

WELCOME

Purpose

We are here today from 6:00–8:00 PM to talk about the redevelopment of Jasper Gates.

How it works

This event is set up to both provide information and gather your input:

- There are stations for your input on ideas
- A map to share your knowledge of this community
- Comment boards and a feedback form for your thoughts and general feedback
- Our team is here to help with the process and answer your questions



What is...

JASPER GATES REDEVELOPMENT

RioCan is seeking to establish a new mixed-use node with high density residential buildings and commercial development to leverage the LRT stop that is planned on Stony Plain Road.

The intent is to create a community hub that will allow people to live, work, shop and play.

- RioCan intends to accommodate approximately the same amount of **commercial** currently existing on site
- There will be the introduction of **residential** to create a vibrant and thriving place.
- The **public realm** and **open spaces** will provide amenities and create a community identity.
- Strong **connections** to the surrounding neighbourhood and through the site will be important to ensure the redevelopment is an integral part of the community.



The redevelopment will be phased to allow for existing uses to move to the new project and to add residential uses.

This project is a 15–20 year redevelopment plan.

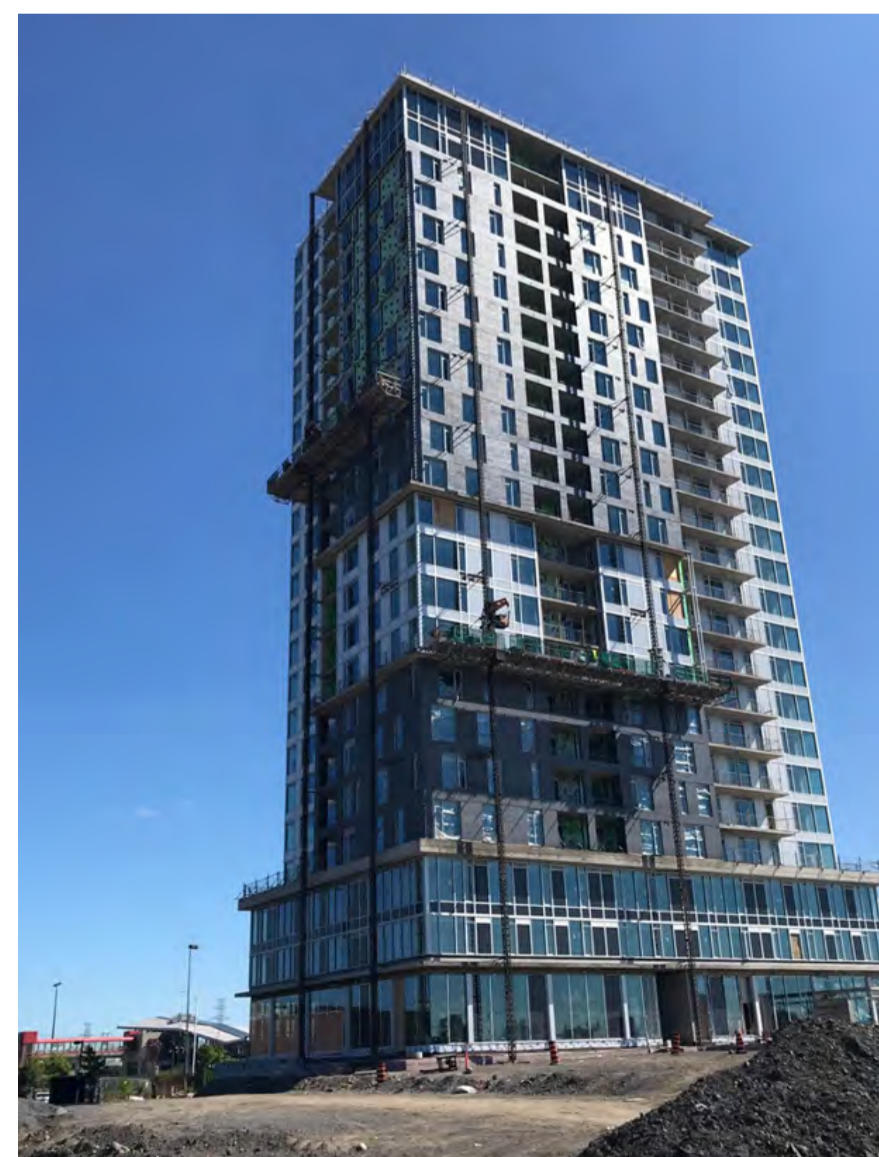
WHO IS RioCan?



Our goal is to enhance the culture of each neighbourhood we work in through listening, discovery, and innovation.

Since 1993, RioCan has helped shape the places Canadians want to work and shop. We know that building a community takes more than bricks and mortar. It takes people. When we select a project location and building team, we're thinking about the people who will one day call it home.

Every one of our developments is backed by our proven performance and commitment to providing impeccable management, convenient access to major commuter routes, world-class architecture, best-in-class amenities, and expertly curated retail experiences. This is how we're helping to shape the future.



PROJECT TEAM



RioCan

- Developer
- Primary landowner
- Landowner representative and coordination

STANTEC

- Planning, architecture, and servicing consultant
- Public engagement coordination
- Concept development
- Rezoning application preparation and submission
- City coordination

