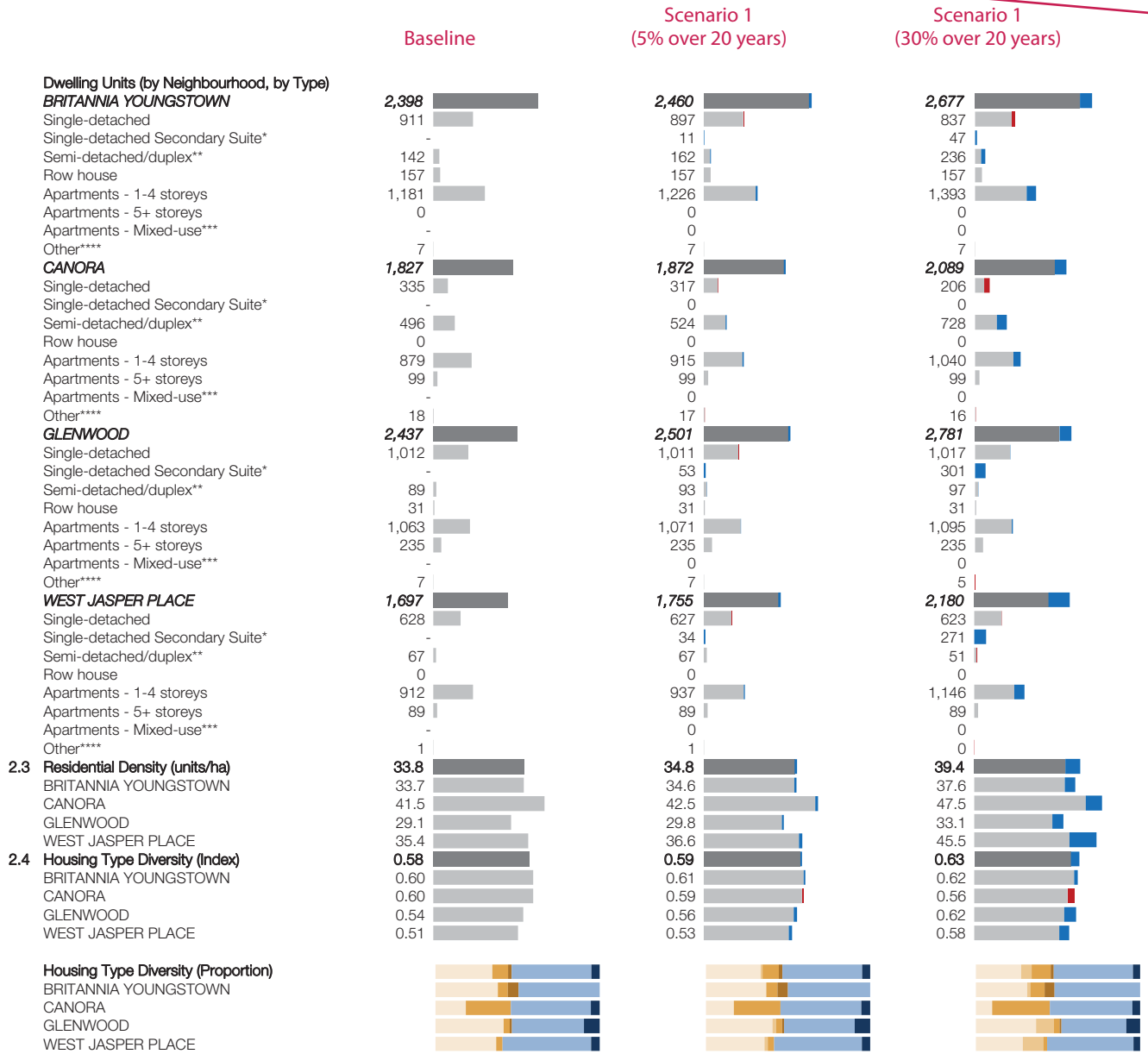
 Blue represents increases above the original baseline
 Red represents decreases below the original baseline

* The census does not report number of secondary suites so the baseline figure is not known. The numbers show the projected gain of secondary suites

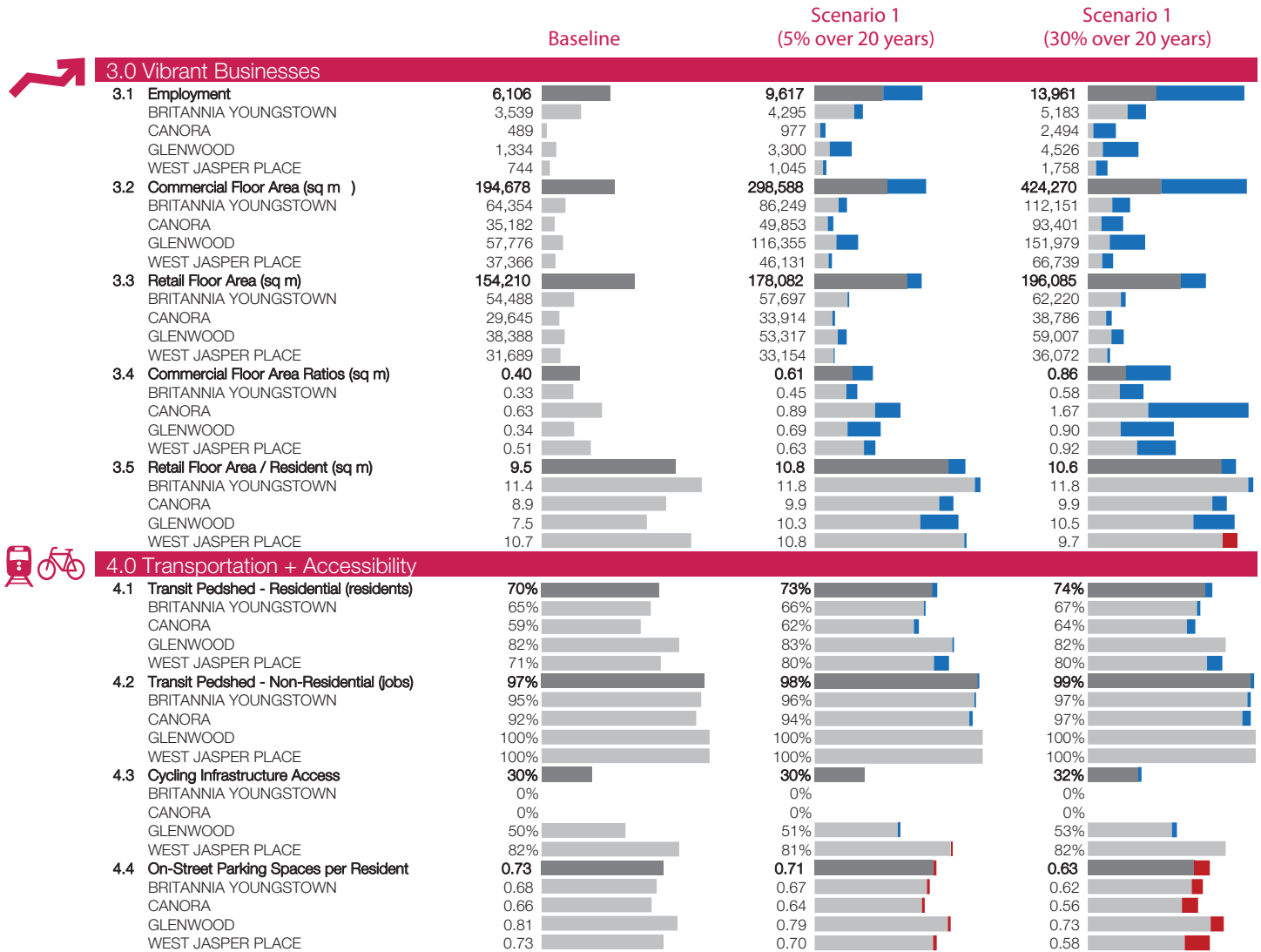
** Includes the baseline number of fourplexes captured by the census but no new fourplexes are added

*** The census does not report number of units in mixed use apartment buildings, so the baseline figure is not known. The numbers show the projected gain of units in mixed use apartment buildings.

**** Includes mobile homes, collective residences, hotel/motel units, RVs, tents, and other units not classified above.



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Baseline Scenario 1 (5% over 20 years) Scenario 1 (30% over 20 years)



5.0 Parks + Open Space

	Baseline	Scenario 1 (5% over 20 years)	Scenario 1 (30% over 20 years)
5.1 Park Space per Capita (sq m/pp)	12.6	12.3	11.0
BRITANNIA YOUNGSTOWN	8.4	8.3	7.6
CANORA	18.4	17.9	15.7
GLENWOOD	16.8	16.5	15.2
WEST JASPER PLACE	5.6	5.5	4.5
5.2 Parks Proximity	60%	60%	59%
BRITANNIA YOUNGSTOWN	63%	64%	63%
CANORA	73%	73%	75%
GLENWOOD	60%	60%	60%
WEST JASPER PLACE	37%	37%	34%
5.3 Residential Amenity Space (sq m)	2,733,274	2,716,954	2,626,995
BRITANNIA YOUNGSTOWN	909,136	906,243	893,444
CANORA	474,046	471,432	454,300
GLENWOOD	915,921	909,731	879,916
WEST JASPER PLACE	434,171	429,548	399,335



6.0 Walkability

6.1 Housing and Jobs Proximity	60%	60%	61%
BRITANNIA YOUNGSTOWN	58%	58%	59%
CANORA	65%	66%	67%
GLENWOOD	55%	55%	55%
WEST JASPER PLACE	67%	67%	67%
6.2 Schools Proximity	33%	33%	32%
BRITANNIA YOUNGSTOWN	31%	31%	31%
CANORA	36%	36%	35%
GLENWOOD	43%	43%	43%
WEST JASPER PLACE	13%	13%	13%
6.3 Community / Institutional Proximity	74%	74%	74%
BRITANNIA YOUNGSTOWN	66%	65%	65%
CANORA	71%	71%	73%
GLENWOOD	83%	83%	82%
WEST JASPER PLACE	73%	73%	75%

Scenario 1 - Stony Plain Road



Existing



5% Development



30% Development



Stony Plain Road, facing northeast at 156 Street.

Stony Plain Road, facing northwest at 156 Street.

Scenario 1 - Stony Plain Road



Existing



5% Development



30% Development

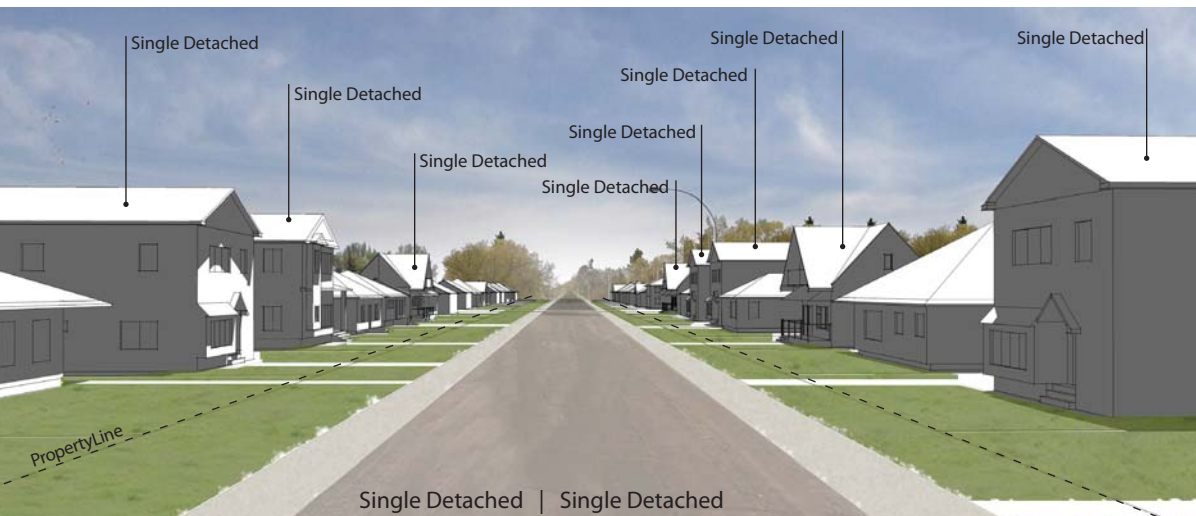
Scenario 1 - Residential



Existing



5% Development



30% Development

Example Residential Street

Scenario 2

Scenario Description

Scenario 2 was based on moderate land use changes. As in Scenario 1, considerations were made regarding changes to residential zoning approved by Council in March 2013. The model also assumed that redevelopment will tend to cluster towards key infrastructure, such as the future LRT stations as outlined in Section 3.

Land uses considered as part of Scenario 2 included:

- » **Four-storey apartments** in the area bounded by Stony Plain Road to the north, the lane east of 164 Street to the west, 100 Avenue to south and east to 149 Street, on the west side of 155 Street and east side of 157 Street between 99 Avenue and 100 Avenue, along 156 Street and around the intersection of 156 Street and 95 Avenue
- » **Mixed use development** in commercial areas, particularly along Stony Plain Road
- » **Row houses** in areas currently zoned for single detached residential uses on the west side of 155 Street at 96 Avenue and the east side of 157 Street at 97 Avenue up to 107 Avenue
- » **Row houses** in areas currently zoned for single detached residential uses generally between 106A Avenue and 107 Avenue, and between 157 Street and 163 Street, and flanking parcels on the south side of 107 Avenue between 150 Street and 155 Street
- » An increase in maximum height for **low rise apartment** buildings from four storeys to six storeys for areas south of 102 Avenue to the Stony Plain Road corridor
- » **Semi-detached units** on corner lots between 157 Street and 163 Street, and between 95 Avenue and 100 Avenue

- » **Semi-detached units** in areas currently identified for low density infill between the lane east of 150 Street and 155 Street, and between 102 Avenue and 104 Avenue
- » **Six-storey office tower development** in an area to the immediate north of the future LRT station at the intersection of Stony Plain Road and 156 Street.

Areas not outlined above were expected to retain current zoning.

Scenario Results

This section provides an overview of the results from the low and high cases on the identified community indicators. Increases and decreases are noted in relation to the baseline data and projections are based on the assumptions outlined in Tables 2, 3 and 4. The detailed results are included in Table 7.

People and Families



In terms of population change, Jasper Place as a whole was projected to experience an increase of 1,784 people under the low case model (16,155 to 17,939), and 7,210 in the high case model (16,155 to 23,365). In the low case, Glenwood was projected to see the largest number increase in population (738 people), followed by Britannia Youngstown (436), Canora (350), and West Jasper Place (260). In the high case, the projections showed Glenwood gaining 2,482 people, followed by Canora (1,827), West Jasper Place (1,452) and Britannia Youngstown (1,449).

Jasper Place as a whole was projected to see an additional 90 school aged children in the low case, broken down into 37 in Glenwood, 22 in Britannia Youngstown, 18 in Canora, and 13 in West Jasper Place. In the high case, there was a projected increase of 368 school aged children across Jasper Place, with 126 in Glenwood, 92 in Canora, and 75 in both Britannia Youngstown and West Jasper Place.

Housing Choices



Under the low case model, Jasper Place was projected to see an additional 1,004 dwelling units, with gains of 58 semi-detached/duplex units, 246 units in apartment buildings between one and four storeys in height, 630 units in mixed use apartment buildings, and 63 row houses. There was a projected net loss of 67 single detached units, and the one-for-one redevelopment of 77 single detached units with secondary suites.

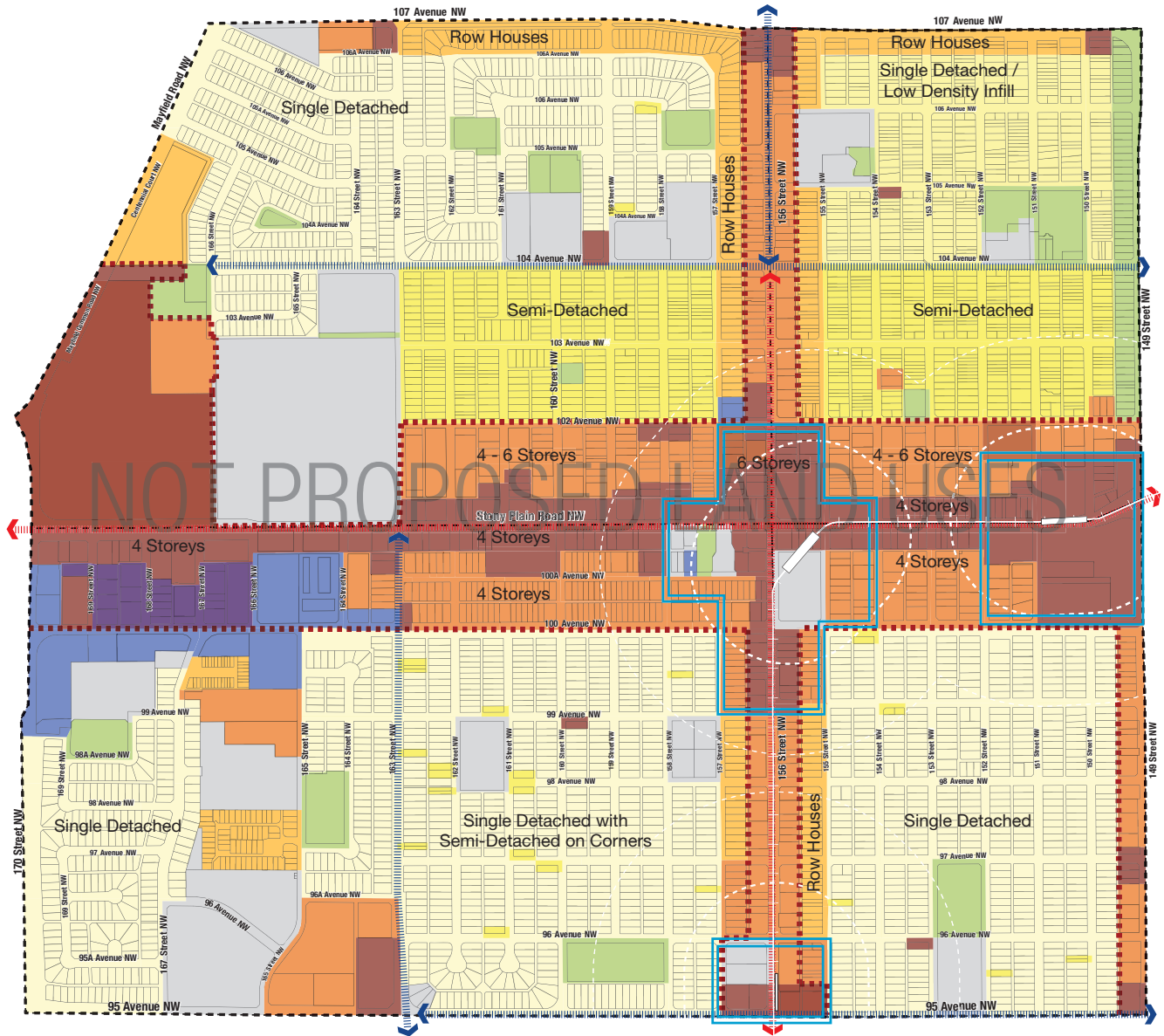
In the high case, Jasper Place was projected to see an additional 4,090 dwelling units, with gains of 300 semi-detached/duplex units, 1,297 units in apartment buildings between one and four storeys in height, 122 units in apartments greater than four storeys, 1,932 units in mixed use apartment buildings, and 344 row houses. There was a projected net loss of 381 single detached units, as well as 481 one-for-one redeveloped single detached units with secondary suites.

Overall, Glenwood was projected to see the largest number increase in dwelling units in the low case (409) followed by Britannia Youngstown (248), Canora (204), and West Jasper Place (143). In the high case, Glenwood was again projected to see the greatest number gain in the number of units (1,404), followed by Canora (1,026), Britannia Youngstown (831) and West Jasper Place (829).

The residential density of Jasper Place as a whole, which is measured in terms of dwelling units per net residential hectare, was projected to rise from the current 33.8 to 37.2 in the low case. By neighbourhood, Britannia Youngstown was projected to increase from 33.7 to 36.5, Canora from 41.5 to 45.3, Glenwood from 29.1 to 33.1 and West Jasper Place from 35.4 to 37.9. In the high case, residential density in Jasper Place was projected to be 47.8, including 43.7 in Britannia Youngstown, 59.4 in Canora, 43.5 in Glenwood and 50.2 in West Jasper Place.

