

**West Jasper/Sherwood Community League's
Comments regarding
REDEVELOPMENT OF
JASPER GATES SHOPPING CENTRE**

It is important for RioCan to understand why our recently approved Jasper Place ARP which guides redevelopment in Jasper Place must be followed. Also, you need to know the dynamics in this area, the impact of our future LRT, as well as, how the economy will affect redevelopment.

Jasper Place Area Redevelopment Plan

After 3 ½ years of hard work with hired planning consultants, appointed city planner, and numerous hours of volunteer time with community stakeholders, the Jasper Place ARP was approved by city council. It cost hundreds of thousands of taxpayers money and has been in existence for **only 3 years**. Jasper Gates is in the Mixed Use Hub area of the Jasper Place ARP. The ARP policies on pages 69 and 70 support mixed use housing up to a **maximum of 8 storeys** on this site with underground parking.

Demographics

Unlike any other area in the city, there are 3 large seniors apartments surrounding Jasper Gates: Canora Gardens, Summit Village, and Tegler Terrace. Most of the seniors reside in these complexes to access the amenities in Jasper Gates. Many of these seniors have mobility issues and do not use a computer. They are dependent on TD Bank to do their banking; London Drugs for household goods and pharmacy; and Safeway for groceries. These anchor stores, especially the bank, are critical for them to live here.

Note: Jasper Gates is a very busy, successful shopping center because of the high percentage of seniors.

West Valley Line LRT Impact to Seniors and Stony Plain Road Shops:

- Seniors do not like taking the LRT. Stations are too far apart – up to 1 mile. Unless the LRT stops close to what they want to access, they prefer a bus. Safety is perceived to be an issue since there is no driver present. Also, seniors are afraid when boarding the LRT that the doors may close too fast and the LRT will start moving before they have time to sit down.
- Success for shops and redevelopment on Stony Plain Road may be hindered since passengers on the LRT will only be able to disembark at stations on 150th Street and 156th Street at 101A Avenue (7 blocks apart). People coming home from work don't want to walk a distance to access a new restaurant or shop. If businesses lose customers and close, Stony Plain Road will deteriorate further and no one will want to live near Stony Plain Road.
- **Note:** The city is proposing to remove all buses from the LRT route. Currently, buses stop at every second block on Stony Plain Road. This may force seniors, individuals with mobility issues and families with young children to move to an area that is serviced by buses. Also, businesses on Stony Plain Road will be isolated with limited access by pedestrians and vehicles.

Edmonton's Economy and Redevelopment Potential

Since the downturn in Alberta's economy, CMHC reported for the third quarter in 2018 that Edmonton is overbuilt. We have a glut of condos that are for sale as well as rentals. Recently, the Realtors Association of Edmonton reported that Edmonton has too many units on the market - prices are dropping and sales are slowing (see attached link). West Jasper Place has 60% of its dwellings in walk-up apartments. Many of these apartments have undergone renovations with large suites and are very affordable with move-in bonuses. However, nearly every apartment has vacancies.

It is a fine balancing act to add more rentals to this area. Seniors housing may be attractive if you can convince the city to retain bus service on Stony Plain Road and you ensure the 3 anchor stores stay. If you add too many rentals, our walk-ups will have more vacancies. In Canora, due to the increased vacancies, property management has rented to social agencies for the hard to house. As a result, there has been an increase in crime and most concerning, aggressive panhandling with assaults.