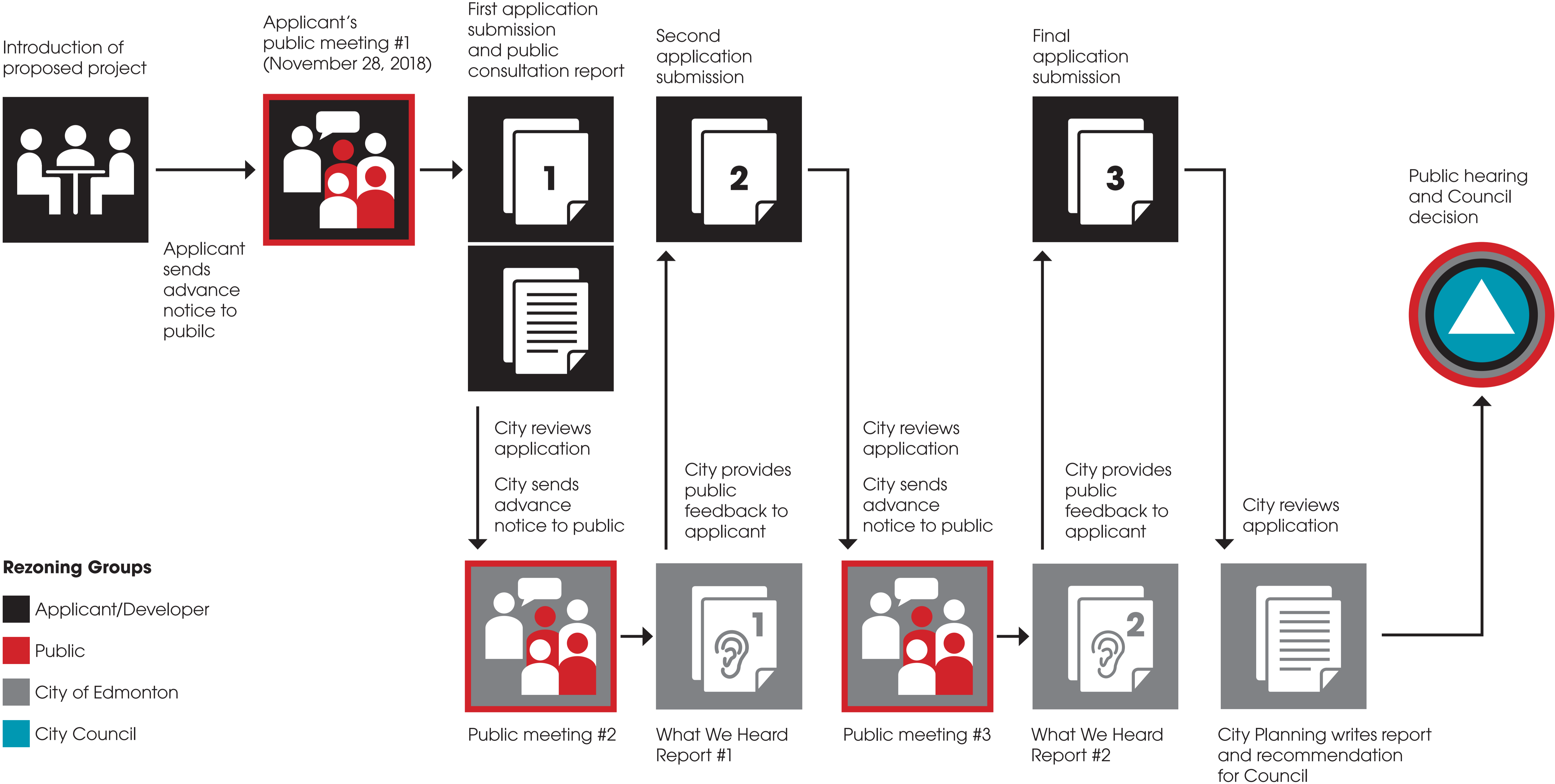
BUNT & ASSOCIATES

- Transportation consultant
- Review of transportation impacts in surrounding area
- Review of parking requirements on site and impacts on parking in surrounding area

JASPER GATES REZONING PROCESS

Zoning is the City's way of telling you how you can use land and what can be built on it.

A rezoning application will be required to facilitate the redevelopment.



JASPER PLACE AREA REDEVELOPMENT PLAN

Vision

The ARP supports an **attractive, safe, walkable, connected** neighbourhood with a wide variety of **housing choices**.

The ARP promotes new **higher density** residential development around transit, services, and amenities, and encourages **livability** and **vibrancy** in residential areas and along Stony Plain Road.

What might this vision look like?



Building Design



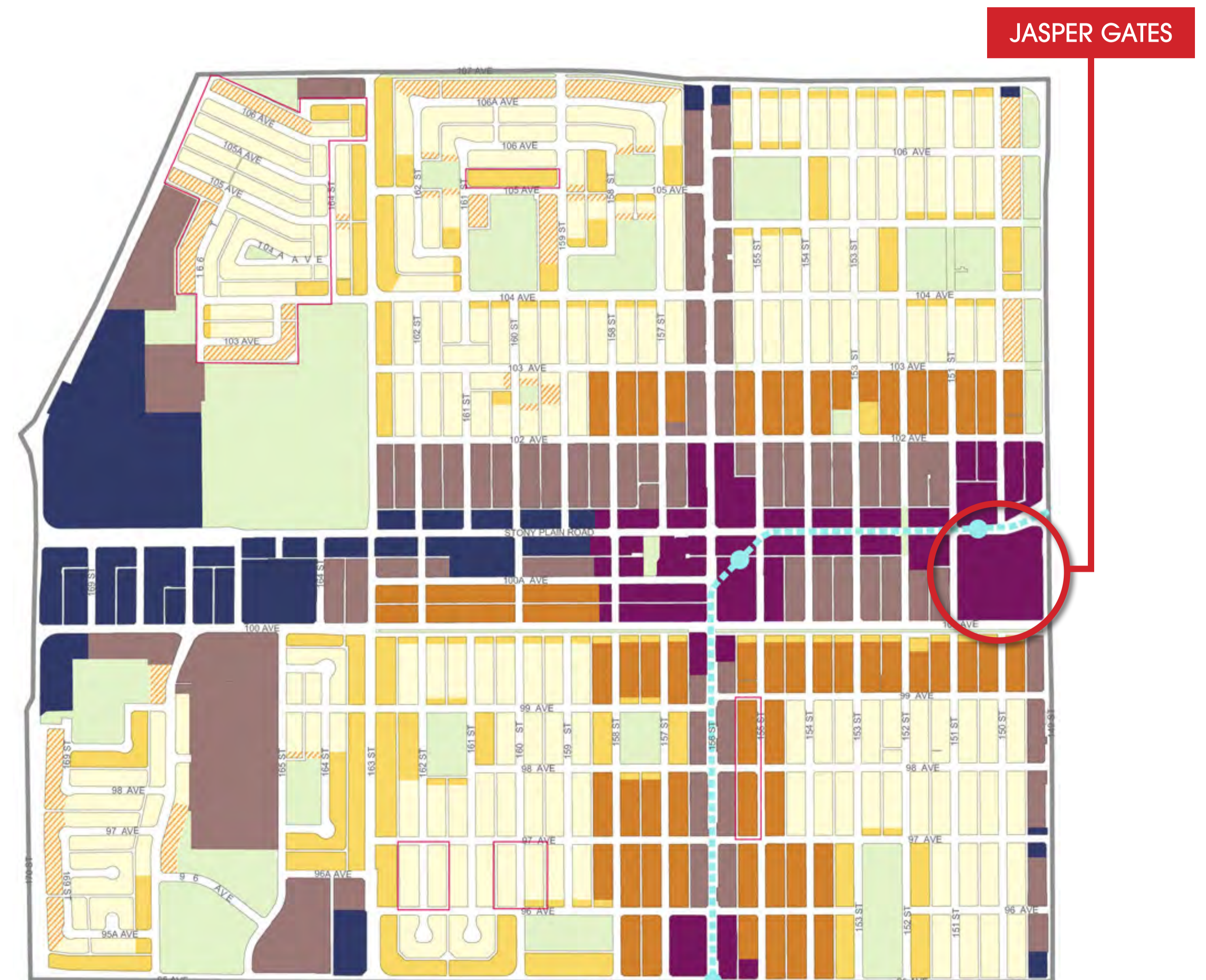
Amenity Spaces



Active Street Frontages



Pedestrian/Cyclist Connections



An amendment to the Jasper Place Area Redevelopment Plan may also be required.

WHAT IS TOD?

Transit Oriented Development (TOD) is the concentration of high density development and amenities at locations that are well-served by public transit (like the LRT).

Edmonton's Transit Oriented Development Guidelines

Edmonton's Guidelines classify this LRT Stop as a Neighbourhood Station Area. This means:

- Minimum density of 125 du/ha (this is a minimum of low-rise apartments)
- Is appropriate for residential, employment, and ground floor retail

How TOD can benefit residents:

- Increased transportation choices
- Fewer and shorter auto trips
- Lower personal transportation costs
- Easy access to daily needs
- Improved health through increased physical activity



COMMUNITY VALUE



Inclusion

By building physical connections with its surroundings, the site will invite the neighbourhood and the City.



Activity

Different uses reach peak activity at different times of the day and a variety of uses maintains an active site throughout the day. Creating a safer community.



People

People are the essence of a thriving community. Additional residents provide feet in stores and riders for the LRT.