Housing type diversity in Jasper Place was projected to decrease in the low case, from 0.58 to 0.57. Britannia Youngstown was projected to decrease from 0.60 to

Scenario 2



Legend

- Study Area Boundary
- Proposed LRT Stations
- Proposed LRT Alignment
- Key Corridors
- Neighbourhood Corridors

Buffers from LRT Stations

- 200m buffer
- 400m buffer
- Corridor Areas
- Tax Parcels

Zoning

- Parks
- Commercial (Shopping Centre Zone)
- Commercial / Mixed-use Residential
- Direct Control
- Public Utility / Institutional
- (IB) Industrial Business

Residential (by Intensity)

- Lower - Single-Family Residential
- Higher - Multi-Family Residential
- Areas of Intensification | Nodes



Figure 8 Scenario 2 map*

*Not proposed land use: for learning purposes only

0.59 and Canora from 0.60 to 0.57, while Glenwood remained at 0.54 and West Jasper Place increased from 0.51 to 0.52. In the high case, the housing diversity of Jasper Place was projected to decrease to 0.55, including 0.58 in Britannia Youngstown, 0.50 in Canora, and 0.52 in Glenwood, with an increase to 0.56 in West Jasper Place.

Vibrant Businesses

A gain of 429 jobs across Jasper Place was projected in the low case, including an additional 338 employment positions in Glenwood, 36 in West Jasper Place, 30 in Britannia Youngstown, and 25 in Canora. In the high case, Jasper Place was projected to see an increase of 893 jobs, including 436 in Glenwood, 216 in Canora, 127 in Britannia Youngstown, and 114 in West Jasper Place.

The amount of retail floor area per resident in Jasper Place was expected to increase from 9.5 to 9.8 square metres in the low case. Glenwood was expected to increase from 7.5 to 8.9, Canora to remain the same at 8.9, West Jasper Place to decrease from 10.7 to 10.2, and Britannia Youngstown from 11.4 to 11.0. In the high case, the amount of retail floor area per resident across Jasper Place was projected to decrease to 8.4 square metres per person, including 10.1 in Britannia Youngstown, 8.1 in West Jasper Place, 7.8 in Canora, and 7.6 in Glenwood.

Transportation and Accessibility

In the low case, the proportion of residents within 200m of transit was project to increase from 70% to 75%. The proportion of jobs within 200m of transit was projected to remain at 97%. On a neighbourhood level, the percentage of residents within 200m of transit in West Jasper Place was projected to increase from 71% to 81%, in Canora from 59% to 64%, in Britannia Youngstown from 65% to 68%, and in Glenwood from 82% to 85%. For jobs, all four neighbourhoods were projected to remain the same, with 100% of jobs being within 200m of transit in both Glenwood and West Jasper Place, 95% in Britannia Youngstown, and 92% in Canora in the low case.

In the high case, the number of residents within 200m of transit was projected to

increase across Jasper Place to 78%, including Glenwood at 86%, West Jasper Place at 83%, and both Britannia Youngstown and Canora at 71%. Across Jasper Place, jobs within 200m of transit was projected at 98%. Canora was projected to increase to 94% and the other three neighbourhoods to remain the same at 95% for Britannia Youngstown and 100% for both Glenwood and West Jasper Place in the high case.

Access to cycling infrastructure increased in both cases, to 32% and to 35% respectively across Jasper Place. Britannia Youngstown remained at 0 in both the high and low cases, and Canora increased to 1% in the high case. Glenwood increased from 50% to 55% in the low case and 61% in the high case, while West Jasper Place remained at 82% in the low case and increased to 84% in the high case.

On-street parking decreased in the low case from 0.73 to 0.65 spaces per resident across Jasper Place, including a drop from 0.81 to 0.71 in Glenwood, 0.73 to 0.67 in West Jasper Place, 0.66 to 0.59 in Canora and 0.68 to 0.63 in Britannia Youngstown. In the high case, on-street parking decreased to 0.50 spaces per resident, including 0.54 in Glenwood, 0.52 in Britannia Youngstown, 0.49 in West Jasper Place, and 0.42 in Canora.

Parks and Open Space

Although the total parks and open space remains the same (20.4 ha), with projected growth in population, the amount per capita was projected to decrease from 12.6 to 11.4 square metres per person in the low case across Jasper Place, including from 16.8 to 14.7 in Glenwood, 18.4 to 16.6 in Canora, 8.4 to 7.7 in Britannia Youngstown, and 5.6 to 5.2 in West Jasper Place. In the high case, Jasper Place was projected to have 8.7 square metres of park and open space per person, including 11.9 in Canora, 11.3 in Glenwood, 6.5 in Britannia Youngstown and 3.8 in West Jasper Place.

Proximity to park and open spaces was projected to decrease in the low case from 60% to 59% of residents being within 200m of parks and open space. The proportion in Canora was projected to decrease from 73% to 71%, Britannia Youngstown from 63% to 62%, Glenwood from 60% to 59% and West Jasper Place from 37% to 36%. In the high case, parks proximity across Jasper

Place was again projected to decrease to 59%, however there was more variation in each of the neighbourhoods, including a decrease to 33% in West Jasper Place, an increase to 64% in Britannia Youngstown, and a stay at 60% in Glenwood and 73% in Canora.

In the low case, it was projected that total private amenity space would decrease by approximately 5.4 hectares across Jasper Place from 273 to 268 hectares, including a decrease of 2.4ha in Glenwood, 1.1ha in Britannia Youngstown, 1.0ha in West Jasper Place, and 0.8ha in Canora. In the high case, the projected decrease was 21.7 hectares across Jasper Place, including 7.2ha in Glenwood, 5.6ha in West Jasper Place, 5.2ha in Canora, and 3.7ha in Britannia Youngstown.

Walkability

The proportion of residents within 200m of commercial areas was projected to increase across Jasper Place in the low case from 60% to 63%. By neighbourhood, there was a projected increase from 55% to 58% in Glenwood, 58% to 60% in Britannia Youngstown, 65% to 67% in Canora, and 67% to 69% in West Jasper Place. In the high case, the proportion was projected to increase to 68%, going to 63% in Britannia Youngstown, 73% in West Jasper Place and Canora, and 64% in Glenwood.

The number of residents within 200m of schools was projected to decrease in the low case from 33% to 31% across Jasper Place, including 36% to 34% in Canora, 43% to 41% in Glenwood, 31% to 30% in Britannia Youngstown, and constant in West Jasper Place at 13%. In the high case, a decrease to 28% of residents was projected, including 36% in Glenwood, 28% in Canora and Britannia Youngstown, and 12% in West Jasper Place.

Residents within 200m of community and institutional uses was projected to decrease across Jasper Place in the low case, from 74% to 73%, with Canora increasing from 71% to 72%, West Jasper Place from 73% to 74%, Glenwood decreasing from 83% to 80% and Britannia Youngstown from 66% to 64%. In the high case, there was no change for Jasper Place as a whole but Canora increased to 73%, West Jasper Place decreased to 78%, Glenwood decreased to 80% and Britannia Youngstown remained at 66%.

42 Jasper Place Area Redevelopment Plan Learning Scenarios

Table 7 Scenario 2 Indicators		Baseline	Scenario 2 (5% over 20 years)	Scenario 2 (30% over 20 years)
1.0 People + Families				
1.1 Population		16,155	17,939	23,365
BRITANNIA YOUNGSTOWN		4,759	5,195	6,208
CANORA		3,335	3,685	5,162
GLENWOOD		5,095	5,833	7,577
WEST JASPER PLACE		2,966	3,226	4,418
1.2 School-Age Children		752	842	1,120
BRITANNIA YOUNGSTOWN		216	238	291
CANORA		164	182	256
GLENWOOD		219	256	345
WEST JASPER PLACE		153	166	228
2.0 Housing Choices				
2.1 Residential Land Area (ha)		247.0	251.7	260.6
BRITANNIA YOUNGSTOWN		71.2	72.4	73.9
CANORA		44.0	44.8	48.0
GLENWOOD		83.9	86.0	88.4
WEST JASPER PLACE		47.9	48.5	50.3
2.2 Dwelling Units (by Neighbourhood)		8,359	9,363	12,449
BRITANNIA YOUNGSTOWN		2,398	2,646	3,229
CANORA		1,827	2,031	2,853
GLENWOOD		2,437	2,846	3,841
WEST JASPER PLACE		1,697	1,840	2,526
Dwelling Units (by Type)		8,359	9,363	12,449
Single-detached		2,886	2,819	2,505
Single-detached Secondary Suite*		-	77	481
Semi-detached/duplex**		794	852	1,094
Row house		188	251	532
Apartments - 1-4 storeys		4,035	4,281	5,332
Apartments - 5+ storeys		423	423	545
Apartments - Mixed-use***		-	630	1,932
Other****		33	30	28

Blue represents increases above the original baseline
 Red represents decreases below the original baseline

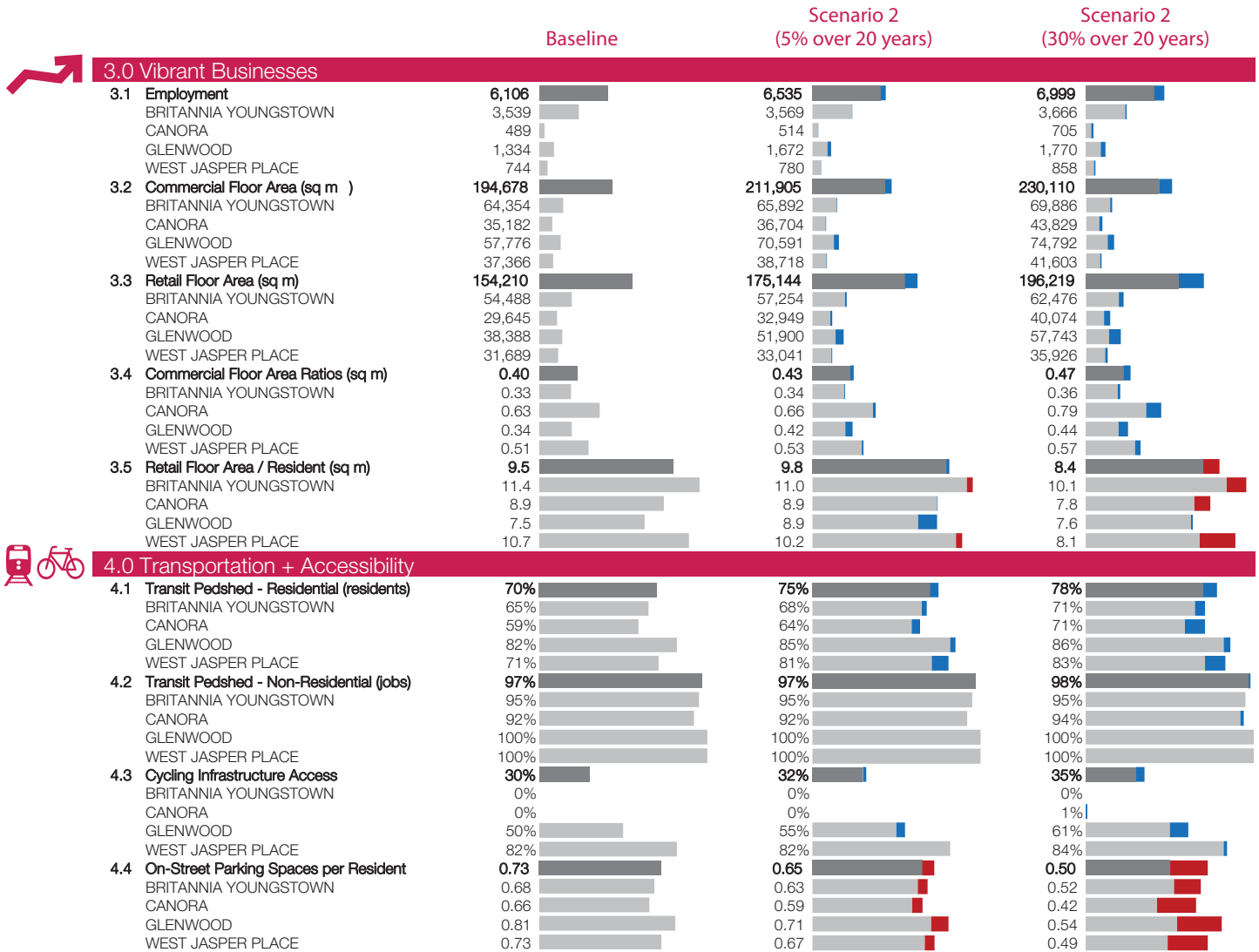
* The census does not report number of secondary suites so the baseline figure is not known. The numbers show the projected gain of secondary suites

** Includes the baseline number of fourplexes captured by the census but no new fourplexes are added

*** The census does not report number of units in mixed use apartment buildings, so the baseline figure is not known. The numbers show the projected gain of units in mixed use apartment buildings.

**** Includes mobile homes, collective residences, hotel/motel units, RVs, tents, and other units not classified above.







5.0 Parks + Open Space

	Baseline	Scenario 2 (5% over 20 years)	Scenario 2 (30% over 20 years)
5.1 Park Space per Capita (sq m/pp)	12.6	11.4	8.7
BRITANNIA YOUNGSTOWN	8.4	7.7	6.5
CANORA	18.4	16.6	11.9
GLENWOOD	16.8	14.7	11.3
WEST JASPER PLACE	5.6	5.2	3.8
5.2 Parks Proximity	60%	59%	59%
BRITANNIA YOUNGSTOWN	63%	62%	64%
CANORA	73%	71%	73%
GLENWOOD	60%	59%	60%
WEST JASPER PLACE	37%	36%	33%
5.3 Residential Amenity Space (sq m)	2,733,274	2,679,607	2,516,768
BRITANNIA YOUNGSTOWN	909,136	897,931	872,273
CANORA	474,046	465,580	422,179
GLENWOOD	915,921	891,732	843,838
WEST JASPER PLACE	434,171	424,364	378,478



6.0 Walkability

6.1 Housing and Jobs Proximity	60%	63%	68%
BRITANNIA YOUNGSTOWN	58%	60%	63%
CANORA	65%	67%	73%
GLENWOOD	55%	58%	64%
WEST JASPER PLACE	67%	69%	73%
6.2 Schools Proximity	33%	31%	28%
BRITANNIA YOUNGSTOWN	31%	30%	28%
CANORA	36%	34%	28%
GLENWOOD	43%	41%	36%
WEST JASPER PLACE	13%	13%	12%
6.3 Community / Institutional Proximity	74%	73%	74%
BRITANNIA YOUNGSTOWN	66%	64%	66%
CANORA	71%	72%	73%
GLENWOOD	83%	80%	80%
WEST JASPER PLACE	73%	74%	78%

Scenario 2 - Stony Plain Road



Existing



5% Development



30% Development



Stony Plain Road, facing northeast at 156 Street.

Stony Plain Road, facing northwest at 156 Street.

Scenario 2 - Stony Plain Road



Existing



5% Development



30% Development

Scenario 2 - Residential



Existing



5% Development



30% Development

Example Residential Street

Scenario 3

Scenario Description

Scenario 3 generally involved more intensive changes to development opportunities than seen in Scenario 2. These changes made assumptions that redevelopment would tend to cluster towards key infrastructure, such as the future LRT stations, and existing and future bus routes, as outlined in Section 3. In several cases, these changes introduced additional height and density opportunities for residential uses, and additional height and floor space opportunity for commercial uses, over what was considered in Scenario 2. The land uses considered included:

- » **Semi-detached/duplex units** on corner lots in current RF1 and RF2 zoned areas in Canora, Glenwood, and West Jasper Place
- » **Row houses** in areas currently zoned for single detached residential uses on the west side of 155 Street and the east side of 157 Street from 96 Avenue to 107 Avenue
- » **Row houses** in areas currently zoned for single detached residential uses generally between 106A Avenue and 107 Avenue, and between 157 Street and 163 Street, and flanking parcels on the south side of 107 Avenue between 150 Street and 155 Street
- » **Row housing** on lots on the east side of 150 Street, between 102 Avenue and 104 Avenue, and between 103 Avenue and 104 Avenue, from 150 Street to 155 Street
- » A mix of **row housing and low rise apartments** (up to four storeys) between 102 Avenue and 103 Avenue, from 150 Street to 155 Street
- » A mix of **row housing and low rise apartments** (up to four storeys) between 99 Avenue and 100 Avenue
- » **Row housing** along the north side of 95 Avenue from 149 Street to 170 Street
- » **Low rise apartments** (up to four storeys) between 102 Avenue and 103 Avenue, from 156 Street to 163 Street
- » **Low rise apartments** (up to four storeys) in the area surrounding the southernmost proposed LRT station, bounded by 96 Avenue to the north, 158 Street to the west, 95 Avenue to the south, and 154 Street to the east
- » **Row housing** on the lots on the east side of 154 Street, between 95 Avenue and 96 Avenue
- » **Apartment development** up to six storeys in height to the west of 156 Street, to the north and south of the Stony Plain Road corridor
- » **Mixed use development** in commercial areas, particularly along Stony Plain Road
- » **Six-storey office/commercial development** to the south of 100 Avenue, from 165 Street to 170 Street
- » **Commercial development** up to six storeys in height on the north side of Stony Plain Road, from 149 Street to 163 Street
- » **Six-storey office/commercial development** in an area to the immediate north of the future LRT station at the intersection of Stony Plain Road and 156 Street
- » **Six-storey office/commercial development** to the southeast of the proposed LRT station at 156 Street and Stony Plain Road

Areas not outlined above were expected to retain current zoning.

Scenario Results

This section provides an overview of the results from the low and high cases on the identified community indicators. Increases and decreases are noted in relation to the baseline data and projections are based on the assumptions outlined in Tables 2, 3 and 4. The detailed results are included in Table 8.

People and Families

In terms of population change, Jasper Place as a whole was projected to experience an increase of 2,532 people under the low case model (16,155 to 18,687), and 10,254 in the high case model (16,155 to 26,409). In the low case, Glenwood was projected to see the largest number increase in population (976), followed by Britannia Youngstown (577), West Jasper Place (567), and Canora (412). In the high case, the projections show Glenwood gaining 3,785 people, followed by West Jasper Place (2,438), Canora (2,088) and Britannia Youngstown (1,943).

Jasper Place as a whole was projected to see an additional 128 school aged children in the low case, broken down into 49 in Glenwood, 30 in Britannia Youngstown, 29 in West Jasper Place, and 20 in Canora. In the high case, there was a projected increase of 518 school aged children across Jasper Place, with 195 additional children in Glenwood, 122 in West Jasper Place, 105 in Britannia Youngstown, and 96 in Canora.



Housing Choices



Under the low case model, Jasper Place was projected to see an additional 1,423 dwelling units, with gains of 499 units in apartment buildings between one and four storeys in height, 130 units in apartments greater than four storeys, 640 units in mixed use apartment buildings, and 317 row houses. There was a projected net loss of 46 semi-detached/duplex units and 158 single detached units, as well as the one-for-one redevelopment of 44 single detached units with secondary suites.

In the high case, Jasper Place was projected to see an additional 5,751 dwelling units, with gains of 1,642 units in apartment buildings between one and four storeys in height, 1,374 units in apartments greater than 4 storeys, 1,854 units in mixed use apartment buildings, and 1,468 row houses. There was a projected net loss of 722 single detached units, and 126 semi-detached/duplex units, as well as the addition of 266 redeveloped single detached units with secondary suites.

Overall, Glenwood was projected to see the largest number increase in dwelling units in the low case (543), followed by Britannia Youngstown (333), West Jasper Place (327), and Canora (220). In the high case, Glenwood was also projected to see the greatest number gain in units (2,166), followed by West Jasper Place (1,359), Britannia Youngstown (1,164) and Canora (1,062).

The residential density of Jasper Place as a whole was projected to increase from the current 33.8 units per residential hectare to 38.9 in the low case. By neighbourhood, West Jasper Place was projected to increase from 35.4 to 41.6, Glenwood from 29.1 to 34.8, Canora from 41.5 to 45.8, and Britannia Youngstown from 33.7 to 37.8. In the high case, Jasper Place overall was projected to increase to 54.3 units per residential hectare, including

61.3 in Canora, 60.8 in West Jasper Place, 51.7 in Glenwood, and 48.5 in Britannia Youngstown.

Housing type diversity in Jasper Place was projected to decrease from 0.58 to 0.57 in the low case. Canora, Glenwood and West Jasper Place remained constant at 0.60, 0.54 and 0.51 respectively, while Britannia Youngstown decreased from 0.60 to 0.58. In the high case, the housing diversity of Jasper Place overall was projected to decrease to 0.52, including a decrease to 0.56 in Canora, to 0.51 in both Britannia Youngstown and West Jasper Place, and to 0.49 in Glenwood.

