

Jasper Place Area Redevelopment Plan – Heritage Information

BACKGROUND

The former Town of Jasper Place originally encompassed the area that now includes the Britannia, Youngstown, Canora, Elmwood, Glenwood, High Park, High Park Industrial, Huff Bremner Estate Industrial, Lynnwood, West Jasper Place, West Meadowlark Park, West Sheffield Industrial, Sherwood, Stone Industrial, West Meadowlark Park, West Sheffield Industrial, Westlawn (now park of Glenwood), and Youngstown Industrial neighbourhoods.

Prior to urban development, many First Nations groups used and sculpted the territory of present-day Edmonton. For millennia, the First Nations groups met and traded in the region. The Jasper Place area was later homesteaded by Henry Goodridge, a farmer and Edmonton Town Councillor between 1901 and 1902. Although the area was located seven kilometers west of Edmonton's central business district and outside of the City limits, pre-First World War land developers were still interested and subdivided the area. During the 1930s, residents settled in the area to escape the higher taxes of Edmonton, and the area near 149th Street and Stony Plain Road began to form the nucleus of the Town of Jasper Place. In 1964, the town was annexed to Edmonton.

The remnants of this former development era can still be seen in the residential portions of the overall Jasper Place area today, including: streets in a grid layout; small, modest housing, typically in a bungalow format; buildings set back from the street; larger lot sizes; and boulevard street trees. Portions of the Glenwood and Britannia Youngstown neighbourhoods also retain components of their more modern residential areas, including curvilinear streets and mid-century homes, again typically in a bungalow format. The original commercial corridor along Stony Plain Road has also endured.

HERITAGE MANAGEMENT PROGRAM

The City of Edmonton's Heritage Management program addresses historic buildings, character areas and other components of the city's historic built form. Typically, an individual structure needs to be at least 50 years old to be considered 'heritage', although more modern properties can be considered on an individual basis. With this 50-year criteria in mind, all four neighbourhoods in the Jasper Place area have areas that potentially contain heritage elements.

In terms of individual heritage buildings, at present, there are no properties in the four neighbourhoods of Britannia Youngstown, Canora, Glenwood and West Jasper Place that are included on the City of Edmonton's Inventory of Historic Resources (properties deemed to have historic integrity) or Register of Historic Resources (formally-designated Municipal Historic Resources). This is not to say that there are necessarily no buildings of historic interest in the area; rather, there has not been any detailed heritage resource inventory work undertaken for these communities to date to identify such structures.

Potential heritage character areas are also identified through detailed inventories of communities. These areas represent clusters of original development that retain historic built form, massing, street character and building design elements. No formal heritage character areas have been identified in the

Jasper Place area to date. However, the Heritage Management Unit has undertaken a high-level review of the area to identify nodes of the communities where original street character is still evident. In a residential context, this includes elements such as original dwellings, lot siting and street cross-sections (e.g. boulevard trees). If original dwellings have been replaced with new, modern dwellings, or multi-unit housing (semi-detached, duplex, row housing or apartment housing), the original character of a blockface is determined to have been lost. If a collection of original dwellings and their scale remain, even if the individual dwellings themselves have had exterior alterations (not including major additions), the original character of the blockface or street is considered to remain.

HERITAGE CHARACTER IN JASPER PLACE

In the overall area, portions of Britannia Youngstown neighbourhood were identified as retaining their original heritage character. Specifically, the area west of 163 Street and north of 103 Avenue was identified as featuring its original housing stock, built form, and street character. The block between 105 Avenue and 106 Avenue, and between 159 Street and 161 Street was also identified as retaining its original character. In the Glenwood neighbourhood, the blockfaces along 162 Street and 160 Street, between 96 Avenue and 97 Avenue, generally retain their original historic built form and character. In West Jasper Place, the blockfaces on the west side of 155 Street, between 97 Avenue and 99 Avenue, generally retain their original historic built form and character. No blockfaces in the Canora neighbourhood were identified as retaining original historic character.

The balance of the four communities were considered to have lost their original historic character due to the replacement of original buildings with newer homes and structures over the last thirty or forty years. As mentioned above, individual heritage properties may still exist throughout the area, but much of the overall historic character of the communities has changed over time.

Consideration could be made towards identifying the areas outlined above as heritage character areas, in order to retain their original context related to the historic development of each particular neighbourhood. Future infill development in these areas would have to be carefully considered. Given the existing low-scale and modest building form nature of these areas, a further challenge is that the introduction of a new single detached dwelling that develops to the allowable maximums under the current RF1 zoning of the Zoning Bylaw (8.6 m/2.5 storeys) can significantly disrupt the historic character of a particular blockface. Direct Development Control Provision zoning (DC1) has been used in other heritage character areas in Edmonton, and may be a useful tool in these instances. These zones would need to be developed in cooperation with the effected land owners.

The Heritage Management Unit recommends the completion of a Historic Resources Inventory (a single Inventory covering all four neighbourhoods) to aid in the specific identification of heritage character areas and individual historic buildings in the area.