Public Space

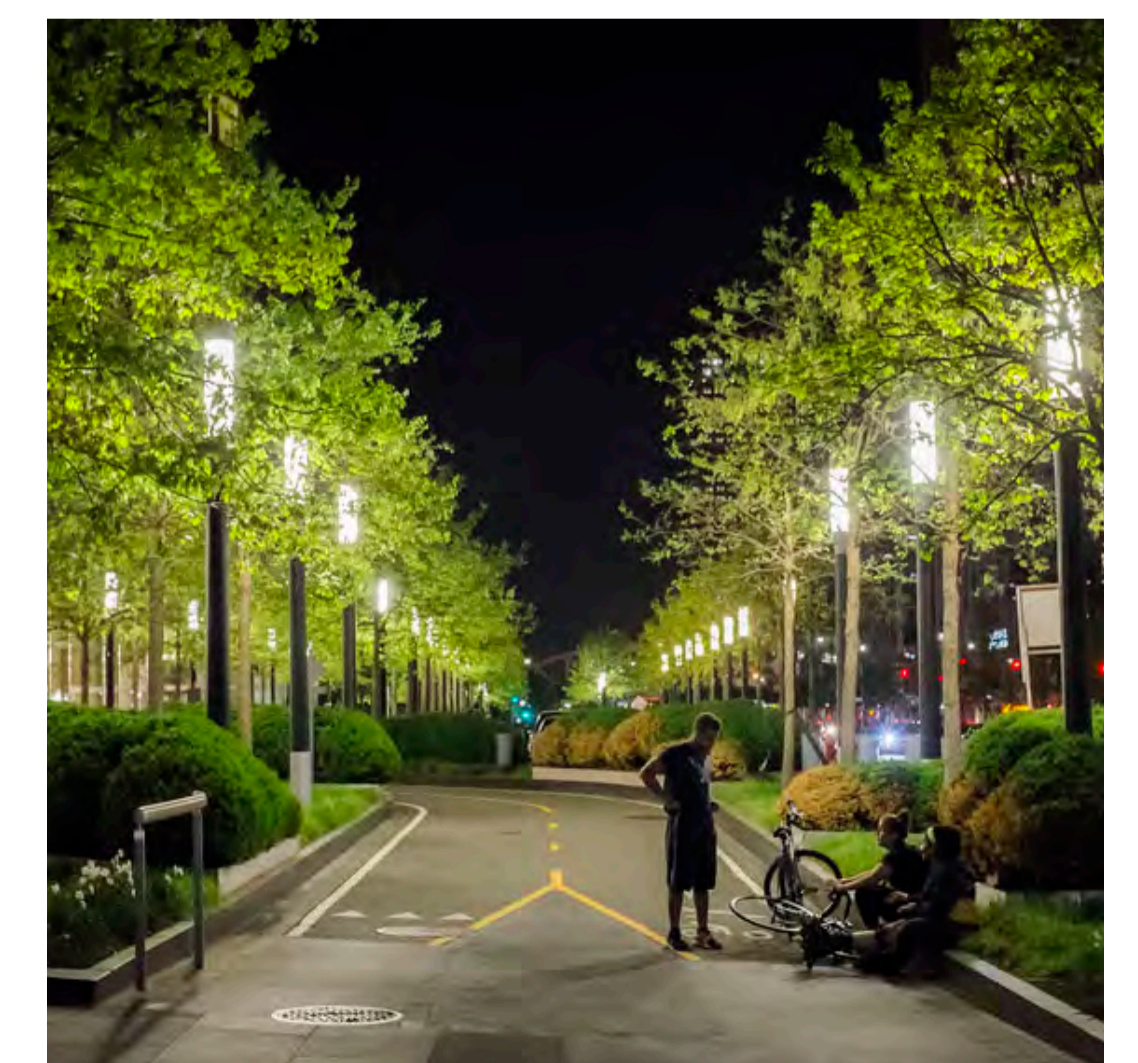
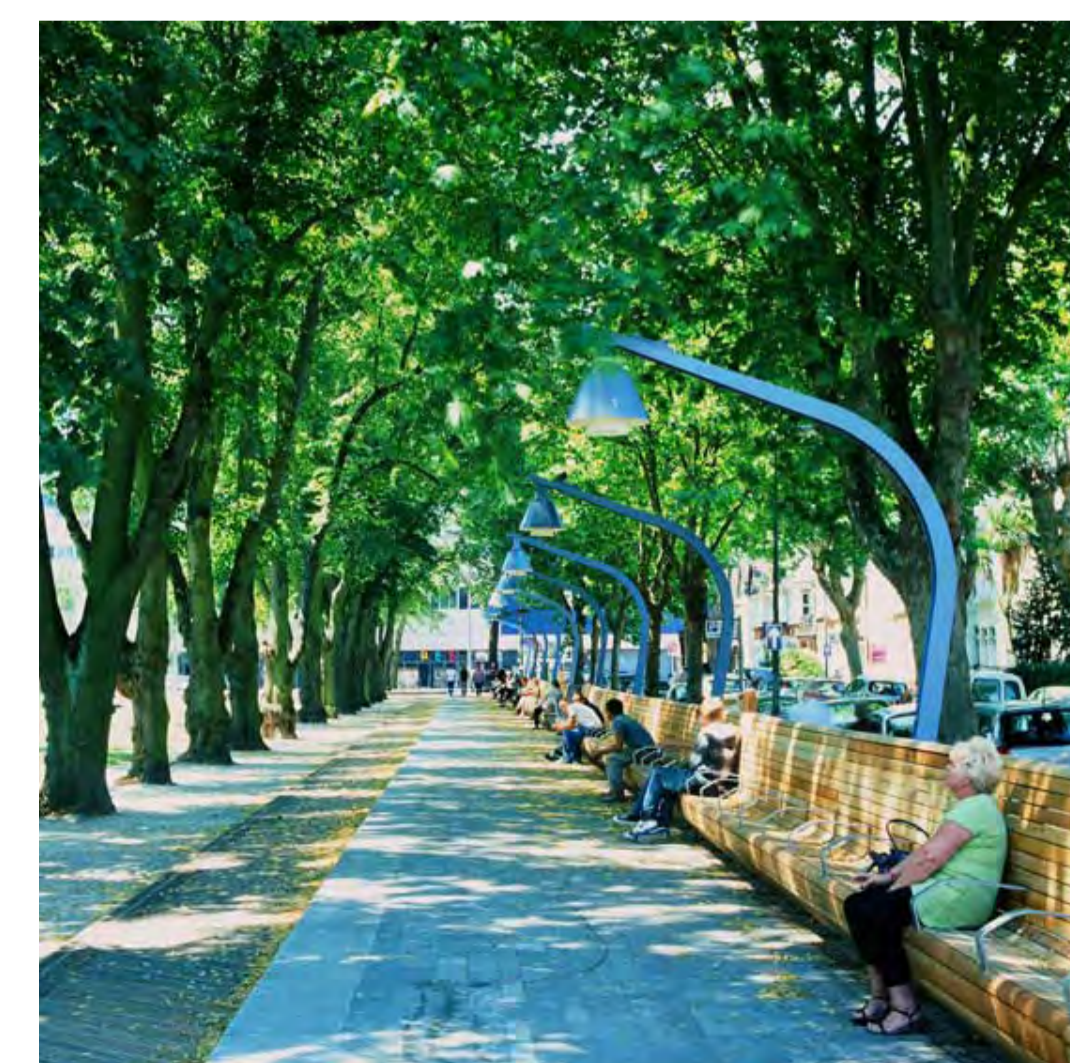
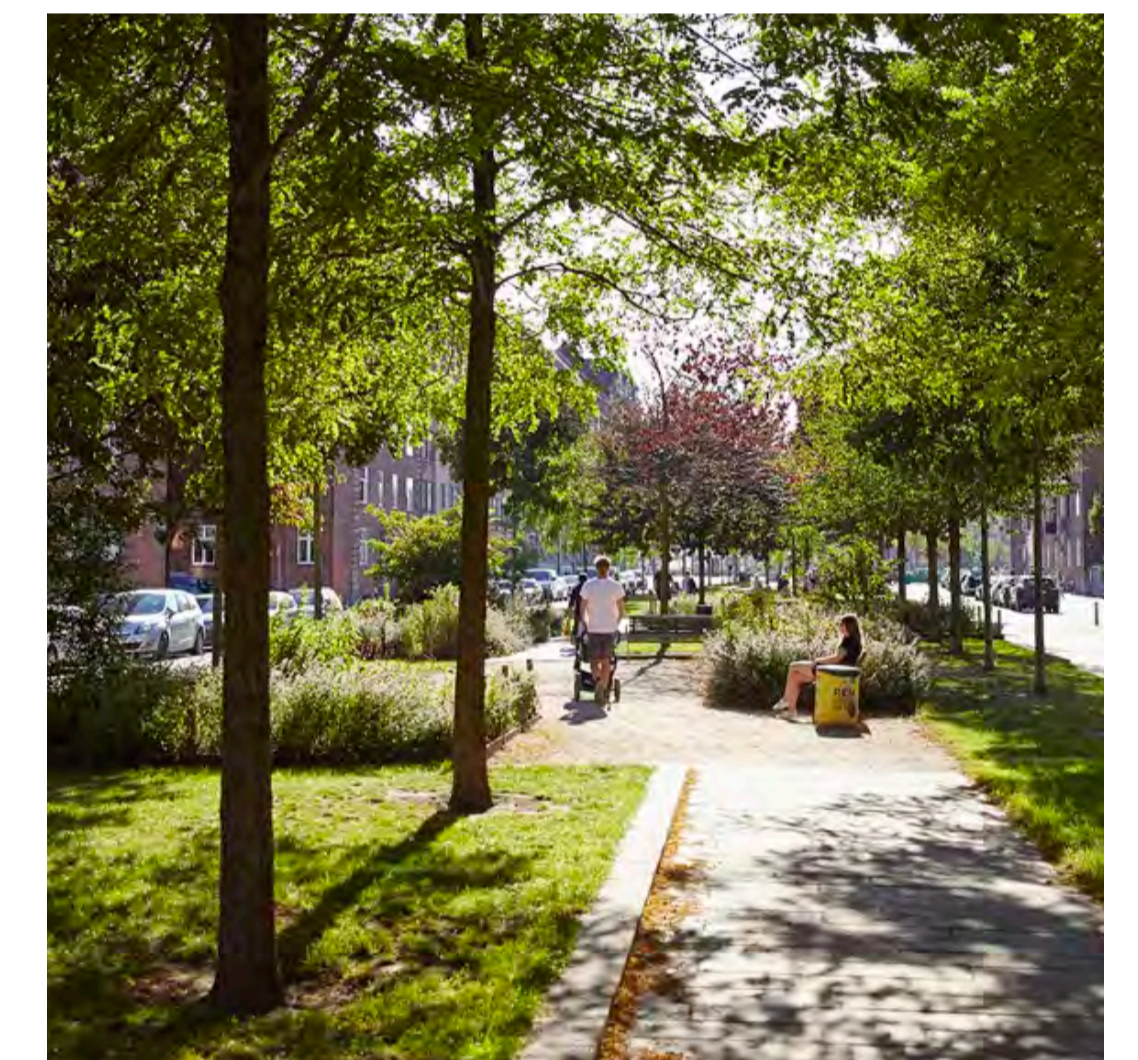
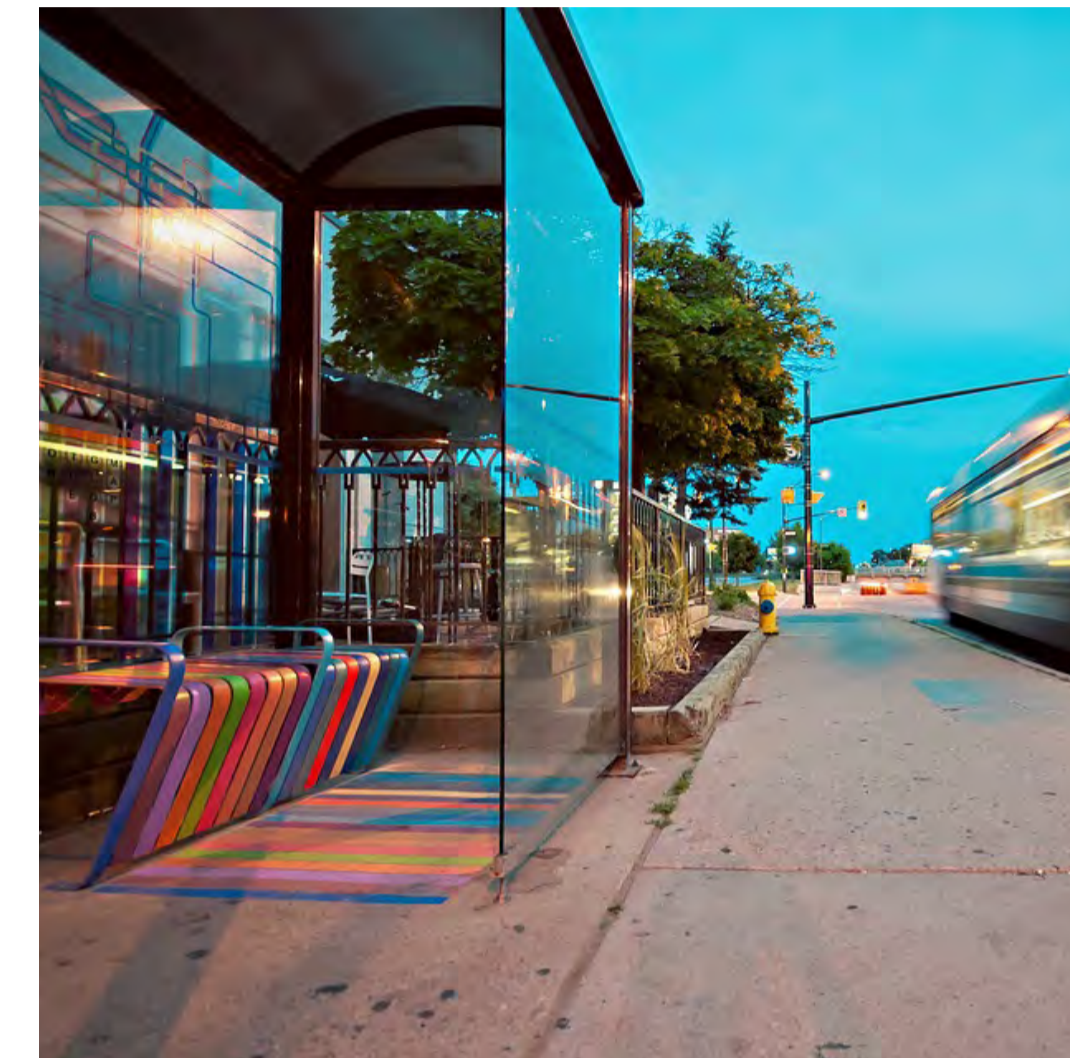