Vibrant Businesses



A gain of about 435 jobs across Jasper Place was projected in the low case, including an additional 330 employment positions in Glenwood, 60 in Britannia Youngstown, 23 in West Jasper Place, and 22 in Canora. In the high case, Jasper Place was projected to see an increase of 2,923 jobs, with 1,295 in Canora, 963 in Britannia Youngstown, 545 in Glenwood, and 120 in West Jasper Place.

The amount of retail floor area per resident in Jasper Place overall was projected to decrease from 9.5 to 9.3 square metres in the low case. West Jasper Place was projected to decrease from 10.7 to 9.2, Britannia Youngstown from 11.4 to 10.5, and Canora from 8.9 to 8.8, while Glenwood was projected to increase from 7.5 to 8.5. In the high case, the amount of retail floor area per resident across Jasper Place was projected to decrease to 7.6 square metres, with 9.6 in Britannia Youngstown, 7.2 in Canora, 7.0 in Glenwood and 6.7 in West Jasper Place.

Transportation and Accessibility



The pedshed rates for residents across Jasper Place were projected to increase

in the low case, going from 70% to 75% of residents within 200m of transit. The number of jobs within 200m of transit was projected to stay at 97% in the low case. On a neighbourhood level, the proportion of residents within 200m of transit was projected to increase in West Jasper Place from 71% to 83%, followed by Canora from 59% to 64%, Britannia Youngstown from 65% to 68%, and Glenwood from 82% to 85%. For jobs, Glenwood was projected to decrease from 100% to 99% of jobs within 200m of transit, while West Jasper Place, Britannia Youngstown and Canora were projected to remain the same at 100%, 95% and 92% respectively.

In the high case, the number of residents within 200m of transit was projected to increase across Jasper Place to 80%, including Glenwood at 88%, West Jasper Place at 86%, and Canora and Britannia Youngstown at 71%. In the high case, jobs within 200m of transit across Jasper Place increased to 98%. Canora increased to 97% and Britannia Youngstown to 96%, while West Jasper Place remained at 100%, and Glenwood decreased to 99%.

Access to cycling infrastructure increased from 30% to 32% in the low case, and to 38% in the high case. Glenwood increased from 50% to 55% in the low case, and 63% in the high case. West Jasper Place decreased from 82% to 81% in the low case, and increased to 85% in the high case. Canora and Glenwood were both at 0% in the low case and Canora increased to 1% in the high case, with Glenwood remaining the same.

On-street parking decreased from 0.73 to 0.63 spaces per resident in the low case, including from 0.81 to 0.68 in Glenwood, 0.73 to 0.61 in West Jasper Place, 0.68 to 0.61 in Britannia Youngstown, and 0.66 to 0.58 in Canora. In the high case, on-street parking decreased to 0.44 spaces per resident, including 0.49 in Britannia



Youngstown, 0.46 in Glenwood, and 0.40 in Canora and West Jasper Place.

Parks and Open Space

Although the total park and open space remains the same at 20.4 hectares, with projected growth in population, the amount per capita was projected to decrease from 12.6 to 10.9 square metres per person in the low case across Jasper Place, including from 18.4 to 16.3 in Canora, 16.8 to 14.1 in Glenwood, 8.4 to 7.5 in Britannia Youngstown, and 5.6 to 4.7 in West Jasper Place. In the high case, Jasper Place was projected to have 7.7 square metres of parks and open space per person, including 11.3 in Canora, 9.6 in Glenwood, 6.0 in Britannia Youngstown and 3.1 in West Jasper Place.

The metrics for proximity to parks and open spaces were projected to decrease in both the low and high cases across Jasper Place, from 60% of residents within 200m of open space, to 58% in the low case and 59% in the high case. In the low case, West Jasper Place decreased from 37% to 35%, Canora from 73% to 72%, Glenwood from 60% to 59%, and Britannia Youngstown remained the same at 63%. In the high case, Canora and Glenwood increased to 75% and 61% respectively, and Britannia Youngstown and West Jasper Place decreased to 62% and 32% respectively.

In the low case, it was projected that private amenity space would decrease by approximately 6.5 hectares across Jasper Place from 273.3 to 266.8 hectares, including decreases of 2.8ha in Glenwood, 1.4ha in West Jasper Place, 1.3ha in Canora, and 1ha in Britannia Youngstown. In the high case, the decrease in amenity space was projected to be 26.3 hectares, including 9.6ha in Glenwood, 6.8ha in West Jasper Place, 6.7ha in Canora, and 3.3ha in Britannia Youngstown.

Walkability

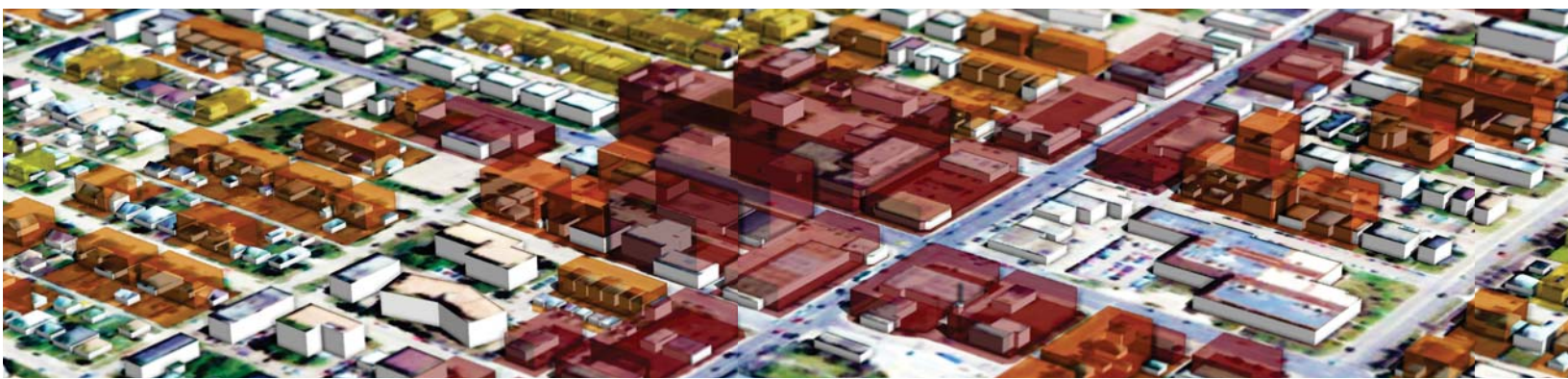
The number of residents within 200m of commercial areas was projected to increase across Jasper Place in the low case from 60% to 64%, including from 55% to 59% in Glenwood, 67% to 72% in West Jasper Place, 65% to 67% in Canora, and 58% to 60% in Britannia Youngstown.

In the high case, the proportion was projected to increase across Jasper Place to 70%, going to 64% in Britannia Youngstown, 68% in Glenwood, 74% in Canora, and 78% in West Jasper Place.

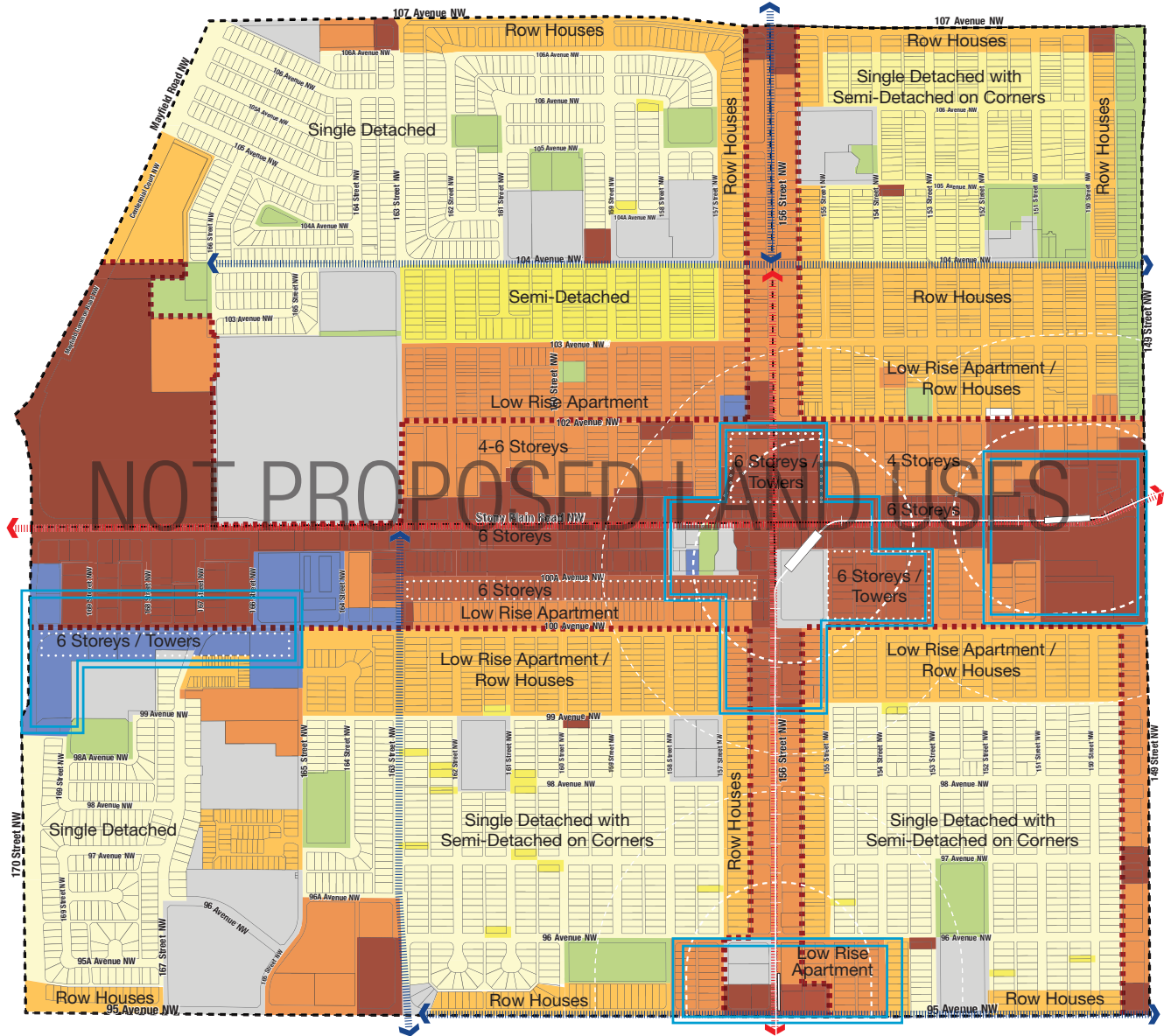
The number of residents within 200m of schools was projected to decrease in the low case from 33% to 32% across Jasper Place, with a decrease from 43% to 41% in Glenwood, from 36% to 35% in Canora, and from 31% to 30% in Britannia Youngstown. West Jasper Place was projected to increase from 13% to 14%.

In the high case, the proportion was projected to decrease to 29% of residents across Jasper Place being within 200m of school sites, including a decrease to 36% in Glenwood, 32% in Canora, and 30% in Britannia Youngstown. West Jasper Place was projected to increase from 13% to 14%.

The number of residents within 200m of community and institutional uses was also projected to decrease in the low case, going from 74% to 73% across Jasper Place, with increases in West Jasper Place from 73% to 76%, and Canora from 71% to 73%, and decreases in Britannia Youngstown from 66% to 62% and Glenwood from 83% to 80%. In the high case, Jasper Place as a whole increased to 75%, with increases in West Jasper Place to 82% and Canora to 75%, and decreases in Glenwood to 80% and Britannia Youngstown to 65%.



Scenario 3



Legend

- Study Area Boundary
- Proposed LRT Stations
- Proposed LRT Alignment
- Key Corridors
- Neighbourhood Corridors

Buffers from LRT Stations

- 200m buffer
- 400m buffer
- Corridor Areas
- Tax Parcels

Zoning

- Parks
- Commercial (Shopping Centre Zone)
- Commercial / Mixed-use Residential
- Direct Control
- Public Utility / Institutional

Residential (by Intensity)

- Lower - Single-Family Residential
- Higher - Multi-Family Residential
- Areas of Intensification | Nodes



Figure 9 Scenario 3 map*

*Not proposed land use: for learning purposes only



Table 8 Scenario 3 Indicators

	Baseline	Scenario 3 (5% over 20 years)	Scenario 3 (30% over 20 years)
1.0 People + Families			
1.1 Population	16,155	18,687	26,409
BRITANNIA YOUNGSTOWN	4,759	5,336	6,702
CANORA	3,335	3,747	5,423
GLENWOOD	5,095	6,071	8,880
WEST JASPER PLACE	2,966	3,533	5,404
1.2 School-Age Children	752	880	1,270
BRITANNIA YOUNGSTOWN	216	246	321
CANORA	164	184	260
GLENWOOD	219	268	414
WEST JASPER PLACE	153	182	275
2.0 Housing Choices			
2.1 Residential Land Area (ha)	247.0	251.2	259.9
BRITANNIA YOUNGSTOWN	71.2	72.2	73.5
CANORA	44.0	44.7	47.1
GLENWOOD	83.9	85.7	89.0
WEST JASPER PLACE	47.9	48.6	50.3
2.2 Dwelling Units (by Neighbourhood)	8,359	9,782	14,110
BRITANNIA YOUNGSTOWN	2,398	2,731	3,562
CANORA	1,827	2,047	2,889
GLENWOOD	2,437	2,980	4,603
WEST JASPER PLACE	1,697	2,024	3,056
Dwelling Units (by Type)	8,359	9,782	14,110
Single-detached	2,886	2,728	2,164
Single-detached Secondary Suite*	-	44	266
Semi-detached/duplex**	794	748	668
Row house	188	505	1,656
Apartments - 1-4 storeys	4,035	4,534	5,677
Apartments - 5+ storeys	423	553	1,797
Apartments - Mixed-use***	-	640	1,854
Other****	33	30	28

Blue represents increases above the original baseline
 Red represents decreases below the original baseline

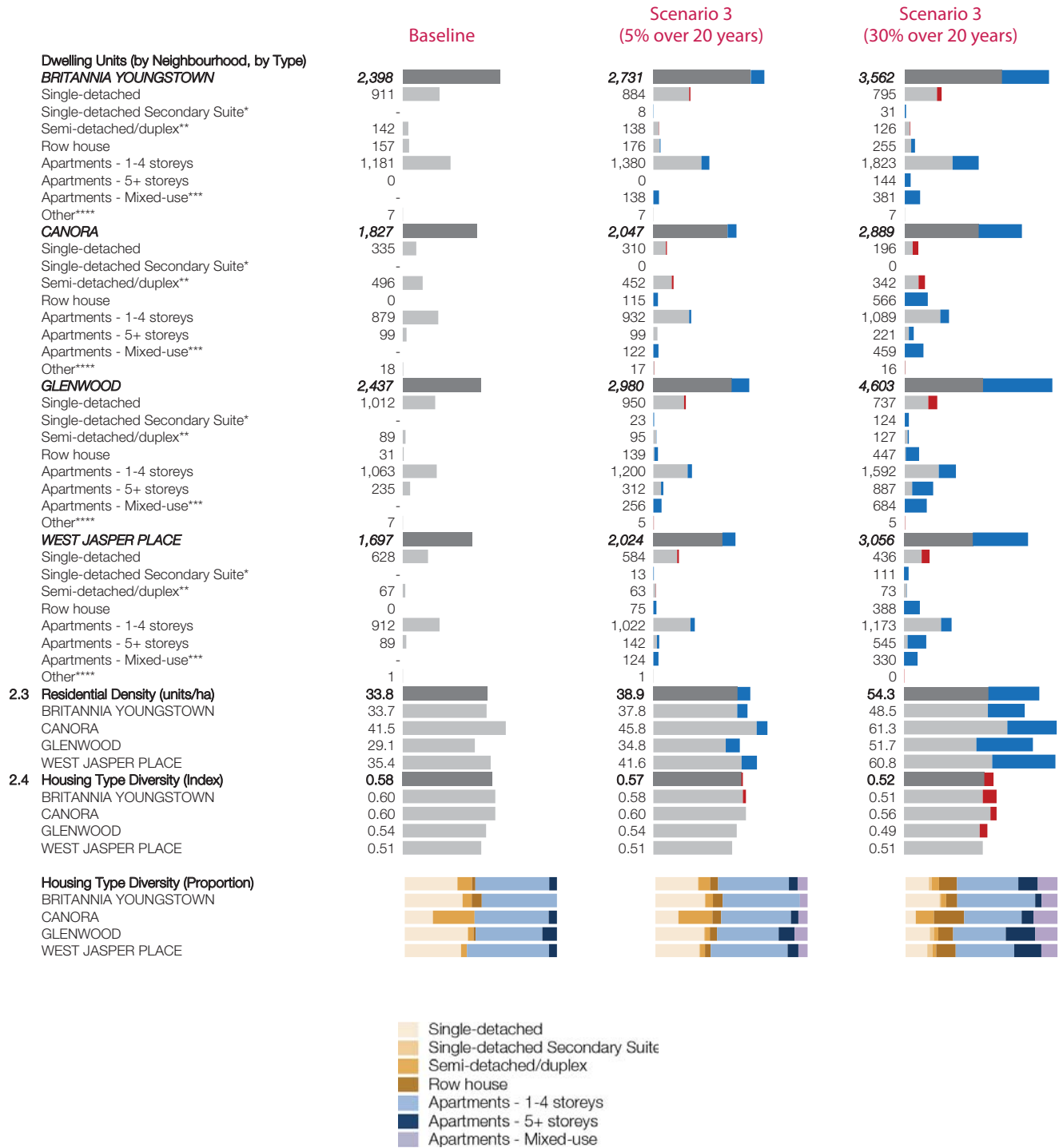
* The census does not report number of secondary suites so the baseline figure is not known. The numbers show the projected gain of secondary suites

** Includes the baseline number of fourplexes captured by the census but no new fourplexes are added

*** The census does not report number of units in mixed use apartment buildings, so the baseline figure is not known. The numbers show the projected gain of units in mixed use apartment buildings.