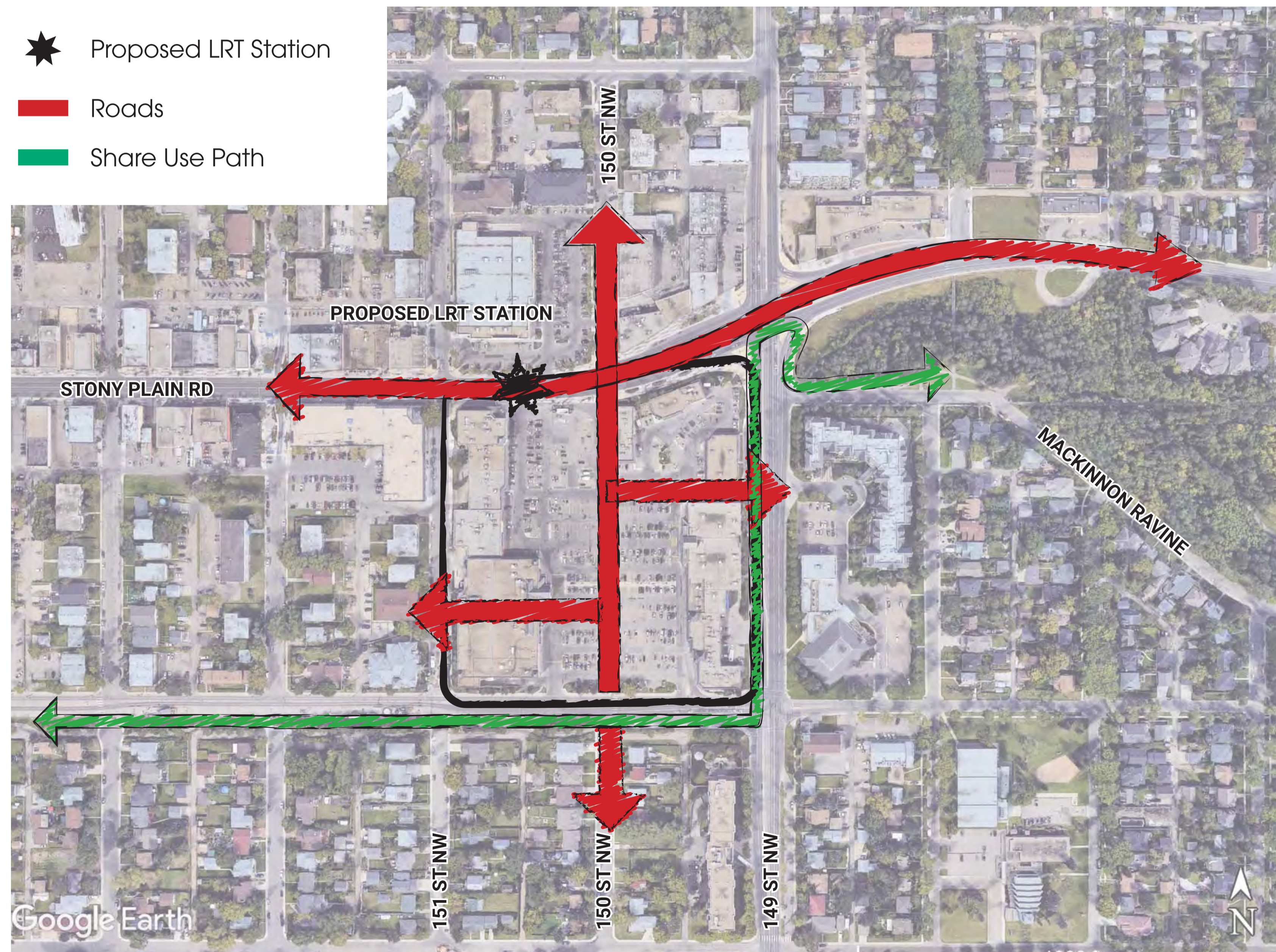
Life needs space to unfold. Public space is a place to run into a friend or sit down and enjoy the sunshine as others go about their daily routine.