**** Includes mobile homes, collective residences, hotel/motel units, RVs, tents, and other units not classified above.

54 Jasper Place Area Redevelopment Plan Learning Scenarios





3.0 Vibrant Businesses

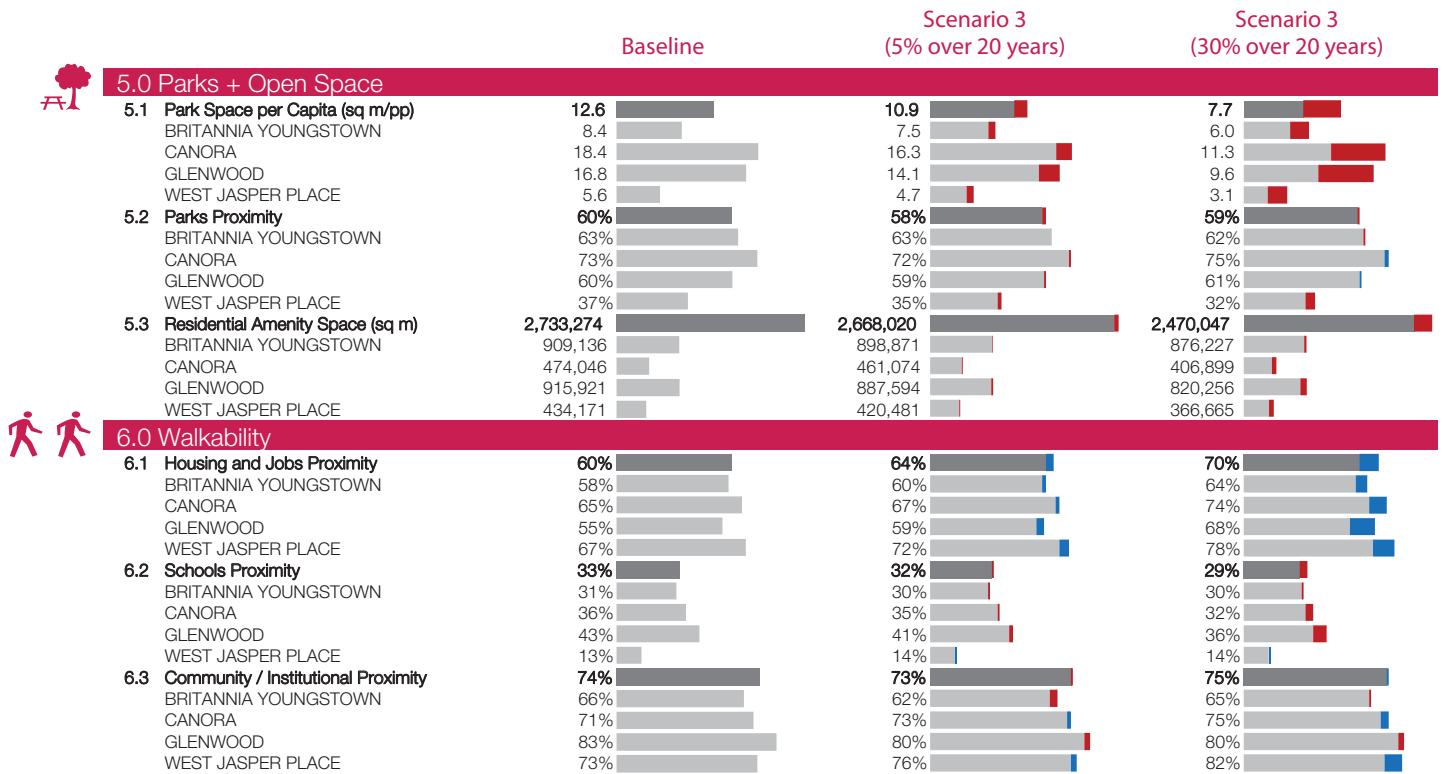
	Baseline	Scenario 3 (5% over 20 years)	Scenario 3 (30% over 20 years)
3.1 Employment	6,106	6,541	9,029
BRITANNIA YOUNGSTOWN	3,539	3,599	4,502
CANORA	489	511	1,784
GLENWOOD	1,334	1,664	1,879
WEST JASPER PLACE	744	767	864
3.2 Commercial Floor Area (sq m)	194,678	211,573	288,062
BRITANNIA YOUNGSTOWN	64,354	66,453	93,600
CANORA	35,182	36,596	73,624
GLENWOOD	57,776	70,295	79,025
WEST JASPER PLACE	37,366	38,229	41,813
3.3 Retail Floor Area (sq m)	154,210	173,178	201,611
BRITANNIA YOUNGSTOWN	54,488	56,180	64,020
CANORA	29,645	32,841	38,864
GLENWOOD	38,388	51,605	62,591
WEST JASPER PLACE	31,689	32,552	36,136
3.4 Commercial Floor Area Ratios (sq m)	0.40	0.43	0.59
BRITANNIA YOUNGSTOWN	0.33	0.34	0.48
CANORA	0.63	0.66	1.32
GLENWOOD	0.34	0.42	0.47
WEST JASPER PLACE	0.51	0.53	0.57
3.5 Retail Floor Area / Resident (sq m)	9.5	9.3	7.6
BRITANNIA YOUNGSTOWN	11.4	10.5	9.6
CANORA	8.9	8.8	7.2
GLENWOOD	7.5	8.5	7.0
WEST JASPER PLACE	10.7	9.2	6.7



4.0 Transportation + Accessibility

4.1 Transit Pedshed - Residential (residents)	70%	75%	80%
BRITANNIA YOUNGSTOWN	65%	68%	71%
CANORA	59%	64%	71%
GLENWOOD	82%	85%	88%
WEST JASPER PLACE	71%	83%	86%
4.2 Transit Pedshed - Non-Residential (jobs)	97%	97%	98%
BRITANNIA YOUNGSTOWN	95%	95%	96%
CANORA	92%	92%	97%
GLENWOOD	100%	99%	99%
WEST JASPER PLACE	100%	100%	100%
4.3 Cycling Infrastructure Access	30%	32%	38%
BRITANNIA YOUNGSTOWN	0%	0%	0%
CANORA	0%	0%	1%
GLENWOOD	50%	55%	63%
WEST JASPER PLACE	82%	81%	85%
4.4 On-Street Parking Spaces per Resident	0.73	0.63	0.44
BRITANNIA YOUNGSTOWN	0.68	0.61	0.49
CANORA	0.66	0.58	0.40
GLENWOOD	0.81	0.68	0.46
WEST JASPER PLACE	0.73	0.61	0.40

56 Jasper Place Area Redevelopment Plan Learning Scenarios



Scenario 3 - Stony Plain Road



Existing



5% Development



30% Development



Stony Plain Road, facing northeast at 156 Street

Stony Plain Road, facing northwest at 156 Street

Scenario 3 - Stony Plain Road



Existing



5% Development



30% Development

Scenario 3 - Residential



Existing



5% Development



30% Development

Example Residential Street



		Scenario 1 (5% over 20 years)	Scenario 2 (5% over 20 years)	Scenario 3 (5% over 20 years)
1.0 People + Families				
1.1 Population		16,554	17,939	18,687
	BRITANNIA YOUNGSTOWN	4,873	5,195	5,336
	CANORA	3,425	3,685	3,747
	GLENWOOD	5,197	5,833	6,071
	WEST JASPER PLACE	3,059	3,226	3,533
1.2 School-Age Children		773	842	880
	BRITANNIA YOUNGSTOWN	222	238	246
	CANORA	168	182	184
	GLENWOOD	225	256	268
	WEST JASPER PLACE	158	166	182
2.0 Housing Choices				
2.1 Residential Land Area (ha)		247.0	251.7	251.2
	BRITANNIA YOUNGSTOWN	71.2	72.4	72.2
	CANORA	44.0	44.8	44.7
	GLENWOOD	83.9	86.0	85.7
	WEST JASPER PLACE	47.9	48.5	48.6
2.2 Dwelling Units (by Neighbourhood)		8,588	9,363	9,782
	BRITANNIA YOUNGSTOWN	2,460	2,646	2,731
	CANORA	1,872	2,031	2,047
	GLENWOOD	2,501	2,846	2,980
	WEST JASPER PLACE	1,755	1,840	2,024
Dwelling Units (by Type)		8,588	9,363	9,782
	Single-detached	2,852	2,819	2,728
	Single-detached Secondary Suite*	98	77	44
	Semi-detached/duplex**	846	852	748
	Row house	188	251	505
	Apartments - 1-4 storeys	4,149	4,281	4,534
	Apartments - 5+ storeys	423	423	553
	Apartments - Mixed-use***	0	630	640
	Other****	32	30	30

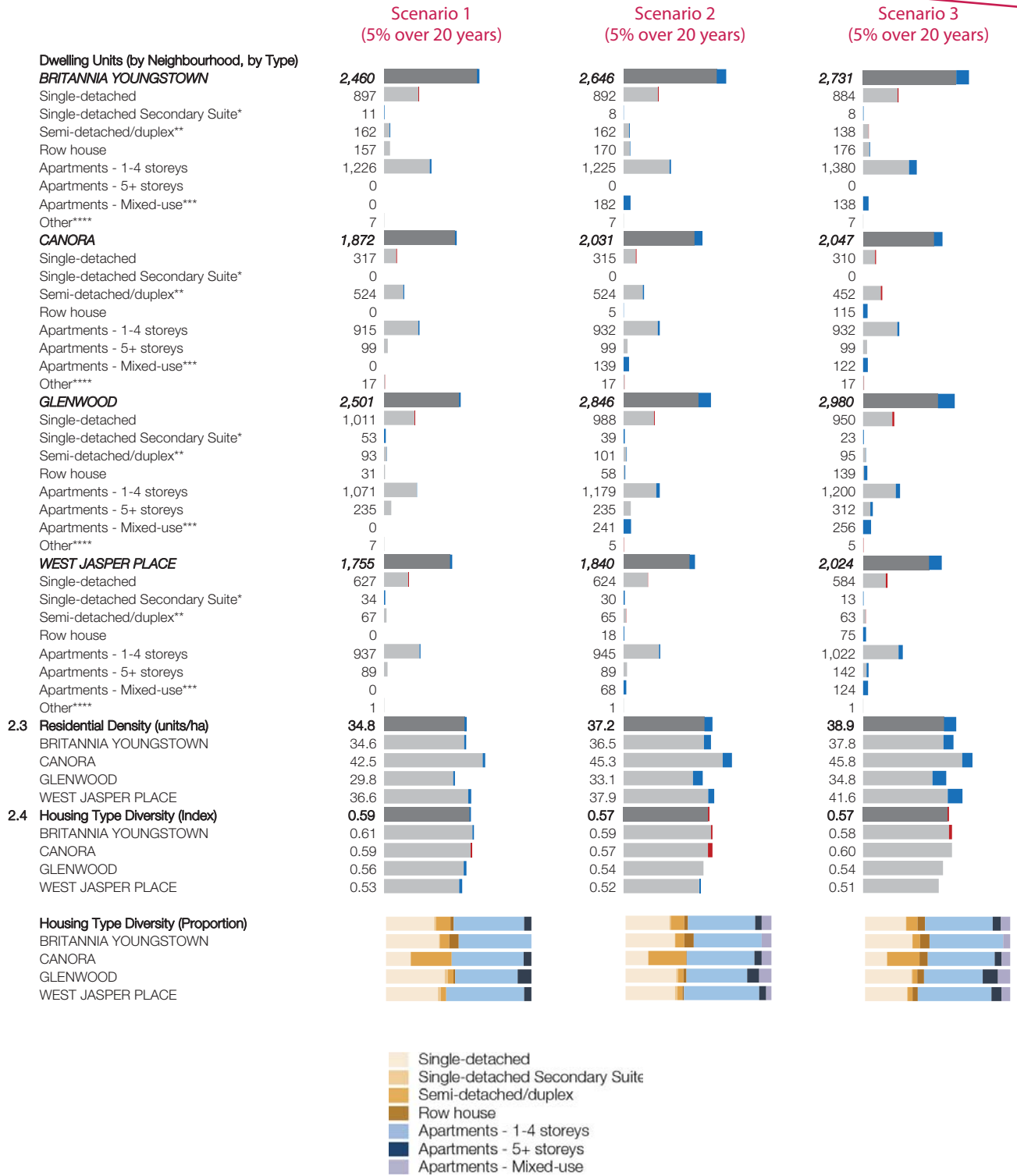
* The census does not report number of secondary suites so the baseline figure is not known. The numbers show the projected gain of secondary suites

** Includes the baseline number of fourplexes captured by the census but no new fourplexes are added

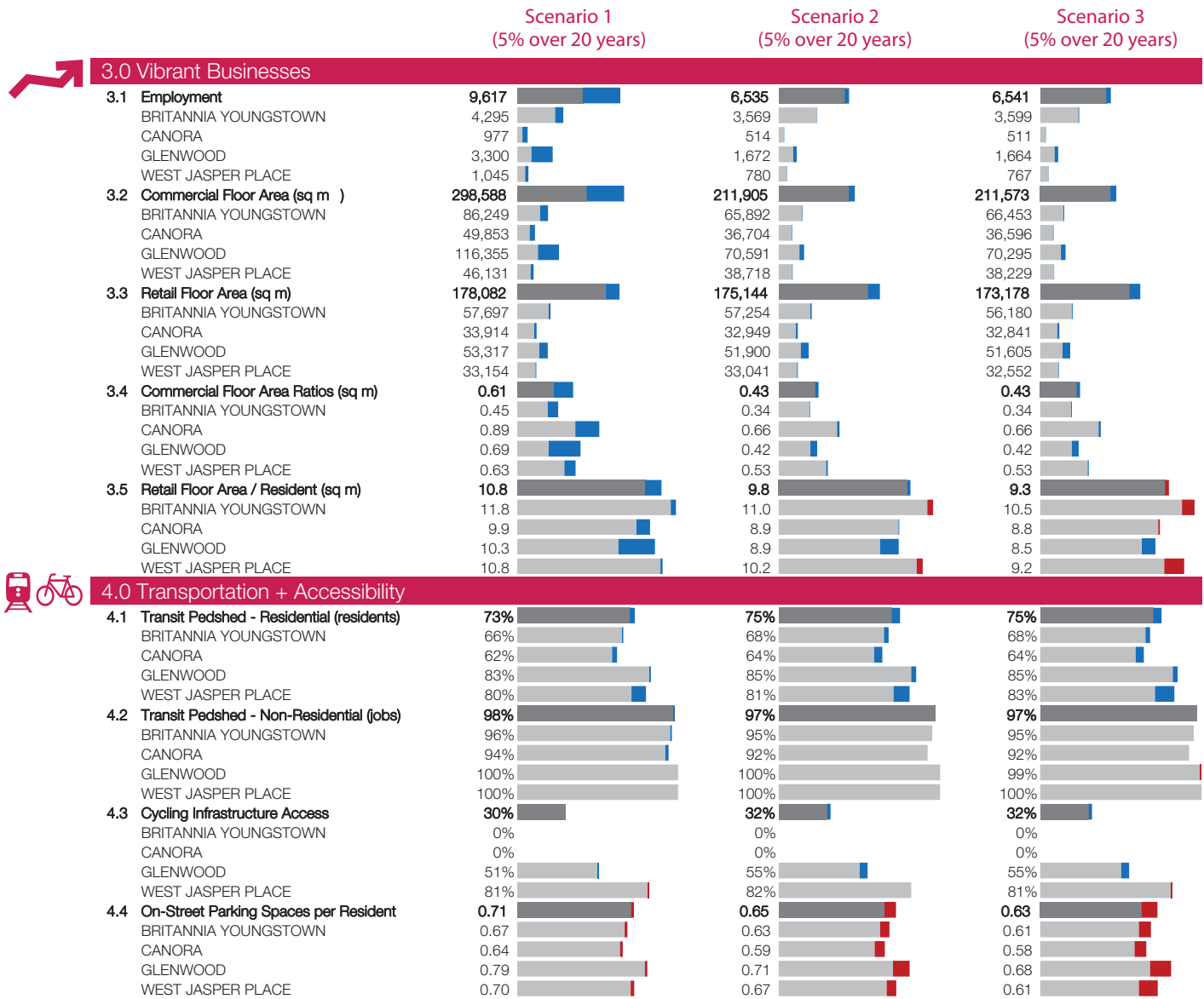
*** The census does not report number of units in mixed use apartment buildings, so the baseline figure is not known. The numbers show the projected gain of units in mixed use apartment buildings.

**** Includes mobile homes, collective residences, hotel/motel units, RVs, tents, and other units not classified above.

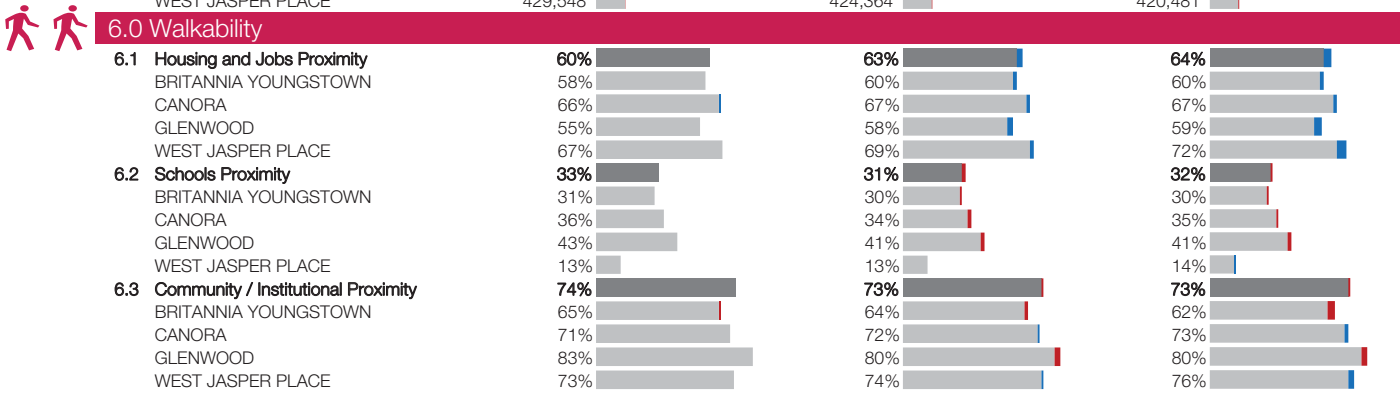
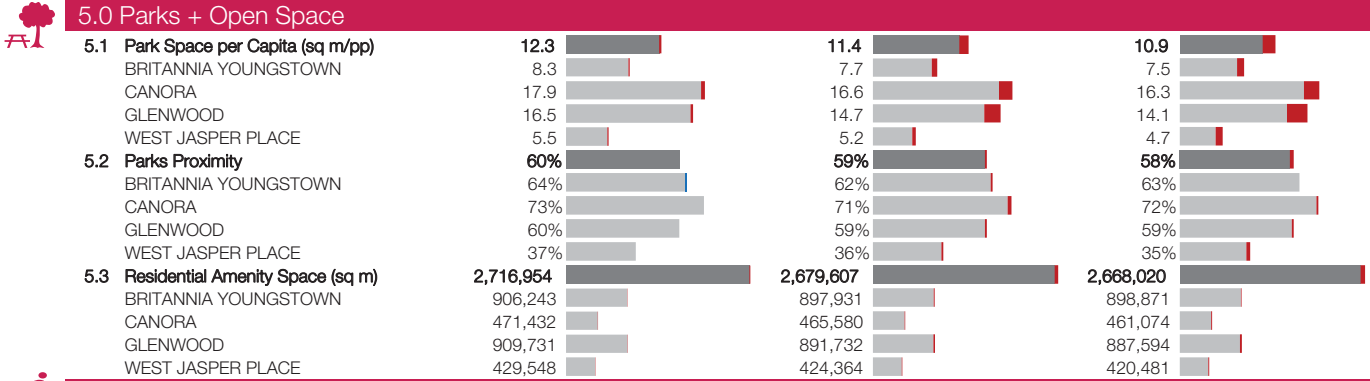
 Blue represents increases above the original baseline
 Red represents decreases below the original baseline



62 Jasper Place Area Redevelopment Plan Learning Scenarios



Scenario 1 (5% over 20 years) Scenario 2 (5% over 20 years) Scenario 3 (5% over 20 years)



Blue represents increases above the original baseline
 Red represents decreases below the original baseline

		Scenario 1 (30% over 20 years)	Scenario 2 (30% over 20 years)	Scenario 3 (30% over 20 years)
1.0 People + Families				
1.1 Population		18,542	23,365	26,409
	BRITANNIA YOUNGSTOWN	5,267	6,208	6,702
	CANORA	3,908	5,162	5,423
	GLENWOOD	5,635	7,577	8,880
	WEST JASPER PLACE	3,732	4,418	5,404
1.2 School-Age Children		875	1,120	1,270
	BRITANNIA YOUNGSTOWN	241	291	321
	CANORA	188	256	260
	GLENWOOD	250	345	414
	WEST JASPER PLACE	196	228	275
2.0 Housing Choices				
2.1 Residential Land Area (ha)		247.0	260.6	259.9
	BRITANNIA YOUNGSTOWN	71.2	73.9	73.5
	CANORA	44.0	48.0	47.1
	GLENWOOD	83.9	88.4	89.0
	WEST JASPER PLACE	47.9	50.3	50.3
2.2 Dwelling Units (by Neighbourhood)		9,727	12,449	14,110
	BRITANNIA YOUNGSTOWN	2,677	3,229	3,562
	CANORA	2,089	2,853	2,889
	GLENWOOD	2,781	3,841	4,603
	WEST JASPER PLACE	2,180	2,526	3,056
Dwelling Units (by Type)		9,727	12,449	14,110
	Single-detached	2,683	2,505	2,164
	Single-detached Secondary Suite*	619	481	266
	Semi-detached/duplex**	1,112	1,094	668
	Row house	188	532	1,656
	Apartments - 1-4 storeys	4,674	5,332	5,677
	Apartments - 5+ storeys	423	545	1,797
	Apartments - Mixed-use***	0	1,932	1,854
	Other****	28	28	28