OBJECTIVE: CONNECTIONS

Strong **connections** to the surrounding neighbourhood and MacKinnon Ravine will ensure Jasper Gates is an integral part of the community.

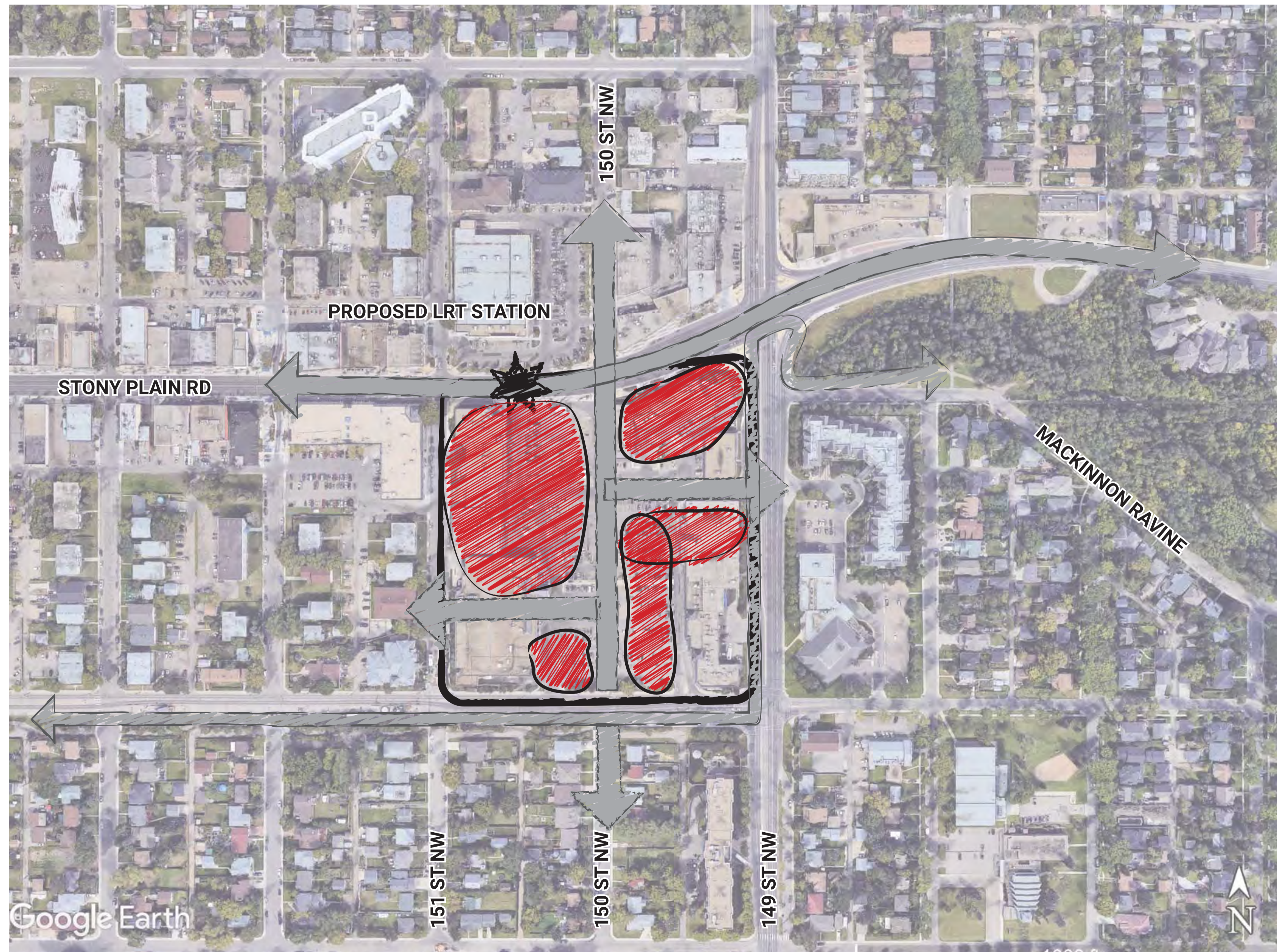
- ★ Proposed LRT Station
- ▬ Roads
- ▬ Share Use Path



OBJECTIVE: RETAIL FOCUS

A **retail focus** will strengthen and enhance Stony Plain Road.

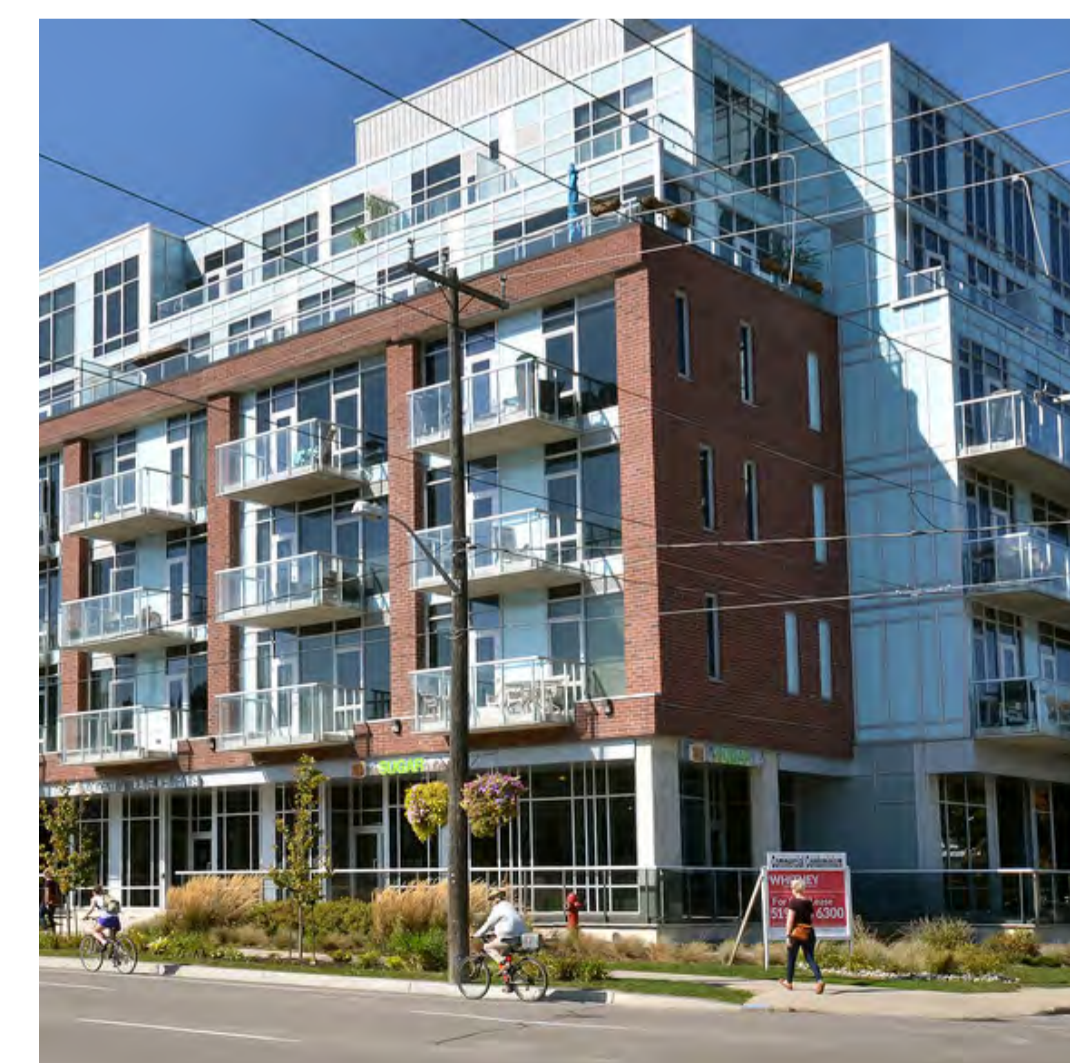
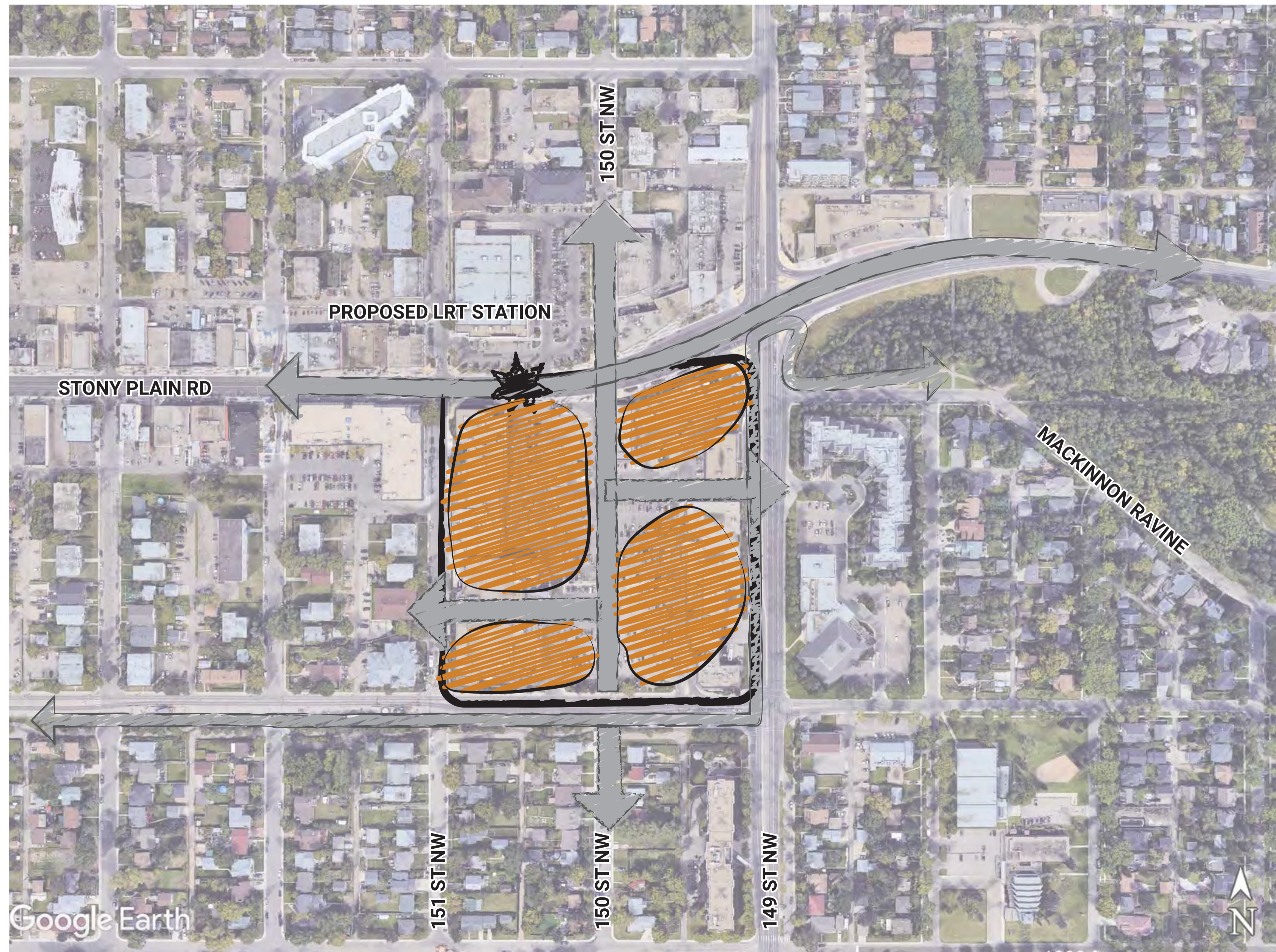
 Opportunities for Retail/Commercial



OBJECTIVE: RESIDENTIAL

The addition of **residential** will transform Jasper Gates into a vibrant and thriving community hub that supports local retail and safer streets.