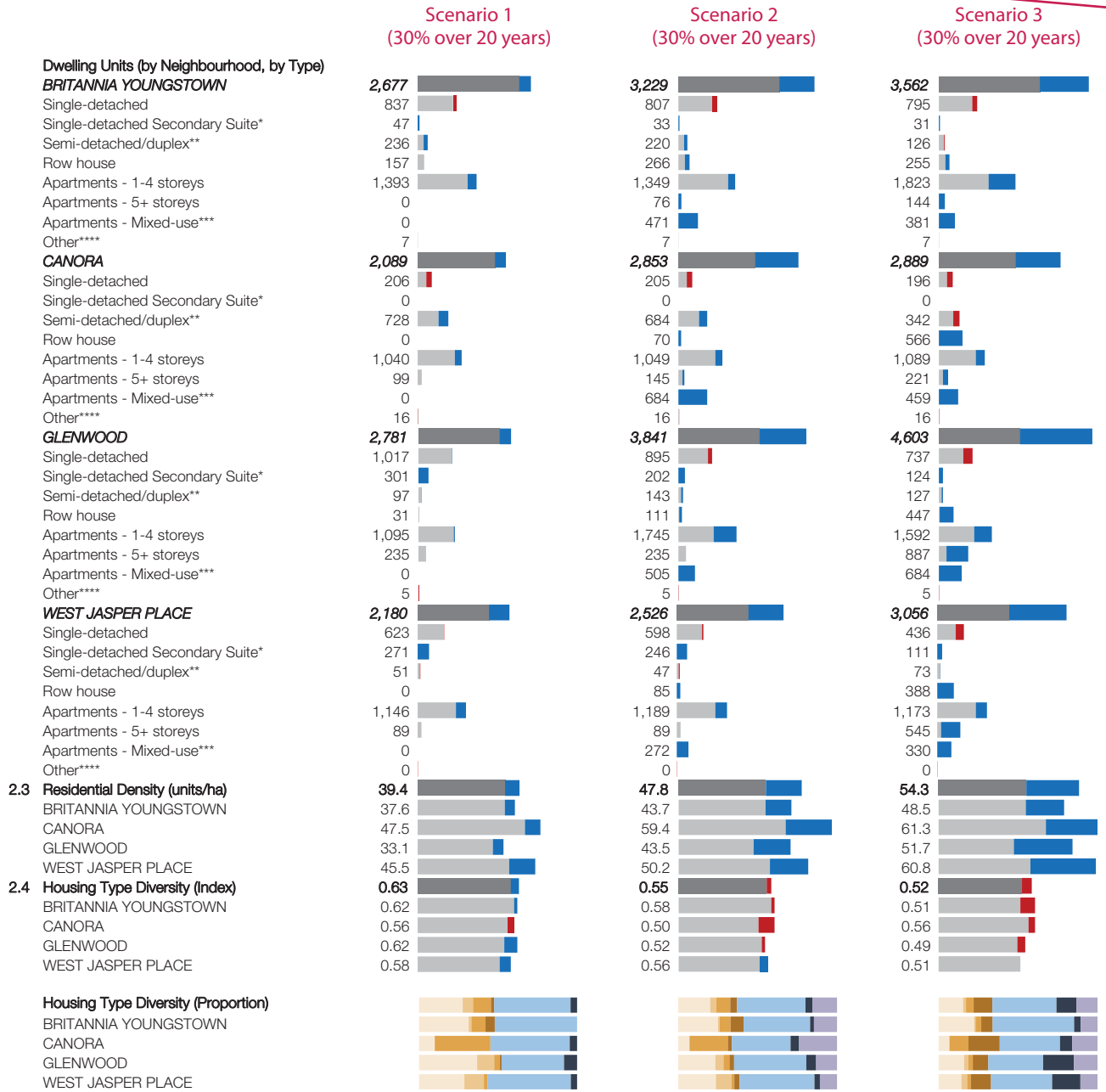
* The census does not report number of secondary suites so the baseline figure is not known. The numbers show the projected gain of secondary suites

** Includes the baseline number of fourplexes captured by the census but no new fourplexes are added

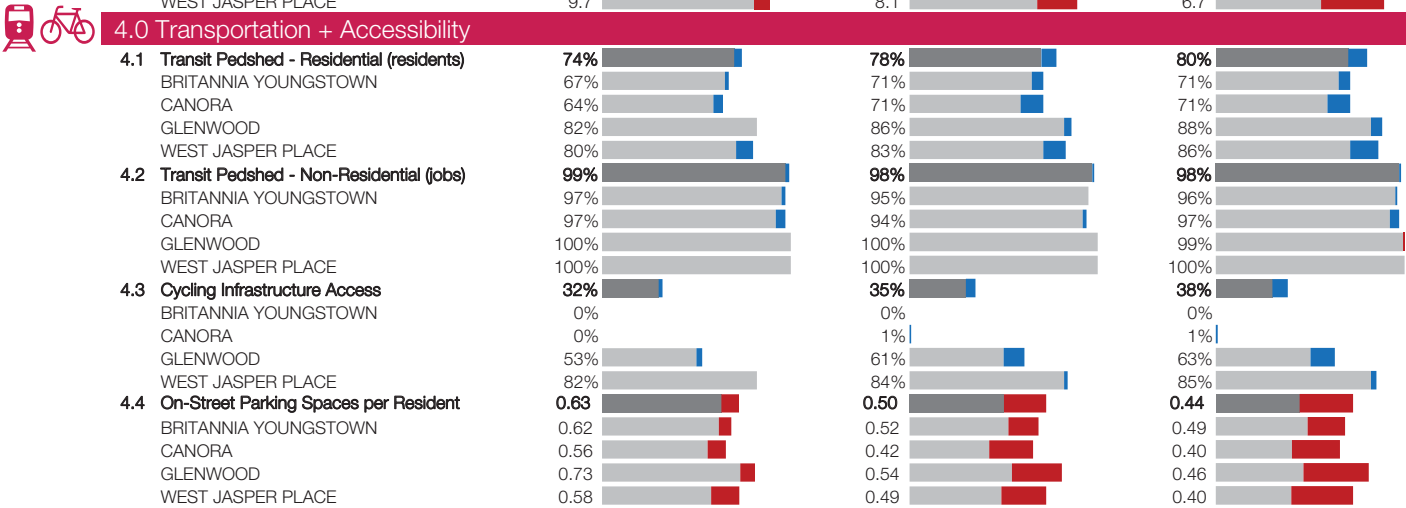
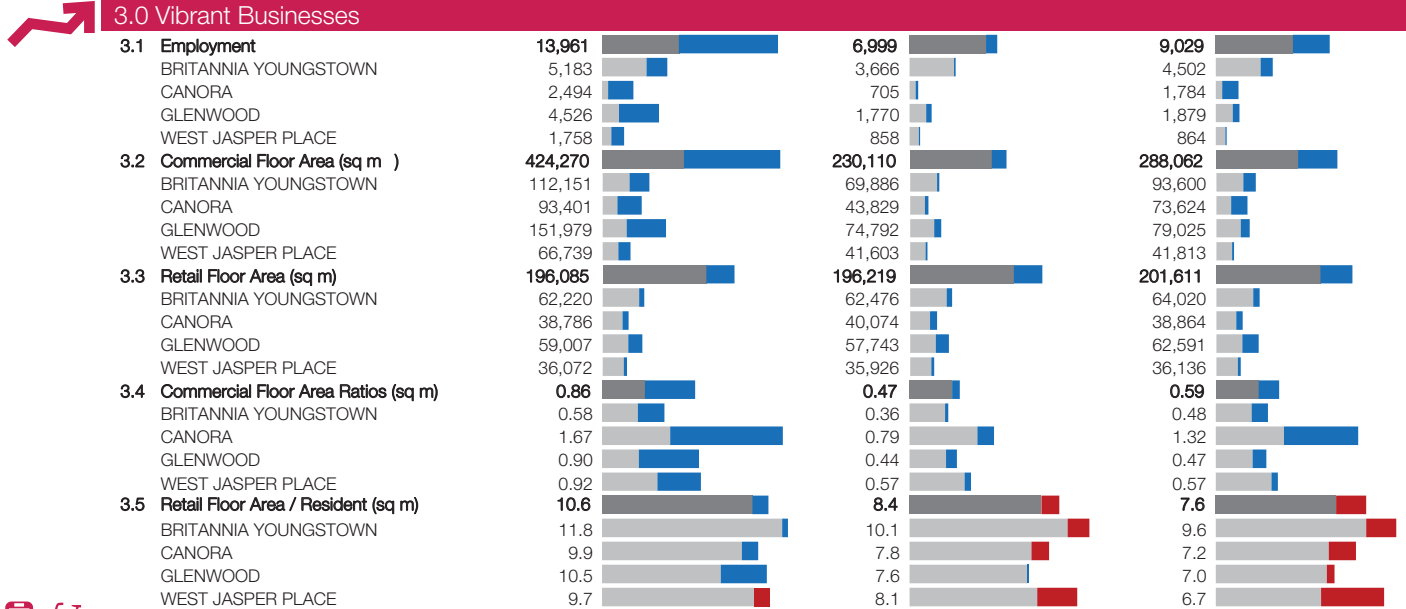
*** The census does not report number of units in mixed use apartment buildings, so the baseline figure is not known. The numbers show the projected gain of units in mixed use apartment buildings.

**** Includes mobile homes, collective residences, hotel/motel units, RVs, tents, and other units not classified above.

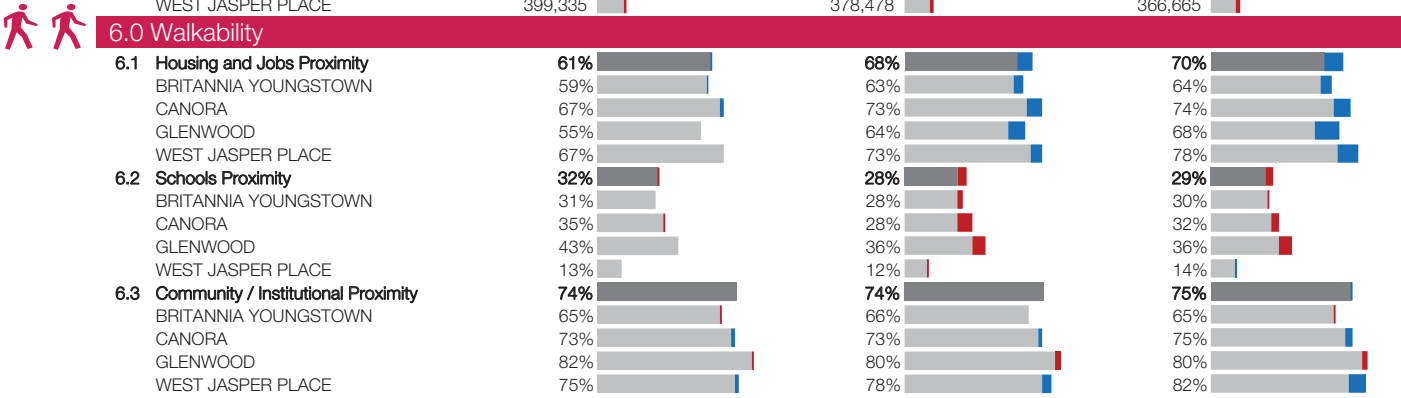
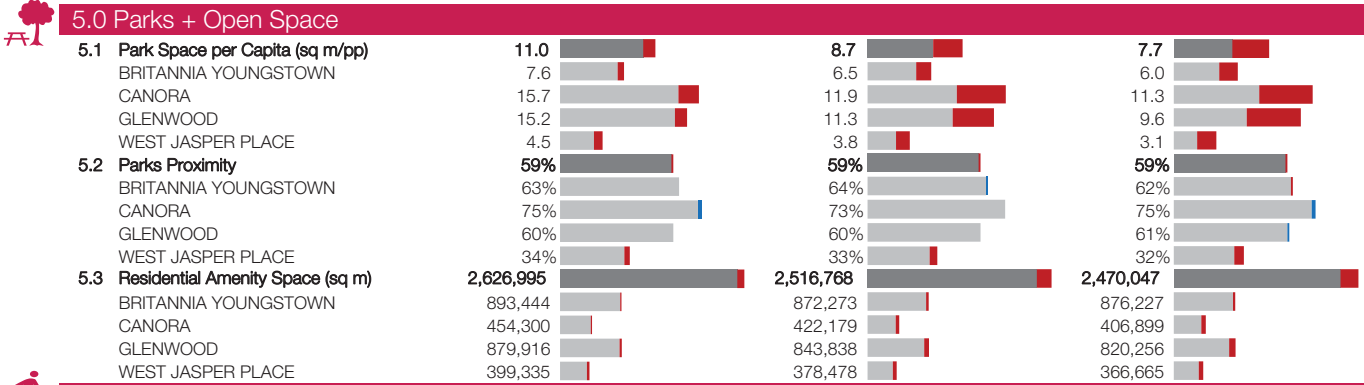
Blue represents increases above the original baseline
 Red represents decreases below the original baseline



Scenario 1 (30% over 20 years) Scenario 2 (30% over 20 years) Scenario 3 (30% over 20 years)



Scenario 1 (30% over 20 years) Scenario 2 (30% over 20 years) Scenario 3 (30% over 20 years)



Blue represents increases above the original baseline
 Red represents decreases below the original baseline

5. Key Findings

The Learning Scenarios are only one possible tool for understanding how a neighbourhood may change over time as a result of redevelopment and investment. The scenarios are not meant to provide precise predictions about the future of the neighbourhoods. Rather, the scenarios provide insights into the general trends and potential impacts and outcomes that might occur with different forms of redevelopment.

This section discusses some of the key findings from the Learning Scenarios exercise, and considers how this information may be used to help inform the next stages of the ARP process.

Current Conditions

From a review of the current baseline conditions, there are several important insights that the City gained through the Learning Scenarios process.

The baseline analysis showed there is already a significant amount of unrealized development opportunity under existing zoning throughout Jasper Place. The majority of both residential and commercial lands are not built out to height, density, and floor area maximums allowed under existing zoning regulations established by the Edmonton Zoning Bylaw. This suggests limited uptake by the market for opportunities already available in the Jasper Place.

The baseline data indicates that there are a higher proportion of younger adults, and a lower proportion of children than the city average. The percentage of people in Jasper Place who have been in their residence for less than one year is also slightly higher when compared to the City average. These findings could be a result of the housing mix currently found in Jasper Place.

The baseline data showed that the vast majority of dwelling units in Jasper Place are either apartments or single detached units. The range of other housing types, such as semi-detached/duplexes or row housing, is limited. The baseline also found that a majority of both residential and non-residential buildings in Jasper Place are over 30 years old.

Although some commercial areas in Jasper Place serve a wider area, particularly Mayfield Common and Jasper Gates, the baseline showed that there is a notably high level of commercial and retail space in Jasper Place, more than what the local population can reasonably support for neighbourhood uses.

The baseline report also shows that all four neighbourhoods are very walkable in their current state. Overall, there is good access to local services in each community. The development of multi-unit residential buildings on the edges of the neighbourhoods has resulted in some of the population being located farther away from local amenities such as parks and school sites, which are typically located in the central portion of neighbourhoods.



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 as 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 the 2.7sq m per resident ideal. 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 City has gained a number of insights through the learning scenarios that will be used to help inform the Area Redevelopment Plan moving forward. 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.

6. Glossary

Affordable housing includes any type of housing that provides residential units at below market cost. In this report, it includes general affordable housing, seniors oriented affordable housing, co-op housing, transitional housing and permanent supportive housing.

Area Redevelopment Plan (ARP) is a planning document that sets out a land use vision for managing growth and change in mature and established neighbourhoods. ARPs are adopted as statutory documents by Council and help guide decisions on development and zoning.

As-of-right development capacity means the total size and height of a building that can be constructed under existing zoning regulations. This includes building to the maximum height and site coverage allowed under zoning. Some properties are not currently built to the full extent allowed under zoning and could redevelop into larger buildings without needing to rezone the site.

Discretionary uses are those types of uses that are not as-of-right under zoning but can be permitted in certain situations without rezoning. Discretionary uses may be approved or refused at the discretion of the Development Officer depending on how the proposed uses relate to surrounding areas and any applicable statutory plans.

Dwelling units as defined by Statistics Canada, are a set of living quarters. They must provide shelter from the elements and have access to drinking water, heat and power.

Floor Area Ratio (FAR) is the total floor space of a building compared to the area of the property it is located on. FAR is used in Edmonton's Zoning Bylaw to control the floor space of a building relative to the size of a site.

FAR is calculated by dividing the area of all floors of a building by the total property area. The same FAR can result in different

building shapes and sizes. For example, a two storey building covering a full property would have the same FAR as a four storey building covering half the site.

Geographic Information System (GIS) is a system of hardware and software systems used for storing and using geographic information on computers. Planners use GIS to generate maps and show relevant data.

Gini-Simpson Housing Diversity Index is a tool for determining the housing type diversity of a neighbourhood. A score of 0 represents no diversity (i.e. all residential units are the same) and 1 represents an equal mix across all housing types.

Housing type diversity refers to the mix of housing structures in the area. This includes how many types of residential units there are, including single detached units, duplexes, semi-detached, fourplexes, row houses, and low and high rise apartment buildings.

Indicators represent different qualities that are being studied. Indicators can be measured for the range and type of change they experience over time.

Land use means how land is used, for example if a property is used for a building or a park. Land use considers broad categories of use, for example residential uses or commercial uses.

Market Housing includes housing units that are sold on the open market.

Models are simplified representations of a more complex system. Models help us to understand the relationships between different elements, for example the number of housing units and the population levels.

Pedshed is an area within easy walking distance of an amenity or service. It can be thought of as a catchment area.

Permitted uses are those uses which are as-of-right uses under the allowances of the Zoning Bylaw. If a permitted use complies with all of the regulations of a

zone, the Development Officer must issue a Development Permit for that use.

Scenarios are a way to look at alternatives. They consider hypothetical situations that can be used to understand the potential impacts and outcomes of different types of development.

Zoning provides details on land use and identifies the specific permitted and discretionary uses allowed under that zone. It provides regulations regarding the type, size and location of buildings on properties. The type of use is what activities take place, for example, a grocery store versus a restaurant. The size relates to the height and width of building. The location is where a building is located on a property, for example how far it needs to be from the sidewalk or a building next door.

7. References

The Way We Grow, Edmonton's Municipal Development Plan

http://www.edmonton.ca/city_government/urban_planning_and_design/municipal-development-plan-mdp.aspx

The Way We Move, Edmonton's Transportation Master Plan.

http://www.edmonton.ca/city_government/city_vision_and_strategic_plan/the-way-we-move.aspx

The Way We Finance, a strategy to ensure Edmonton's financial sustainability.

http://www.edmonton.ca/city_government/city_vision_and_strategic_plan/the-way-we-finance.aspx

The Way We Live, policies aimed at improving the livability of Edmonton.

http://www.edmonton.ca/city_government/city_vision_and_strategic_plan/the-way-we-live.aspx

The Way We Green, aimed at preserving and sustaining Edmonton's environment.

http://www.edmonton.ca/city_government/city_vision_and_strategic_plan/the-way-we-green.aspx

The Way We Prosper, policies to diversify and strengthen Edmonton's economy.

http://www.edmonton.ca/city_government/city_vision_and_strategic_plan/the-way-we-prosper.aspx

The ELEVATE report

http://www.edmonton.ca/city_government/documents/ELEVATE.pdf

2012 Edmonton Municipal Census

http://www.edmonton.ca/city_government/facts_figures/municipal-census-results.aspx

Zoning Bylaw

http://www.edmonton.ca/bylaws_licences/bylaws/zoning-bylaw.aspx

CMHC semi annual report 2012

http://www.cmhc-schl.gc.ca/odpub/esub/64379/64379_2012_A01.pdf?fr=1376076365038

Federal Census

<http://www5.statcan.gc.ca/bsolc/olc-cel/olc-cel?lang=eng&catno=92-597-X>

City of Edmonton Property Tax Assessment Roll (2012)

<http://maps.edmonton.ca/>



8. Neighbourhood Reference Sheets

This section provides a quick reference for each of the four neighbourhoods.

It contains the same baseline and scenario information that was shown in Section 4, but is organized by neighbourhood.

How to use these pages

The neighbourhood reference sheets bring together information on each of the four neighbourhoods. Each contains the following information:

- » **Neighbourhood overview**, which includes a brief description of the neighbourhood and its planning history
- » **Baseline data** which provides an overview of the existing conditions on the ground in the neighbourhood
- » **Scenario findings**, which provides an overview of the key findings from Learning Scenarios 1, 2 and 3.

The detailed data contained in the neighbourhood reference sheets can be found in Tables 5 to 8.



Britannia Youngstown

Neighbourhood overview

Britannia Youngstown is in the northwest quadrant of Jasper Place, and is bounded by 107 Avenue to the north, 156 Street to the east, Stony Plain Road to the south, and 170 Street/Mayfield Road to the west. Britannia and Youngstown were originally two separate subdivisions within the former Town of Jasper Place. The Britannia area was originally developed in the early 1950s, while the Youngstown area was developed in the later 1950s. Over time, a significant amount of commercial development and intensification has occurred in the area, particularly in the Mayfield Common commercial area at the west end of the neighbourhood. Additional commercial intensification occurred along Stony Plain Road, as well as higher density residential uses along the neighbourhood boundaries. The Westlawn Cemetery, a significant feature, was also developed in the early 1950s, and remains active at present.

The Britannia Youngstown Neighbourhood Study was undertaken in 1983. The study made a number of recommendations, including maintaining apartment development to areas currently zoned RA7, the maintenance of single detached units in the northern portion of the neighbourhood, the rezoning of the southern portion to accommodate RF4 zoning, the use of a vacant site for the expansion of the Westlawn cemetery, and the retention of the 160 Street park.

Baseline

The information below provides a summary of baseline conditions across the six community indicator categories. Detailed statistics can be found in Table 5.

People and Families

The current population of Britannia Youngstown is just under 4,800 people.

Municipal Census statistics from 2012 indicate that 39% of Britannia Youngstown residents have lived in the neighbourhood for more than five years, 26% between one and less than five years, and 19% for less than one year, with a non-response rate of 16%.

Housing Choices

Britannia Youngstown is mainly residential, with about 71 ha of land in residential use. The residential density of Britannia Youngstown, measured as dwelling units per net residential hectare, is 33.7.

The housing mix in Britannia Youngstown is primarily composed of apartment buildings, which account for 49% (1,181 of 2,398 units) of the residential units. These units are all located in low rise apartments up to four storeys in height.

Single detached units are the second most common building form in Britannia Youngstown, representing 38% (911) of the total residential units. The remaining housing units are represented by row housing (7% or 157 units) and semi-detached/duplex/Fourplex units (6% or 142 units).

Almost two thirds (62%) of residential units are rented, as compared to the City-wide average of 36%.

Of the total residential units in Britannia Youngstown, 221 (9%) are affordable housing. There are 134 affordable units, 65 seniors-oriented affordable units and 22 transitional housing units.

Over the past 10 years, 116 residential units have been constructed in Britannia Youngstown, including 3 single detached units, 63 semi-detached, 18 row houses and 32 apartment units.

A majority (86%) of residential buildings in Britannia Youngstown were built prior to 1970. An additional 11% were constructed between 1970 and 1999. Buildings constructed since 2000 represent 4% of the building stock.



Vibrant Businesses

Currently, there are about 64,350 square metres of commercial space (including all general commercial, retail and industrial uses) in Britannia Youngstown. There are an estimated 3,539 employment positions in the neighbourhood. The majority of employment areas are located along the Stony Plain Road corridor, and the major arterials of 156 Street, 170 Street/ Mayfield Road and 107 Avenue, including the large retail centre, Mayfield Common, located at 170 Street and Stony Plain Road.

Much of the commercial development along Stony Plain Road is underbuilt when assessed against available allowances under existing zoning. The (CB2) General Business Zone allows a maximum height of four storeys; however, much of the commercial development in this neighbourhood is only developed at one or two storeys. If fully built out, a total of approximately 228,800 square meters of commercial space could be developed under existing zoning in Britannia Youngstown.

Of the existing non-residential buildings in Britannia Youngstown, 5% were built before 1960. An additional 28% were constructed between 1960 and 1990. The majority of non-residential buildings were constructed between 1990 and 2000, accounting for 64% of non-residential buildings. Since 2000, 2% of the commercial buildings in Britannia Youngstown have been constructed and \$27 million has been invested in renovations and building upgrades on non-residential properties.

Transportation and Accessibility

Britannia Youngstown generally has high levels of access to transit, both in residential and employment areas. The percentage of residents that are within 200m of bus stops is 65%. For jobs, this proportion is 95%.

Britannia Youngstown has no residents within 200m of bike trails or lanes. There are an estimated 0.68 on-street parking spaces in Britannia Youngstown.

Parks and Open Space

There are a number of open spaces or parks located in Britannia Youngstown, including the Gordon Drynan Park, Dr. Anne Anderson Park, and Fred Broadstock Park. There are two schools in the area: Britannia School and Youngstown School, each with an associated open space area. The Britannia Youngstown Community League hall is located on 105 Avenue, just west of 159 Street, and the Fred Broadstock outdoor swimming pool and recreation centre is located on 105 Avenue, just east of 158 Street. In total, these spaces provide 4 hectares of park and open space or 8.4 square metres per Britannia Youngstown resident.

The park and open space sites are generally located in the centre of Britannia Youngstown. Over half (63%) of residents in Britannia Youngstown are located within 200m of the parks and open space.

Private open space can be defined as residential amenity area, which includes the undeveloped lands on residential property (e.g., front and rear yards that could serve as amenity space). This accounts for 91 hectares of space in Britannia Youngstown. While this amenity area is on private land, and would not be available for public use, it does provide an indication of the overall green space present in the neighbourhoods.

Walkability

At present, 58% of Britannia Youngstown residents are within a 200m walk of commercial areas. Over two-thirds (66%) are also within 200m of community and institutional uses. Roughly a third (31%) of residents are within 200m of school sites in the neighbourhood.

Scenario 1 - Britannia Youngstown

Scenario 1 Description

Scenario 1 considered what might happen if there were no rezoning or land use changes in Britannia Youngstown over the next 20 years. The redevelopment that occurs in this scenario was based on permitted (not discretionary) uses under existing zoning, taking into consideration other elements such as the Mature Neighbourhood Overlay and the changes to residential zoning approved by Council in March 2013. The model also assumes that redevelopment would tend to cluster towards key infrastructure, such as the future LRT stations and existing bus routes.

Current zoning is shown on the Scenario 1 map on page 30. Although no zoning changes were considered in Scenario 1, changes were seen because many properties in the area are not currently built out to the maximums allowed by the Zoning Bylaw.

Scenario 1 was modelled using both a low development case and a high development case. The low case considers redevelopment of 5% of the overall parcels in Jasper Place, and the high case considers redevelopment of 30% of the total parcels.

Scenario 1 Results

This section provides an overview of the results from the low and high cases on the identified community indicators for the Britannia Youngstown neighbourhood. The detailed results are included in Table 6.

People and Families

In the low case, the projected population increase in Britannia Youngstown was 114 people, including 6 children. In the high case, the projected population increase was 508, including 25 children.

Housing Choices

In the low case model, Britannia Youngstown was projected to receive 62 new units, including 20 semi-detached/duplex units, and 45 units in apartment buildings one to four storeys high. The model projected a net loss of 14 single detached units, plus the one-for-one redevelopment of 11 single detached units with secondary suites.

Under the high case model, Britannia Youngstown was projected to receive an additional 279 units, including 94 semi-detached/duplex units and 212 units in apartment buildings one to four storeys high. The model also projected a net loss of 74 single detached units and the redevelopment of 47 single detached units with secondary suites.

In terms of residential density, Britannia Youngstown was projected to increase from the current 33.7 units per hectare (uph) to 34.6uph in the low case and 37.6uph in the high case. These increases reflect the existing development potential under current zoning.

Housing type diversity in Britannia Youngstown was projected to increase in both the low and high case, from the current 0.60 to 0.61 and 0.62, respectively.

Vibrant Businesses

In the low case, Britannia Youngstown was projected to gain 21,895 square metres (sq m) of commercial floor area. This projected increase would equate to an employment gain of 756 jobs. In the low case, retail floor area increased from 11.4 to 11.8sq m per resident. In the high case, Britannia Youngstown was projected to gain 47,797sq m of commercial space, and 1,644 jobs. With the additional population projected, retail floor area per resident was projected to remain at 11.8sq m.

Transportation and Accessibility

The model projected that 66% of residents in Britannia Youngstown would be within 200m of transit in the low case, and 67% in the high case, compared to the existing 65%. The proportion of jobs with access to transit was projected to increase from the existing 95% to 96% in the low case, and 97% in the high case.

Bicycling access does not change, with no Britannia Youngstown residents within 200m of cycle lanes.

On street car parking per resident was projected to decrease from the current 0.68 spaces per resident to 0.67 in the low case and 0.62 in the high case.

Parks and Open Space

Although the total amount of park space remains the same, with the increase in population, the amount of park space per capita in Britannia Youngstown was projected to decrease from the existing 8.4sq m per resident to 8.3sq m in the low case and 7.6sq m in the high case. The number of residents within 200m of parks and open space was projected to increase from the current 63% to 64% in the low case and remain at 63% in the high case.

The amount of residential amenity space was projected to decrease from the current 90.9 hectares (ha) to 90.6ha in the low case and 89.3ha in the high case.

Walkability

Walking access for residents in Britannia Youngstown to commercial areas was projected to remain the same in the low case (58%), and increase to 59% in the high case. The proportion of residents within 200m of school sites was projected to remain at 31% in both the low and high case. Access to community and institutional uses was projected to decrease from the existing 66% to 65% in both the low and high cases.

Scenario 2 - Britannia Youngstown

Scenario 2 Description

Scenario 2 was based on moderate land use changes. As in Scenario 1, consideration was made regarding changes to residential zoning approved by Council in March 2013. The model also assumed that redevelopment would tend to cluster towards key infrastructure, such as the future LRT stations.

Scenario 2 considered hypothetical land use changes that would accommodate row housing, semi-detached units, low rise apartment buildings and additional commercial space, which are described on page 39 and shown on the Scenario 2 map on page 40. Other areas retained their existing land use designations.

Scenario 2 was modelled using both a low development case and a high development case. The low case considered redevelopment of 5% of the overall parcels in Jasper Place, and the high case considered redevelopment of 30% of the total parcels.

Scenario 2 Results

This section provides an overview of the results from the low and high cases on the identified community indicators for Britannia Youngstown. The detailed results are included in Table 7.

People and Families

In the low case, the projected population increase in Britannia Youngstown was 436 people, including 22 children. In the high case, the projected population increase was 1,449, including 75 children.

Housing Choices

In the low case model, Britannia Youngstown was projected to receive 248 new units, including 20 semi-detached/duplex units, 44 units in apartment buildings one to four storeys high, 182 units in mixed use apartment buildings, and 13 row house units. The model

projected a net loss of 19 single detached units, plus the one-for-one redevelopment of 8 single detached units with secondary suites.

Under the high case model, Britannia Youngstown was projected to receive an additional 831 units, including 78 semi-detached/duplex units, 168 units in apartment buildings one to four storeys high, 76 units in apartment buildings greater than four storeys, 471 units in mixed use apartment buildings, and 109 row housing units. The model also projected a net loss of 104 single detached units and the one-for-one redevelopment of 33 single detached units with secondary suites.

In terms of residential density in Britannia Youngstown was projected to increase from the current 33.7 units per hectare (uph) to 36.5uph in the low case and 43.7uph in the high case.

Housing type diversity in Britannia Youngstown was projected to decrease from 0.60 to 0.59 in the low case and 0.58 in the high case.

Vibrant Businesses

In the low case, Britannia Youngstown was projected to gain 1,538 square metres (sq m) of commercial space, and 5,532 in the high case. Although the overall amount of retail floor area is expected to increase, due to population gain, the amount per person is expected to decrease from 11.4 to 11.0sq m in the low case and 10.1 in the high. Britannia Youngstown is projected in gain to 30 jobs in the low case, and 127 in the high case.

Transportation and Accessibility

The model projected that 68% of residents in Britannia Youngstown would be within 200m of transit in the low case and 71% in the high case, compared to the existing 65%. The proportion of jobs with access

to transit was projected to remain at the existing 95% in both the low and high cases.

Bicycling access does not change, with no Britannia Youngstown residents within 200m of cycle lanes.

On street car parking per resident was projected to decrease from the current 0.68 spaces per resident to 0.63 in the low case and 0.52 in the high case.

Parks and Open Space

Although the total amount of park space remains the same, with population increase, the amount of park space per capita in Britannia Youngstown was projected to decrease from 8.4sq m per resident to 7.7 in the low case, and 6.5 in the high case. The number of residents within 200m of parks and open space was projected to decrease from 63% to 62% in the low case, and increase to 64% in the high case.

The amount of residential amenity space was projected to decrease from the current 90.9 hectares (ha) to 89.8ha in the low case and 87.2ha in the high case.

Walkability

Walking access for residents in Britannia Youngstown to commercial areas was projected to increase from the current 58% to 60% in the low case and 63% in the high case. The proportion of residents within 200m of school sites was projected to decrease from 31% to 30% in the low case, and 28% in the high case. Access to community and institutional uses was projected to decrease from the existing 66% to 64% in the low case, and remain at 66% in the high case.

Scenario 3 - Britannia Youngstown

Scenario 3 Description

Scenario 3 generally involved more intensive changes to development opportunities than seen in Scenario 2. The scenario made assumptions that redevelopment would tend to cluster towards key infrastructure, such as the future LRT stations, and existing and future bus routes.

Scenario 3 considered hypothetical land use changes that would accommodate row housing, semi-detached units, low rise apartment buildings, additional commercial space, and taller office and residential towers, which are described on page 49 and shown on the Scenario 3 map on page 52. Other areas retained their existing land use designations.

Scenario 3 was modelled using both a low development case and a high development case. The low case considered redevelopment of 5% of the overall parcels in Jasper Place, and the high case considered redevelopment of 30% of the total parcels.

Scenario 3 Results

This section provides an overview of the results from the low and high cases on the identified community indicators for the Britannia Youngstown neighbourhood. The detailed results are included in Table 8.

People and Families

In the low case, the projected population increase in Britannia Youngstown was 577 people, including 30 children. In the high case, the projected population increase was 1,943, including 105 children.

Housing Choices

In the low case model, Britannia Youngstown was projected to receive 333 new units, including 19 row house units, 199 units in apartment buildings one to

four storeys high, and 138 units in mixed use apartment buildings. The model projected a net loss of 27 single detached units and 4 semi-detached/duplex units, plus the one-for-one redevelopment of 8 single detached units with secondary suites.

Under the high case model, Britannia Youngstown was projected to receive an additional 1,164 units, including 98 row house units, 642 units in apartment buildings one to four storeys high, 144 units in apartment buildings greater than four storeys, and 381 units in mixed use apartment buildings. The model also projected a net loss of 116 single detached units and 16 semi-detached/duplex units, and the redevelopment of 31 single detached units with secondary suites.

In terms of residential density, Britannia Youngstown was projected to increase from the current 33.7 units per hectare (uph) to 37.8uph in the low case and 48.5uph in the high case.

Housing type diversity in Britannia Youngstown was projected to decrease from the current 0.60 to 0.58 in the low case and 0.51 in the high case.

Vibrant Businesses

In the low case, Britannia Youngstown was projected to gain 2,099 square metres (sq m) of commercial space. With increasing population, retail floor area per resident was projected to decrease from 11.4sq m to 10.5sq m in the low case. There was a projected increase of 60 jobs. In the high case, Britannia Youngstown was projected to gain 29,246sq m of commercial space. With population gain, retail floor area decreases to 9.6sq m per person. An additional 963 jobs were projected in the high case.

Transportation and Accessibility

The model projected that 68% of residents in Britannia Youngstown would be within 200m of transit in the low case and 71% in the high case, compared to the existing 65%. The proportion of jobs with access to transit was projected to remain at the existing 95% in the low case, and increase to 96% in the high case.

Bicycling access does not change, with no Britannia Youngstown residents within 200m of cycle lanes.

On street car parking per resident was projected to decrease from the current 0.68 spaces per resident to 0.61 in the low case and 0.49 in the high case.

Parks and Open Space

Although the total park space is projected to remain the same, with population increase, the amount of park space per capita in Britannia Youngstown was projected to decrease from the existing 8.4sq m per resident to 7.5sq m in the low case and 6.0sq m in the high case. The number of residents within 200m of parks and open space was projected to remain at the current 63% in the low case, and decrease to 62% in the high case.

The amount of residential amenity space was projected to decrease from the current 90.9 hectares (ha) to 89.9ha in the low case and 87.6ha in the high case.

Walkability

Walking access for residents in Britannia Youngstown to commercial areas was projected to increase from 58% to 60% in the low case, and 64% in the high case. There was a projected decrease in the proportion of residents within 200m of school sites, from the current 31% to 30% in both the low and high cases. Access to community and institutional uses was projected to decrease from the existing 66% to 62% in the low case, and 65% in the high case.

Canora

Neighbourhood overview

Canora is in the northeast quadrant of Jasper Place, and is bounded by 107 Avenue to the north, 149 Street to the east, Stony Plain Road to the south, and 156 Street to the west. Development in this area began in the 1930s. The majority of residential dwellings in the area were single detached units; however, over time, many properties in the neighbourhood have been redeveloped with semi-detached units/duplexes and low rise apartments, particularly along 156 Street and south of 102 Avenue. The Stony Plain Road corridor has also continued to intensify its commercial uses over the years.

The Canora Neighbourhood Improvement Plan was undertaken in 1972. It sets out a variety of land use recommendations aimed at balancing new and existing development to maintain a density of roughly 30 units per hectare. The Plan also made recommendations for road closures and new park space.

Baseline

The information below provides a summary of baseline conditions across the six community indicator categories. Detailed statistics can be found in Table 5.

People and Families

The current population of Canora is roughly 3,300 people.

Municipal Census statistics from 2012 indicate that 33% of Canora residents have lived in the neighbourhood for more than five years, 33% between one and less than five years, and 18% for less than one year, with a non-response rate of 14%.

Housing Choices

Canora is mainly residential, with about 44ha of land in residential use. The overall residential density of Canora, measured as dwelling units per net residential hectare, is 41.5.

The housing mix in Canora is primarily composed of apartment buildings, which account for 54% (978 of 1,827) of the residential units. Low rise apartments make up the bulk of this amount at 879 units, and apartment buildings greater than four storeys provide 99 units.

Apartment buildings are typically located along main roads, including 149 Street and 156 Street and between Stony Plain Road and 102 Avenue.

Semi-detached/duplex/fourplex units are the next most common building form in Canora, representing 27% (496) of the total residential units. Single detached units represent 18% (335) of total units.

In Canora, 70% of residential units are rented units, as compared to the City-wide average of 36%.

Of the total residential units in Canora, 48 (3%) are affordable housing. Co-op housing accounts for 32 of these units and there are also 16 transitional housing units.

Just over half of all buildings in Canora were built prior to 1970 (51%). An additional 44% of buildings were constructed between 1970 and 1999. Buildings constructed since 2000 represent 6% of the building stock.

Over the past 10 years, 151 residential units have been constructed in Canora, including 8 single detached units, 72 semi-detached and 71 apartment units.

Vibrant Businesses

Currently, there are about 35,182 square metres of commercial space (including all general commercial, retail and industrial uses) in Canora. There are an estimated 489 employment positions in the neighbourhood. The majority of the employment areas are located along the Stony Plain Road corridor, with some smaller commercial/retail sites along the major arterials of 149 Street, 156 Street and 107 Avenue. Canora is also close to a larger retail centre, Jasper Gates, located at 149 Street and Stony Plain Road.

Much of the commercial development along Stony Plain Road is underbuilt when assessed against available allowances under existing zoning. The (CB1) Low Intensity Business Zone allows a maximum height of three storeys; however, much of the commercial development in this corridor is only developed at one or two storeys. If fully built out, a total of approximately 200,000 square meters of commercial space could be developed under existing zoning in Canora.

A third (33.5%) of non-residential buildings in Canora were built before 1960. The majority of non-residential buildings (64%), were constructed between 1960 and 1980, followed by 2.6% from 1980 to 1989. No new commercial development has occurred in Canora since 1990; however there has been \$7 million invested in renovations and building upgrades on non-residential properties.

Transportation and Accessibility

Canora generally has high levels of access to transit, both in residential and employment areas. The percentage of residents that are within 200m of bus stops is 59%. For jobs, this proportion is 92%.

Canora has no residents within 200m of bike trails or lanes. There are an estimated 0.68 on-street parking spaces in Britannia Youngstown.

Parks and Open Space

There are two main open space features in Canora, the first being Canora Park on 104 Avenue, west of 150 Street. This park is also the site of the Canora Community League hall, and shares open space with Holy Cross School. There is an open space component associated with Brightview School at 154 Street and 105 Avenue. St. Anne Park, a small open space site, is located at 153 Street and 102 Avenue. In total, these spaces provide 6.1 hectares of park and open space or 18.4 square metres per Canora resident.

The park and open space sites are generally located in the centre and along the eastern edge of Canora. Just under three quarters (73%) of residents within Canora are located within 200m of the parks and open space.

Private open space can be defined as residential amenity area, which includes the undeveloped lands on residential property (e.g., front and rear yards that could serve as amenity space). This accounts for 47 hectares of space in Canora. While this amenity area is on private land, and would not be available for public use, it does provide an indication of the overall green space present in the neighbourhoods.

Walkability

At present, 65% of Canora residents are within a 200m walk of commercial areas. 71% are also within 200m of community and institutional uses. Roughly 36% of residents are within 200m of a school site.

Scenario 1 - Canora

Scenario 1 Description

Scenario 1 considered what might happen if there were no rezoning or land use changes in Canora over the next 20 years. The redevelopment that occurs in this scenario was based on permitted (not discretionary) uses under existing zoning, taking into consideration other elements such as the Mature Neighbourhood Overlay and the changes to residential zoning approved by Council in March 2013. The model also assumes that redevelopment would tend to cluster towards key infrastructure, such as the future LRT stations and existing bus routes.

Current zoning is shown on the Scenario 1 map on page 30. Although no zoning changes were considered in Scenario 1, changes were seen because many properties in the area are not currently built out to the maximums allowed by the Zoning Bylaw.