 Residential Use

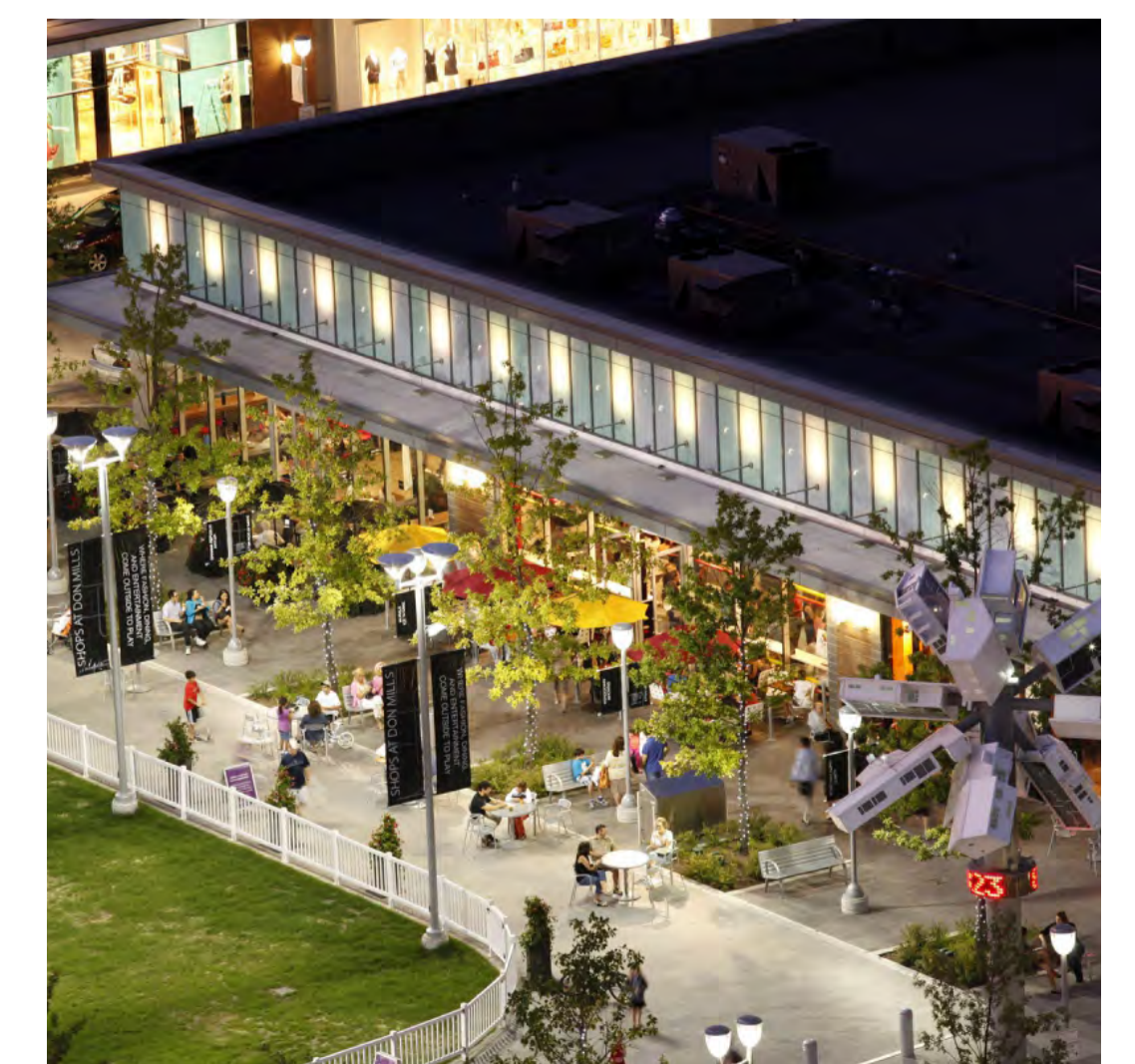
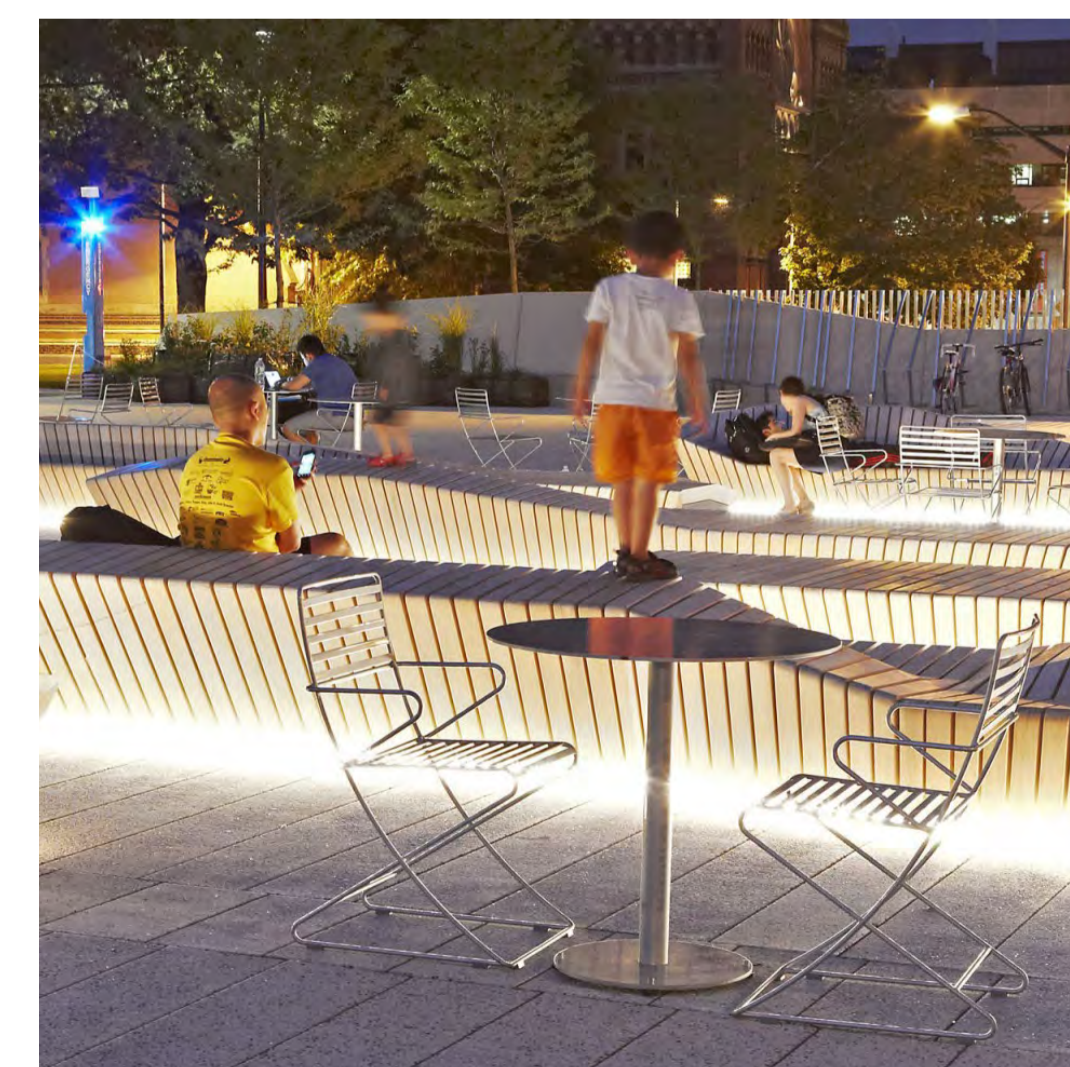
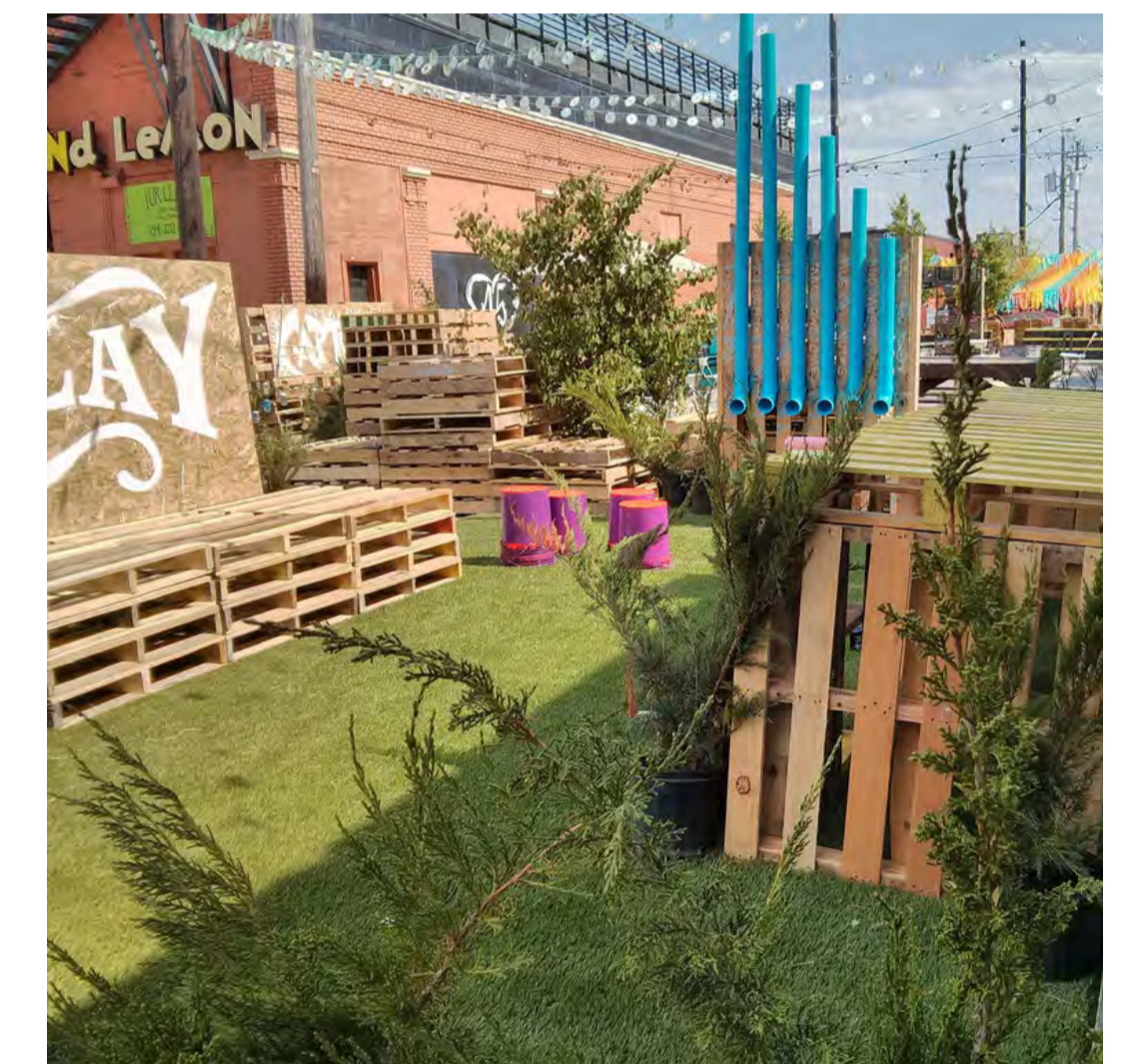
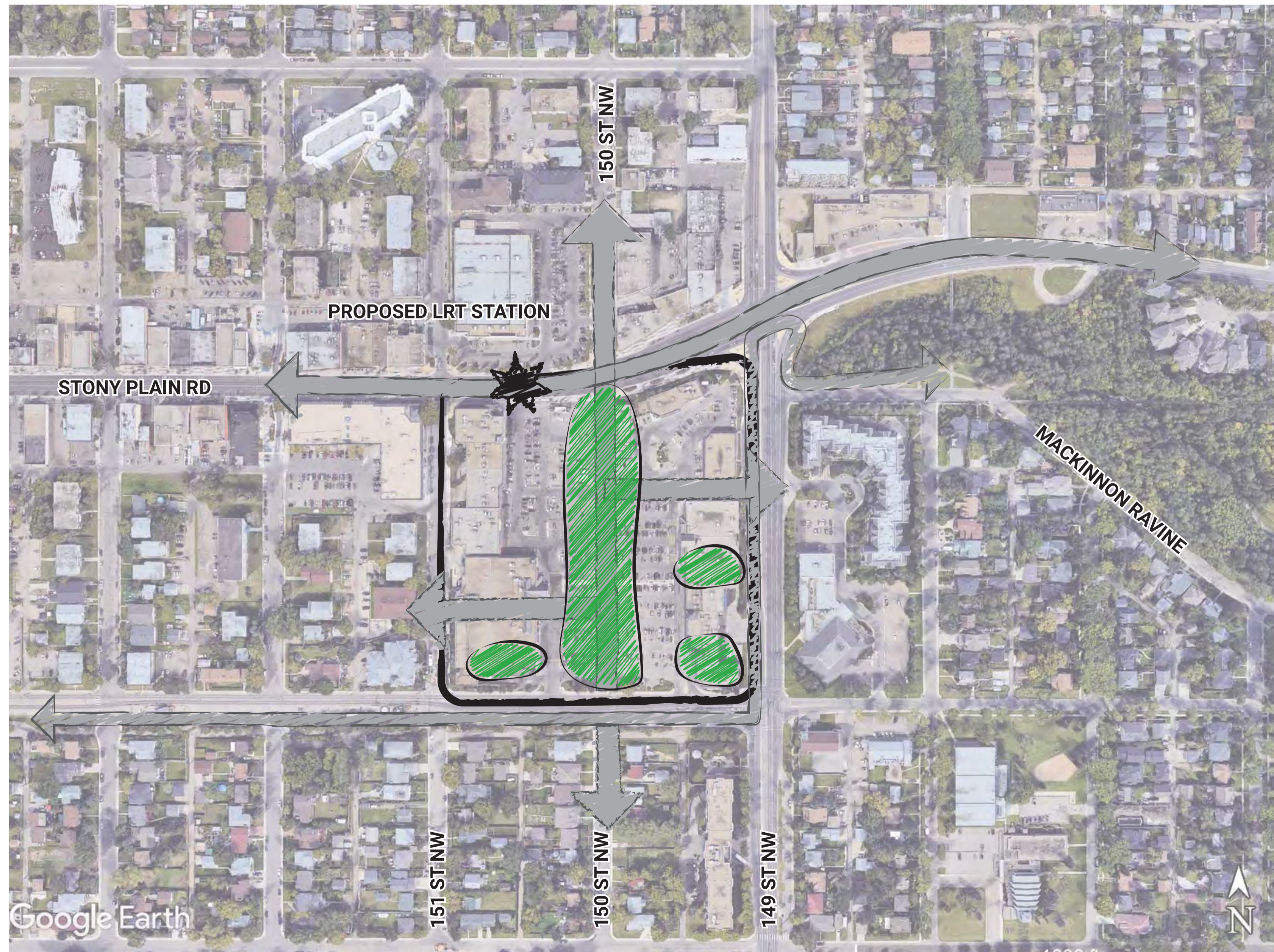


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OBJECTIVE: PUBLIC SPACES

Public spaces will provide amenities in the “spaces in between” and to create a community identity and a place for residents to connect.

 Public Spaces and Amenity Areas



THANK YOU!

Thank you for taking the time to be a part of our conversation.

Please share your thoughts about the **Jasper Gates Redevelopment** on our feedback form.

Fill out the paper
feedback form
tonight



Stay informed!
Provide your
email address