Scenario 1 was modelled using both a low development case and a high development case. The low case considers redevelopment of 5% of the overall parcels in Jasper Place, and the high case considers redevelopment of 30% of the total parcels.

Scenario 1 Results

This section provides an overview of the results from the low and high cases on the identified community indicators for Canora. The detailed results are included in Table 6.

People and Families

In the low case, the projected population increase in Canora was 90 people, including 4 children. In the high case, the projected population increase was 573, including 24 children.

Housing Choices

In the low case model, Canora was projected to receive 45 new units, including 28 semi-detached/duplex units,

and 36 units in apartment buildings one to four storeys high. The model projected a net loss of 18 single detached units.

Under the high case model, Canora was projected to receive an additional 262 units, including 232 semi-detached/duplex units and 161 units in apartment buildings one to four storeys high. The model also projected a net loss of 129 single detached units.

In terms of residential density, Canora was projected to increase from the current 41.5 units per hectare (uph) to 42.5uph in the low case and 47.5uph in the high case. These increases reflect the existing development potential under current zoning.

Housing type diversity in Canora was projected to decrease from the current 0.60 to 0.59 in the low case and 0.56 in the high case.

Vibrant Businesses

In the low case, Canora was projected to gain 14,671 square meters (sq m) of commercial space. This projected increase would equate to an employment gain of 488 jobs. Retail floor area per resident increases from 8.9sq m to 9.9sq m in the low case. In the high case, Canora was projected to gain 58,219sq m of commercial space, and an additional 2,005 jobs. The amount of retail floor area per resident was projected to be 9.9sq m.

Transportation and Accessibility

The model projected that 62% of residents in Canora would be within 200m of transit in the low case and 64% in the high case, compared to the existing 59%. The proportion of jobs with access to transit was projected to increase from the existing 92% to 94% in the low case and 97% in the high case.

Bicycling infrastructure access does not change, with no Canora residents within 200m of cycle lanes.

On street car parking per resident was expected to decrease from the current 0.66 spaces per resident to 0.64 in the low case and 0.56 in the high case.

Parks and Open Space

Although the total amount of park space is projected to remain the same, due to population gain, the amount per capita in Canora was projected to decrease from the existing 18.4sq m per resident to 17.9sq m in the low case and 15.7 in the high case. The number of residents within 200m of parks and open space was projected to remain at the current 73% in the low case and increase to 75% in the high case.

The amount of residential amenity space was projected to decrease from the current 47.4 hectares (ha) to 47.1ha in the low case and 45.4ha in the high case.

Walkability

Walking access for residents in Canora to commercial areas was projected to increase from 65% to 66% of residents in the low case, and 67% in the high case. The projected proportion of residents within 200m of school sites remained at 36% in the low case, and decreased to 35% in the high case. Access to community and institutional uses was projected to remain at the existing 71% in the low case, and increase to 73% in the high case.

Scenario 2 - Canora

Scenario 2 Description

Scenario 2 was based on moderate land use changes. As in Scenario 1, consideration was made regarding changes to residential zoning approved by Council in March 2013. The model also assumed that redevelopment would tend to cluster towards key infrastructure, such as the future LRT stations.

Scenario 2 considered hypothetical land use changes that would accommodate row housing, semi-detached units, low rise apartment buildings and additional commercial space, which are described on page 39 and shown on the Scenario 2 map on page 40. Other areas retained their existing land use designations.

Scenario 2 was modelled using both a low development case and a high development case. The low case considered redevelopment of 5% of the overall parcels in Jasper Place, and the high case considered redevelopment of 30% of the total parcels.

Scenario 2 Results

This section provides an overview of the results from the low and high cases on the identified community indicators for the Canora neighbourhood. The detailed results are included in Table 7.

People and Families

In the low case, the projected population increase in Canora was 350 people, including 18 children. In the high case, the projected population increase was 1,827, including 92 children.

Housing Choices

In the low case model, Canora was projected to receive 204 new units, including 28 semi-detached/duplex units, 5 row house units, 53 units in apartment buildings one to four storeys high, and 139 units in mixed use apartment buildings. The model projected a net loss of 20 single detached units.

Under the high case model, Canora was projected to receive an additional 1,026 units, including 188 semi-detached/duplex units, 170 units in apartment buildings one to four storeys high, 46 units in apartment buildings greater than four storeys, 684 units in mixed use apartment buildings, and 70 row house units. The model also projected a net loss of 130 single detached units.

In terms of residential density, Canora was projected to increase from the current 41.5 units per hectare (uph) to 45.3uph in the low case and 59.4uph in the high case.

Housing type diversity in Canora was projected to decrease from 0.60 to 0.57 in the low case and 0.50 in the high case.

Vibrant Businesses

In the low case, Canora was projected gain 1,522 square meters (sq m) of commercial space, and the amount of retail floor area per resident remained at 8.9sq m. Canora gained 25 jobs in the low case. In the high case, Canora was projected to gain 8,647sq m of commercial space. With population gain, the amount of retail floor area per resident decreased to 7.8 sq m. An additional 216 jobs were projected in the high case.

Transportation and Accessibility

The model projected that 64% of residents in Canora would be within 200m of transit in the low case and 71% in the high case, compared to the existing 59%. The proportion of jobs with access to transit was projected to remain at the existing 92% in the low case and increase to 94% in the high case.

Bicycling infrastructure access does not change in the low case, with no Canora residents within 200m of cycle lanes. In the high case, 1% of residents are projected to be within 200m of cycle lanes.

On street car parking per resident was expected to decrease from the current 0.66 spaces per resident to 0.59 in the low case and 0.42 in the high case.

Parks and Open Space

Although the total amount of park space is projected to remain the same, with population increase, the space per capita in Canora was projected to decrease from the existing 18.4sq m per resident to 16.6sq m in the low case and 11.9sq m in the high case. The number of residents within 200m of parks and open space was projected to decrease from the current 73% to 71% in the low case and return to 73% in the high case.

The amount of residential amenity space was projected to decrease from the current 47.4 hectares (ha) to 46.6ha in the low case and 42.2ha in the high case.

Walkability

Walking access for residents in Canora to commercial areas was projected to increase from 65% to 67% in the low case and 73% in the high case. The projected proportion of residents within 200m of school sites decreased from 36% to 34% in the low case and 28% in the high case. Access to community and institutional uses was projected to increase from the existing 71% to 72% in the low case and 73% in the high case.

Scenario 3 - Canora

Scenario 3 Description

Scenario 3 generally involved more intensive changes to development opportunities than seen in Scenario 2. The scenario made assumptions that redevelopment would tend to cluster towards key infrastructure, such as the future LRT stations, and existing and future bus routes.

Scenario 3 considered hypothetical land use changes that would accommodate row housing, semi-detached units, low rise apartment buildings, additional commercial space, and taller office and residential towers, which are described on page 49 and shown on the Scenario 3 map on page 52. Other areas retained their existing land use designations.

Scenario 3 was modelled using both a low development case and a high development case. The low case considered redevelopment of 5% of the overall parcels in Jasper Place, and the high case considered redevelopment of 30% of the total parcels.

Scenario 3 Results

This section provides an overview of the results from the low and high cases on the identified community indicators for Canora. The detailed results are included in Table 8.

People and Families

In the low case, the projected population increase in Canora was 412 people, including 20 children. In the high case, the projected population increase was 2,088, including 96 children.

Housing Choices

In the low case model, Canora was projected to receive 220 new units, including 115 row house units, 53 units in apartment buildings one to four storeys high, and 122 units in mixed use

apartment buildings. The model projected a net loss of 25 single detached units and 44 semi-detached/duplex units.

Under the high case model, Canora was projected to receive an additional 1,062 units, including 566 row houses, 210 units in apartment buildings one to four storeys high, 122 units in apartment buildings greater than four storeys, and 459 units in mixed use apartment buildings. The model also projected a net loss of 139 single detached units and 154 semi-detached/duplex units.

In terms of residential density, Canora was projected to increase from the current 41.5 units per hectare (uph) to 45.8uph in the low case and 61.3uph in the high case.

Housing type diversity in Canora was projected to remain the same at 0.60 in the low case and decrease to 0.56 in the high case.

Vibrant Businesses

In the low case, Canora was projected to gain 1,414sq m of commercial space. With population increase, the amount of retail floor area per resident decreased from 8.9 to 8.8sq m. Canora gained 22 jobs in the low case. In the high case, Canora was projected to gain 38,442sq m of commercial space. With population gain, retail floor area per resident decreased to 7.2sq m. An additional 1,295 jobs are projected in the high case.

Transportation and Accessibility

The model projected that 64% of residents in Canora would be within 200m of transit in the low case and 71% in the high case, compared to the existing 59%. The proportion of jobs with access to transit was projected to remain at the existing 92% in the low case, and increase to 97% in the high case.

Bicycling infrastructure access does not change in the low case, with no Canora residents within 200m of cycle lanes; in the high case, this increases to 1%.

On street car parking per resident was expected to decrease from the current 0.66 spaces per resident to 0.58 in the low case and 0.40 in the high case.

Parks and Open Space

Although the total park space remains the same, due to population increase, the amount per capita in Canora was projected to decrease from the existing 18.4sq m per resident to 16.3sq m in the low case and 11.3sq m in the high case. The number of residents within 200m of parks and open space was projected to decrease from the current 73% to 72% in the low case and increase to 75% in the high case.

The amount of residential amenity space was projected to decrease from the current 47.4 hectares (ha) to 46.1ha in the low case and 40.7ha in the high case.

Walkability

Walking access for residents in Canora to commercial areas was projected to increase from 65% to 67% in the low case and 74% in the high case. The projected proportion of residents within 200m of school sites decreased from 36% to 35% in the low case, and 32% in the high case. Access to community and institutional uses was projected to increase from the existing 71% to 73% in the low case and 75% in the high case.

Glenwood

Neighbourhood overview

Glenwood is in the southwest quadrant of Jasper Place, and is bounded by Stony Plain Road to the north, 156 Street to the east, 95 Avenue to the south, and 170 Street to the west. Development in Glenwood began in the 1950s and carried into the 1960s. Originally, the majority of residential dwellings in the neighbourhood were single detached units but over time, the diversity of residential unit types has increased. There has also been intensification for residential uses has occurred along 156 Street and 95 Avenue.

The 100 Avenue Planning Study covers a portion of Glenwood, from 149 Street to 170 Street between 99 Avenue and Stony Plain Road, and was approved by Council in 1986. It sets out a vision for land use in the area, including areas for single, semi-detached, and multi-unit housing, as well as commercial and mixed use.

Baseline

The information below provides a summary of baseline conditions across the six community indicator categories. Detailed statistics can be found in Table 5.

People and Families

The current population of Glenwood is roughly 5,100 people.

Municipal Census statistics from 2012 indicate that 38% of Glenwood residents have lived in the neighbourhood for more than five years, 28% between one and less than five years, and 17% for less than one year, with a non-response rate of 16%.

Housing Choices

Glenwood is mainly residential, with about 84ha of land in residential use. The residential density of Glenwood, measured as dwelling units per net residential hectare, is 29.1 dwelling units per net residential hectare.

Just over half (53%) of housing units in Glenwood are in apartment buildings, including 1,063 units in low rise apartments up to four storeys in height and 235 units in apartment buildings greater than four storeys.

Single detached units are the second most common building form in Glenwood, representing 42% (1,012) of the total residential units. The remaining housing units are represented by semi-detached/duplex/fourplex units (4% or 89) and row housing (1% or 31).

Just over half (53%) of residential units are rented in Glenwood, as compared to the City-wide average of 36%.

Of the total residential units in Glenwood, 284 (12%) are affordable housing. This includes 199 seniors-oriented affordable units and 85 permanent supportive housing units.

A majority (84%) of residential buildings in Glenwood were built prior to 1970. An additional 14% were constructed between 1970 and 1999. Buildings constructed since 2000 represent 4% of the residential building stock.

Over the past 10 years, 493 residential units have been constructed in Glenwood, including 36 single detached, 12 semi-detached and 360 apartment units, as well as 85 other units such as nursing homes.

Vibrant Businesses

Currently, there are about 57,776 square metres (sq m) of commercial space (including all general commercial, retail and industrial uses) in Glenwood. There are an estimated 1,334 employment positions in the neighbourhood. The majority of the employment areas are located along the Stony Plain Road corridor, with some smaller commercial/retail sites along the major arterials of 156 Street and 95 Avenue.

Much of the commercial development along Stony Plain Road is underbuilt when assessed against available allowances under existing zoning. The (CB2) General Business Zone allows a maximum height of four storeys; however, much of the commercial development in this corridor is only developed at one or two storeys. If fully built out, a total of approximately 270,000 square meters of commercial space could be developed under existing zoning in Glenwood.

Of the non-residential buildings in Glenwood, 11% were built before 1960. An additional 51% were constructed between 1960 and 1980, followed by 34% between 1980 and 2000. Since 2000, 4% of non-residential buildings in Glenwood have been constructed and there has been \$6.6 million invested in renovations and building upgrades on non-residential properties in that time.

Transportation and Accessibility

Glenwood generally has high levels of access to transit, both in residential and employment areas. A majority (82%) of residents are within 200m of bus stop. For jobs, this proportion is 100%.

Half (50%) of Glenwood residents are within 200m of existing cycle routes, including the paved multi-use trail along 100 Avenue between 149 Street and 163 Street, and an on-street bike route that runs along 97 Avenue between 149 Street and 163 Street.

Parks and Open Space

The Glenwood community features a number of open space amenities, including Jack Horan Park, Glenwood Park, and Allin Park. Several schools are also located in the neighbourhood, each with corresponding open space, including Westlawn School, St. Thomas More School, Glendale School, and Meadowlark Christian School. The Glenwood Community League hall and its associated open space is located at 165 Street and 97 Avenue. In total, these spaces provide 8.6 hectares of park and open space or 16.8 square metres per Glenwood resident.

The park and open space sites are generally located in the centre of Glenwood. Roughly two thirds (60%) of Glenwood residents are located within 200m of parks and open space.

Private open space can be defined as residential amenity area, which includes the undeveloped lands on residential property (e.g., front and rear yards that could serve as amenity space). This accounts for 91.6 hectares of space in Glenwood. While this amenity area is on private land, and would not be available for public use, it does provide an indication of the overall green space present in the neighbourhoods.

Walkability

At present, 55% of Glenwood residents are within a 200m walk of commercial areas. A majority (83%) are within 200m of community and institutional uses, and 43% of residents are within 200m of school sites in the neighbourhood.

Scenario 1 - Glenwood

Scenario 1 Description

Scenario 1 considered what might happen if there were no rezoning or land use changes in Glenwood over the next 20 years. The redevelopment that occurs in this scenario was based on permitted (not discretionary) uses under existing zoning, taking into consideration other elements such as the Mature Neighbourhood Overlay and the changes to residential zoning approved by Council in March 2013. The model also assumes that redevelopment would tend to cluster towards key infrastructure, such as the future LRT stations and existing bus routes.

Current zoning is shown on the Scenario 1 map on page 30. Although no zoning changes were considered in Scenario 1, changes were seen because many properties in the area are not currently built out to the maximums allowed by the Zoning Bylaw.

Scenario 1 was modelled using both a low development case and a high development case. The low case considers redevelopment of 5% of the overall parcels in Jasper Place, and the high case considers redevelopment of 30% of the total parcels.

Scenario 1 Results

This section provides an overview of the results from the low and high cases on the identified community indicators for the Glenwood neighbourhood. The detailed results are included in Table 6.

People and Families

In the low case, the projected population increase in Glenwood was 102 people, including 6 children. In the high case, the projected population increase was 540, including 31 children.

Housing Choices

In the low case model, Glenwood was projected to receive 64 new units, including 4 semi-detached/duplex units,

and 8 units in apartment buildings one to four storeys high. The model projected a net loss of 1 single detached unit, and the one-for-one redevelopment of 53 single detached units with secondary suites included.

Under the high case model, Glenwood was projected to receive an additional 344 units, including 5 single detached units, 8 semi-detached/duplex units, and 32 units in apartment buildings one to four storeys high. The model also projected the one-for-one redevelopment of 301 single detached units with secondary suites included.

In terms of residential density, Glenwood was projected to increase from the current 29.1 units per hectare (uph) to 29.8uph in the low case and 33.1uph in the high case. These increases reflect the existing development potential under current zoning.

Housing type diversity in Glenwood was projected to increase from the current 0.54 to 0.56 in the low case and 0.62 in the high case.

Vibrant Businesses

In the low case, Glenwood was projected to gain 58,579 square meters (sq m) of commercial space, and the retail floor area per resident increased from 7.5 to 10.3sq m. In the low case, Glenwood is projected to gain 1,966 jobs. In the high case, Glenwood was projected to gain 94,203sq m of commercial space, and the retail floor area per resident increased to 10.5sq m. An additional 3,192 jobs were also projected in the high case.

Transportation and Accessibility

The model projected that the number of Glenwood residents within 200m of transit would increase from the existing 82% to 83% in the low case, and remain at 82% in the high case. The proportion of jobs with access to transit was projected to remain consistent at 100%.

Access to bicycling facilities increases from 50% to 51% in the low case, and 53% in the high case.

On street car parking per resident was expected to decrease from the current 0.81 spaces per resident to 0.79 in the low case and 0.73 in the high case.

Parks and Open Space

Although the total amount of park space remains the same, due to population increase, park space per capita in Glenwood was projected to decrease from the existing 16.8sq m per resident to 16.5sq m in the low case and 15.2sq m in the high case. The number of residents within 200m of parks and open space was projected to remain at 60%.

The amount of residential amenity space was projected to decrease from the current 91.6 hectares (ha) to 90.1ha in the low case and 88.0ha in the high case.

Walkability

Walking access for residents in Glenwood to commercial areas was projected to remain at the existing 55% in both the low and high cases. The proportion of residents within 200m of school sites also remained at the current 43% in both cases. Access to community and institutional uses was projected to remain at 83% in the low case, and decrease to 82% in the high case.

Scenario 2 - Glenwood

Scenario 2 Description

Scenario 2 was based on moderate land use changes to allow some opportunities for higher intensity redevelopment. As in Scenario 1, consideration was made regarding changes to residential zoning approved by Council in March 2013. The model also assumed that redevelopment would tend to cluster towards key infrastructure, such as the future LRT stations, and existing and future bus routes.

Scenario 2 considered hypothetical land use changes that would accommodate row housing, semi-detached units, low rise apartment buildings and additional commercial space, which are described on page 39 and shown on the Scenario 2 map on page 40. Other areas retained their existing land use designations.

Scenario 2 was modelled using both a low development case and a high development case. The low case considered redevelopment of 5% of the overall parcels in Jasper Place, and the high case considered redevelopment of 30% of the total parcels.

Scenario 2 Results

This section provides an overview of the results from the low and high cases on the identified community indicators in Glenwood. The detailed results are included in Table 7.

People and Families

In the low case, the projected population increase in Glenwood was 738 people, including 37 children. In the high case, the projected population increase was 2,482, including 126 children.

Housing Choices

In the low case model, Glenwood was projected to receive 409 new units, including 12 semi-detached/duplex units, 116 units in apartment buildings one to

four storeys high, 241 units in mixed use apartment buildings, and 27 row houses. The model projected a net loss of 24 single detached units, plus the one-for-one redevelopment of 39 single detached units with secondary suites.

Under the high case model, Glenwood was projected to receive an additional 1,404 units, including 54 semi-detached/duplex units, 682 units in apartment buildings one to four storeys high, 505 units in mixed use apartment buildings, and 80 row house units. The model also projected a net loss of 117 single detached units and the one-for-one redevelopment of 202 single detached units with secondary suites.

In terms of residential density, Glenwood was projected to increase from the current 29.1 units per hectare (uph) to 33.1 uph in the low case and 43.5 uph in the high case.

Housing type diversity in Glenwood was projected to remain at the current 0.54 in the low case and decrease to 0.52 in the high case.

Vibrant Businesses

In the low case, Glenwood was projected to gain 12,815 square meters (sq m) of commercial space. Retail floor area increased from 7.5 to 8.9sq m per resident, and Glenwood gained 338 employment positions. In the high case, Glenwood was projected to gain 17,016sq m of commercial space. Due to population gain, retail floor area per resident decreased to 7.6sq m. An additional 436 jobs were also projected in the high case.

Transportation and Accessibility

The model projected that 85% of residents in Glenwood would be within 200m of transit in the low case and 86% in the high case, compared to the existing 82%. The proportion of jobs with access to transit

was projected to remain constant at 100% in both the low and high cases.

Access to bicycling facilities was expected to increase to 55% in the low case and 61% in the high case compared to the existing 50%.

On street car parking per resident was expected to decrease from the current 0.81 spaces per resident to 0.71 in the low case and 0.54 in the high case.

Parks and Open Space

Although the total amount of park space remains the same, due to population gain, park space per capita in Glenwood was projected to decrease from the existing 16.8sq m per resident to 14.7sq m in the low case and 11.3sq m in the high case. The number of residents within 200m of parks and open space was projected to decrease from the current 60% to 59% in the low case, and remain at 60% in the high case.

The amount of residential amenity space was projected to decrease from the current 91.6 hectares (ha) to 89.2ha in the low case and 84.4ha in the high case.

Walkability

Walking access for residents in Glenwood to commercial areas was projected to increase in the low case from 55% to 58%, and to 64% in the high case. There was a projected decrease in the proportion of residents within 200m of school sites from the existing 43% to 41% in the low case and 36% in the high case. Access to community and institutional uses was also projected to decrease from the existing 83% to 80% in both the low and high cases.

Scenario 3 - Glenwood

Scenario 3 Description

Scenario 3 generally involved more intensive changes to development opportunities than seen in Scenario 2. The scenario made assumptions that redevelopment would tend to cluster towards key infrastructure, such as the future LRT stations, and existing and future bus routes.

Scenario 3 considered hypothetical land use changes that would accommodate row housing, semi-detached units, low rise apartment buildings, additional commercial space, and taller office and residential towers, which are described on page 49 and shown on the Scenario 3 map on page 52. Other areas retained their existing land use designations.

Scenario 3 was modelled using both a low development case and a high development case. The low case considered redevelopment of 5% of the overall parcels in Jasper Place, and the high case considered redevelopment of 30% of the total parcels.

Scenario 3 Results

This section provides an overview of the results from the low and high cases on the identified community indicators in Glenwood. The detailed results are included in Table 8.

People and Families

In the low case, the projected population increase in Glenwood was 976 people, including 49 children. In the high case, the projected population increase was 3,785, including 195 children.

Housing Choices

In the low case model, Glenwood was projected to receive 543 new units, including 6 semi-detached/duplex units, 137 units in apartment buildings one to four storeys high, 77 units in

apartment buildings greater than four storeys, 256 units in mixed use apartment buildings, and 108 row house units. The model projected a net loss of 62 single detached units, plus the one-for-one redevelopment of 23 single detached units with secondary suites.

Under the high case model, Glenwood was projected to receive an additional 2,166 units, including 38 semi-detached/duplex units, 529 units in apartment buildings one to four storeys high, 652 units in apartment buildings greater than four storeys, 684 units in mixed use apartment buildings, and 416 row house units. The model also projected a net loss of 275 single detached units and the one-for-one redevelopment of 124 single detached units with secondary suites.

In terms of residential density, Glenwood was projected to increase from the current 29.1 units per hectare (uph) to 34.8uph in the low case and 51.7uph in the high case.

Housing type diversity in Glenwood was projected to remain at the current 0.54 in the low case and decrease in the high case to 0.49.

Vibrant Businesses

In the low case, Glenwood was projected to gain 12,519 square meters (sq m) of commercial space. This projected increase would also equate to an employment gain of 330 jobs. Retail floor area increased from 7.5 to 8.5sq m per person. In the high case, Glenwood was projected to gain 21,249sq m of commercial space, and 545 jobs. With population gain, retail floor area would decrease to 7.0sq m per person.

Transportation and Accessibility

The model projected that 85% of residents in Glenwood would be within 200m of transit in the low case and 88% in the high case, compared to the existing 82%. The proportion of jobs with access to transit was projected to decrease from the existing 100% to 99% in both the low and high cases.

Access to bicycling facilities was expected to increase from 50% to 55% of residents within 200m of cycle lanes in the low case, and 63% in the high case.

On street car parking per resident was expected to decrease from the current 0.81 spaces per resident to 0.68 in the low case and 0.46 in the high case.

Parks and Open Space

Although the total amount of park space remains the same, due to population increase the amount of park space per capita in Glenwood was projected to decrease from the existing 16.8sq m per resident to 14.1sq m in the low case and 9.6sq m in the high case. The number of residents within 200m of parks and open space was projected to decrease from the existing 60% to 59% in the low case, and increase to 61% in the high case.

The amount of residential amenity space was projected to decrease from the current 91.6 hectares (ha) to 88.8ha in the low case and 82.0 ha in the high case.

Walkability

Walking access for residents in Glenwood to commercial areas was projected to increase in the low case from 55% to 59%, and to 68% in the high case. There was a projected decrease in the proportion of residents within 200m of school sites from the existing 43% to 41% in the low case and 36% in the high case. Access to

West Jasper Place

Neighbourhood overview

West Jasper Place is in the southeast quadrant of Jasper Place, and is bounded by Stony Plain Road to the north, 149 Street to the east, 95 Avenue to the south, and 156 Street to the west. The neighbourhood was once part of the Town of Jasper Place, although it was known as the Village of West Jasper Place after 1949 until the annexation by Edmonton in 1964. 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. Dwellings in the area were originally single-detached units. Over time, there have been many new low rise apartment units developed south of Stony Plain Road and along 149 and 156 Streets. The Stony Plain Road commercial corridor has continued to develop over time, including the Jasper Gates commercial centre at Stony Plain Road and 149 Street.

In terms of planning history, the 100 Avenue Planning Study (1986) provides land use direction for the northern portion of West Jasper Place. In addition, a Council resolution passed in 1980, known as the Newman's Resolution, called for the retention of single detached units in the core of the neighbourhood.

Baseline

The information below provides a summary of baseline conditions across the six community indicator categories. Detailed statistics can be found in Table 5.

People and Families

The current population of West Jasper Place is roughly 3,000 people.

Municipal Census statistics from 2012 indicate that 32% of West Jasper Place residents have lived in the neighbourhood for more than five years, 24% between one and five years, and 18% for less than one year, with a non-response rate of 26%.

Housing Choices

West Jasper Place is mainly residential, with about 48ha of land in residential use. The overall residential density of West Jasper Place, measured as dwelling units per net residential hectare, is around 35 dwelling units per net residential hectare.

The housing mix in West Jasper Place is primarily composed of apartment buildings, which account for 59% (1,001 of 1,697) of the residential units. Low rise apartments make up the bulk of this amount at 912 units, and apartment buildings greater than four storeys

provide 89 units. Apartment buildings are typically located along main roads, including 149 Street and 156 Street and between 100 Avenue and Stony Plain Road.

Single detached units are the next most common building form in West Jasper Place, representing 37% (628) of the total residential units. Semi-detached/duplex/fourplex units make up the remaining 4% (67).

Roughly two thirds (67%) of the total residential units are rented, as compared to the City-wide average of 36%.

Of the total residential units in the area, 277 (16%) are affordable housing. Seniors-oriented affordable housing represents 98 (35%) of the affordable housing units, followed by co-op housing (86 or 31%) and permanent supportive housing (83 units or 30%). There are also 10 (4%) transitional housing units.

Just over half of all buildings in West Jasper Place were built prior to 1970 (54%). An additional 38% of buildings were constructed between 1970 and 1999. Buildings constructed since 2000 represent 9% of the building stock. West Jasper Place has seen the construction of 91 new residential units over the past 10 years, including 45 single detached units, 6 semi-detached units and 41 apartment units.

Vibrant Businesses

Currently, there are about 37,400 square metres (sq m) of commercial space (including all general commercial, retail and industrial uses) in West Jasper Place. There are an estimated 744 employment positions in the neighbourhood. The majority of the employment areas are located along the Stony Plain Road corridor, with some smaller commercial/retail sites along the major arterials of 149 Street, 156 Street and 95 Avenue. West Jasper Place also has a larger retail centre, Jasper Gates, located at 149 Street and Stony Plain Road.

Much of the commercial development along Stony Plain Road is underbuilt when assessed against available allowances under existing zoning. The (CB1) Low Intensity Business Zone allows a maximum height of three storeys; however, much of the commercial development in this corridor is only developed at one or two storeys. If fully built out, a total of approximately 160,000 square meters of commercial space could be developed under existing zoning in West Jasper Place.

Almost a third (29%) of non-residential buildings in West Jasper Place were built before 1960. An additional 29% were constructed between 1960 and 1980, followed by a more significant building period between 1980 and 2000 when 42% of non-residential buildings were developed. No new commercial buildings have been developed in West Jasper Place since 2000 and there has been \$4.7 million invested in renovations and building upgrades on non-residential properties.

Transportation and Accessibility

West Jasper Place generally has high levels of access to transit, both in residential and employment areas. The percentage of residents that are within 200m of bus stops is 71%. For jobs, this proportion is 100%.

West Jasper Place also has high access to cycling infrastructure, with 82% of residents within 200m of existing cycle routes, including the paved multi-use trail along 100 Avenue between 149 Street and 163 Street, and an on-street bike route

that runs along 97 Avenue between 149 Street and 163 Street. With a planned “sharrow” bike lane planned for 153 Street later in 2013, West Jasper Place’s access to cycling infrastructure will increase even further.

Parks and Open Space

Open space in West Jasper Place is provided through the grounds associated with Sherwood School at 153 Street and 96 Avenue. The Arthur Elliot playground and the West Jasper Place Community League hall are also located on this site. In total, these spaces provide 1.7 hectares of park and open space or 5.6 square metres per West Jasper Place resident.

The park and open space sites are generally located near the south boundary of West Jasper Place. Over a third (37%) of residents within West Jasper Place are located within 200m of the parks and open space.

Private open space can be defined as residential amenity area, which includes the undeveloped lands on residential property (e.g., front and rear yards that could serve as amenity space). This accounts for 43 hectares of space in West Jasper Place. While this amenity area is on private land, and would not be available for public use, it does provide an indication of the overall green space present in the neighbourhoods.

Walkability

At present, 67% of West Jasper Place residents are within a 200m walk of commercial areas. Nearly three quarters (73%) are also within 200m of community and institutional uses. The proportion of residents within 200m of the school site located in the centre of the neighbourhood is 13%.

Scenario 1 - West Jasper Place

Scenario 1 Description

Scenario 1 considered what might happen if there were no rezoning or land use changes in West Jasper Place over the next 20 years. The redevelopment that occurs in this scenario was based on permitted (not discretionary) uses under existing zoning, taking into consideration other elements such as the Mature Neighbourhood Overlay and the changes to residential zoning approved by Council in March 2013. The model also assumes that redevelopment would tend to cluster towards key infrastructure, such as the future LRT stations and existing bus routes.

Current zoning is shown on the Scenario 1 map on page 30. Although no zoning changes were considered in Scenario 1, changes were seen because many properties in the area are not currently built out to the maximums allowed by the Zoning Bylaw.

Scenario 1 was modelled using both a low development case and a high development case. The low case considers redevelopment of 5% of the overall parcels in Jasper Place, and the high case considers redevelopment of 30% of the total parcels.

Scenario 1 Results

This section provides an overview of the results from the low and high cases on the identified community indicators in the West Jasper Place neighbourhood. The detailed results are included in Table 6.

People and Families

In the low case, the projected population increase in West Jasper Place was 93 people, including 5 children. In the high case, the projected population increase was 766, including 43 children.

Housing Choices

In the low case model, West Jasper Place was projected to receive 58 new housing units, including 25 units in apartment

buildings one to four storeys high. The model projected a net loss of one single detached unit, plus the one-for-one redevelopment of 34 single detached units with secondary suites.

Under the high case model, West Jasper Place was projected to receive an additional 483 units, including 234 units in apartment buildings one to four storeys high. The model also projected a net loss of 5 single detached units and 16 semi-detached/duplex units, and the one-for-one redevelopment of 271 single detached units with secondary suites.

In terms of residential density, overall density in West Jasper Place was projected to increase from the current 35.4 units per hectare (uph) to 36.6uph in the low case and 45.5uph in the high case. These increases reflect the existing development potential under current zoning.

Housing type diversity in West Jasper Place was projected to increase from the current 0.51 to 0.53 in the low case and 0.58 in the high case.

Vibrant Businesses

In the low case, commercial floor area in West Jasper Place was projected to increase by 8,765 square metres (sq m). Retail floor area increased from 10.7sq m per resident to 10.8sq m. The addition of 301 new jobs was projected in the low case. In the high case, commercial floor area in West Jasper Place was projected to increase by 29,373sq m. With population gain, retail floor area decreased to 9.7sq m per resident. An additional 1,014 jobs were projected in the high case.

Transportation and Accessibility

The model projected that 80% of residents in West Jasper Place would be within 200m of transit in both the low and high cases, compared to the existing 71%. The proportion of jobs with access to transit

was projected to remain at the existing 100% in both the low and high cases.

Access to bicycling facilities decreased from the existing 82% to 81% of residents in the low case, and remained at 82% in the high case.

On street car parking per resident was expected to decrease from the current 0.73 spaces per resident to 0.70 in the low case and 0.58 in the high case.

Parks and Open Space

Although the total amount of park space was projected to remain the same, with the increase in population, the amount of park space per capita in West Jasper Place was projected to decrease from the existing 5.6sq m per resident to 5.5sq m in the low case and 4.5sq m in the high case. The number of residents within 200m of parks and open space was projected to remain at the current 37% in the low case and decrease to 34% in the high case.

The amount of private residential amenity space was projected to decrease from the current 43.4 hectares (ha) to 43.0ha in the low case and 39.9ha in the high case.

Walkability

Walking access for residents in West Jasper Place to commercial areas was projected to remain at 67% in both the low and high cases, while the proportion of residents within 200m of school sites was projected to remain at 13% in both cases. Access to community and institutional uses was projected to remain at the existing 73% in the low case, and increase to 75% in the high case.

Scenario 2 - West Jasper Place

Scenario 2 Description

Scenario 2 was based on moderate land use changes. As in Scenario 1, consideration was made regarding changes to residential zoning approved by Council in March 2013. The model also assumed that redevelopment would tend to cluster towards key infrastructure, such as the future LRT stations.

Scenario 2 considered hypothetical land use changes that would accommodate row housing, semi-detached units, low rise apartment buildings and additional commercial space, which are described on page 39 and shown on the Scenario 2 map on page 40. Other areas retained their existing land use designations.

Scenario 2 was modelled using both a low development case and a high development case. The low case considered redevelopment of 5% of the overall parcels in Jasper Place, and the high case considered redevelopment of 30% of the total parcels.

Scenario 2 Results

This section provides an overview of the results from the low and high cases on the identified community indicators for West Jasper Place. The detailed results are included in Table 7.

People and Families

In the low case, the projected population increase in West Jasper Place was 260 people, including 13 children. In the high case, the projected population increase was 1,452, including 75 children.

Housing Choices

In the low case model, West Jasper Place was projected to receive 143 new units, including 33 units in apartment buildings one to four storeys high, 68 units in mixed use apartment buildings, and 18

row house units. The model projected a net loss of 4 single detached units and 2 semi-detached/duplex units, plus the one-for-one redevelopment of 30 single detached units with secondary suites.

Under the high case model, West Jasper Place was projected to receive an additional 829 units, including 277 units in apartment buildings one to four storeys high, 272 units in mixed use apartment buildings, and 85 row house units. The model also projected a net loss of 30 single detached units and 20 semi-detached/duplex units, and the one-for-one redevelopment of 246 single detached units with secondary suites.

In terms of residential density, overall density in West Jasper Place was projected to increase from the current 35.4 units per hectare (uph) to 37.9uph in the low case and 50.2uph in the high case.

Housing type diversity in West Jasper Place was projected to increase from the current 0.51 to 0.52 in the low case and 0.56 in the high case.

Vibrant Businesses

In the low case, the amount of commercial floor area in West Jasper Place was projected to increase by 1,352 square metres (sq m). With the increase in population, retail floor area per resident decreased from the existing 10.7 to 10.2sq m. In the low case, 36 new jobs were projected. In the high case, West Jasper Place was projected to gain 4,237sq m of commercial floor area. With projected population increases, retail floor area per resident decreased to 8.1sq m. An additional 114 jobs were also projected in the high case.

Transportation and Accessibility

The model projected that 81% of residents in West Jasper Place would be within 200m of transit in the low case and 83% in the high case, compared to the existing 71%. The proportion of jobs with access to transit was projected to remain at the existing 100% in both the low and high cases.

Access to bicycling facilities was expected to remain the same at 82% in the low case and increase to 84% in the high case.

On street car parking per resident was expected to decrease from the current 0.73 spaces per resident to 0.67 in the low case and 0.49 in the high case.

Parks and Open Space

The amount of park space per capita in West Jasper Place was projected to decrease from the existing 5.6sq m per resident to 5.2sq m in the low case and 3.8sq m in the high case. The number of residents within 200m of parks and open space was projected to decrease from the current 37% to 36% in the low case and 33% in the high case.

The total amount of residential amenity space was projected to decrease from the current 43.4 hectares (ha) to 42.4ha in the low case and 37.8ha in the high case.

Walkability

Walking access for residents in West Jasper Place to commercial areas was projected to increase in the low case from 67% to 69% and to 73% in the high case. The proportion of residents within 200m of school sites was expected to remain at the existing 13% in the low case, and decrease to 12% in the high case. Access to community and institutional uses was projected to increase from the existing

Scenario 3 - West Jasper Place

Scenario 3 Description

Scenario 3 generally involved more intensive changes to development opportunities than seen in Scenario 2. The scenario made assumptions that redevelopment would tend to cluster towards key infrastructure, such as the future LRT stations, and existing and future bus routes.

Scenario 3 considered hypothetical land use changes that would accommodate row housing, semi-detached units, low rise apartment buildings, additional commercial space, and taller office and residential towers, which are described on page 49 and shown on the Scenario 3 map on page 52. Other areas retained their existing land use designations.

Scenario 3 was modelled using both a low development case and a high development case. The low case considered redevelopment of 5% of the overall parcels in Jasper Place, and the high case considered redevelopment of 30% of the total parcels.

Scenario 3 Results

This section provides an overview of the results from the low and high cases on the identified community indicators for West Jasper Place. The detailed results are included in Table 8.

People and Families

In the low case, the projected population increase in West Jasper Place was 567 people, including 29 children. In the high case, the projected population increase was 2,438, including 122 children.

Housing Choices

In the low case model, West Jasper Place was projected to receive 327 new units, including 110 units in apartment buildings one to four storeys high, 53 units in apartments greater than four

storeys, 124 units in mixed use apartment buildings, and 75 row house units. The model projected a net loss of 44 single detached units and 4 semi-detached/duplex units, plus the one-for-one redevelopment of 13 single detached units with secondary suites.

Under the high case model, West Jasper Place was projected to receive an additional 1,359 units, including 6 semi-detached/duplex units, 261 units in apartment buildings one to four storeys high, 456 units in apartment buildings greater than four storeys, 330 units in mixed use apartment buildings, and 388 row house units. The model also projected a net loss of 192 single detached units and the one-for-one redevelopment of 111 single detached units with secondary suites.

In terms of residential density, overall density in West Jasper Place was projected to increase from the current 35.4 units per hectare (uph) to 41.6uph in the low case and 60.8uph in the high case.

Housing type diversity in West Jasper Place was projected to remain at the existing 0.51 in both the low and high cases.

Vibrant Businesses

In the low case, the amount of commercial floor area in West Jasper Place was projected to increase by 863 square metres (sq m). With the increase in population, retail floor area per resident was projected to decrease from 10.7 to 9.2 sq m. In the low case, 23 new jobs were projected. In the high case, commercial floor area in West Jasper Place was projected to increase by 4,447sq m. With projected population increases, retail floor area per resident would decrease to 6.7sq m. An additional 120 jobs were also projected in the high case.

Transportation and Accessibility

The model projected that 83% of residents in West Jasper Place would be within 200m of transit in the low case and 86% in the high case, compared to the existing 71%. The proportion of jobs with access to transit was projected to remain at the existing 100% in both the low and high cases.

Access to bicycling facilities was expected to decrease from 82% to 81% in the low case, and increase to 85% in the high case.

On street car parking per resident was expected to decrease from the current 0.73 spaces per resident to 0.61 in the low case and 0.40 in the high case.

Parks and Open Space

Although the total amount of park space remains the same, with the increase in population, the amount of park space per capita in West Jasper Place was projected to decrease from the existing 5.6sq m per resident to 4.7sq m in the low case and 3.1sq m in the high case. The number of residents within 200m of parks and open space was projected to decrease from the current 37% to 35% in the low case and 32% in the high case.

The amount of residential amenity space was projected to decrease from the current 43.4 hectares (ha) to 42.0ha in the low case and 36.7ha in the high case.

Walkability

Walking access for residents in West Jasper Place to commercial areas was projected to increase in the low case from 67% to 72% and to 78% in the high case. There was a projected increase in the proportion of residents within 200m of school sites from the existing 13% to 14% in both the low and high cases. Access to community and institutional uses was also projected

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