

WEST JASPER  
PLACE  
COMMUNITY  
PROFILE

Edmonton Social Planning Council

**WEST JASPER PLACE  
COMMUNITY  
PROFILE**

by  
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December, 1981

Edmonton Social Planning Council  
prepared for  
West Jasper Place Community Needs Project

During the summer of 1981 a number of social agencies, community organizations, and churches concerned with the West Jasper Place communities met to discuss the future development of necessary services and programs. With the very rapid growth in the area, it became evident that the type of factual information that was required for planning was not readily available.

The Edmonton Social Planning Council was invited by these various community groups to assist in the gathering of this necessary information and to present it in the form of a Social Profile of West Jasper Place. In developing the profile, the Council was very fortunate to have the assistance of Ms. Nancy Rubuliak, a student from the Faculty of Social Welfare, University of Calgary. It has only been through her tremendous dedication and hard work that all of the important statistical information has been gathered, analyzed and presented with such thoroughness and clarity.

As well as being a critical planning tool for social agencies, community organizations and churches, the profile provides important baseline information that will be a critical element in an ongoing community development project in West Jasper Place. A community-based Steering Committee has been established to carry out a community needs assessment in which it is intended to seek the opinion of a large representative sample of the residents in the area. Along with a series of community meetings, the Social Profile will provide a much clearer indication of the type of community issues that should be addressed in the household survey. The Social Profile also provides the community with a solid base of information which will be invaluable in identifying major changes in the future. Only with this information will the residents of West Jasper Place be able to achieve the 'quality of life' that they seek for their community.

Peter T. Faid,  
Executive Director,  
EDMONTON SOCIAL PLANNING COUNCIL

### Acknowledgments

While working to complete this profile and reviewing the stacks of information which I have compiled, I realize that many individuals have helped to produce the West Jasper Place Community Profile. As this project has been part of the final segment of my program in the Faculty of Social Welfare, it was meant to provide me with an opportunity for learning -- and that, it most certainly has been.

I wish to express my thanks to the many individuals, groups and agencies who have assisted me by making information available on this growing Edmonton community. Thank you for allowing me to learn while at the same time carrying out this important task.

A special thank you to Bev Zubot who has assisted me with her opinions, advice and hours of editing time, and to Peter Faid for his field supervision. Last but not least, thank you to Mardy Clark and Rose French for their tolerant tempers with my impatience, and help with typing this report.

Nancy Rubuliak

December 11, 1981

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## Introduction

The West Jasper Place Community Profile is the initial stage of the ongoing West Jasper Place Community Needs Study which was initiated during the summer of 1981. Providing a foundation, the community profile was recognized as a needed tool for planning in this expanding Edmonton Community.

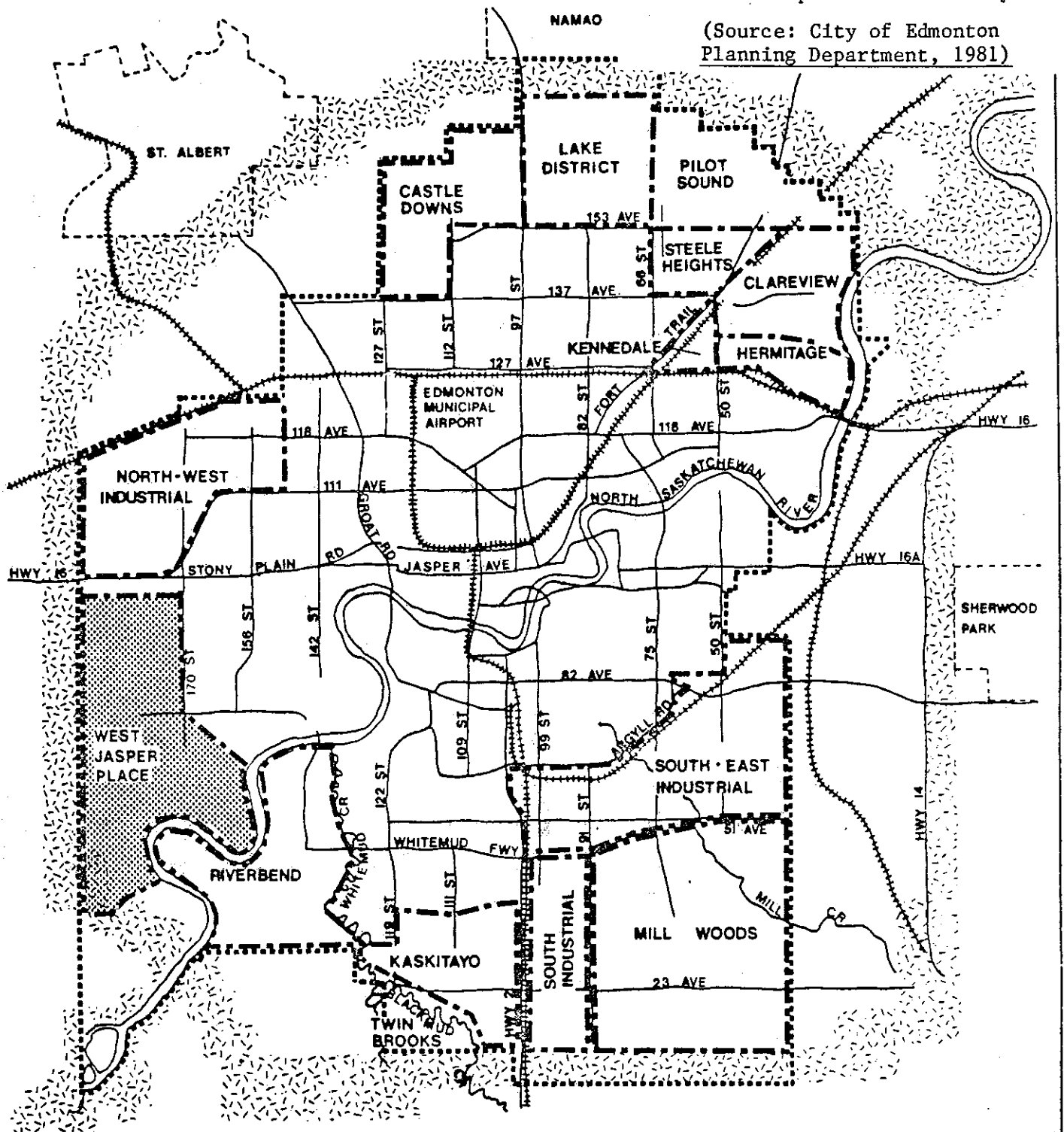
The Community profile has examined a variety of different factors or characteristics of West Jasper Place. These, presented in the following chapters, provide a broad description of the area. Although these chapters have segregated information, it is important to review this material with the recognition that all factors are related and to some extent dependent upon each other. Recognizing and understanding this is an important part of effective planning. Unfortunately, much of our present planning of services, facilities and structures is done in isolation, with little or no collaboration or joint efforts amongst the many individuals and organizations involved. Perhaps this profile will serve not only to present information to these individuals, but to serve as an illustration of the richness in detail and of the benefits in integrating facts.

Some analysis has been included although, much remains left to the reader, since it is certain that this report will be read by a range of professionals, individuals, and residents, each with differing needs.

The order of presentation has been somewhat arbitrary, and is not meant to imply importance or priority. The report begins with two maps, both defining the boundaries of West Jasper Place. Map 1.2 provides a schematic view of West Jasper Place, showing neighborhoods which are referred to throughout the report.


# West Jasper Place Boundary

(Source: City of Edmonton Planning Department, 1981)



VICINITY



 limit of West Jasper Place

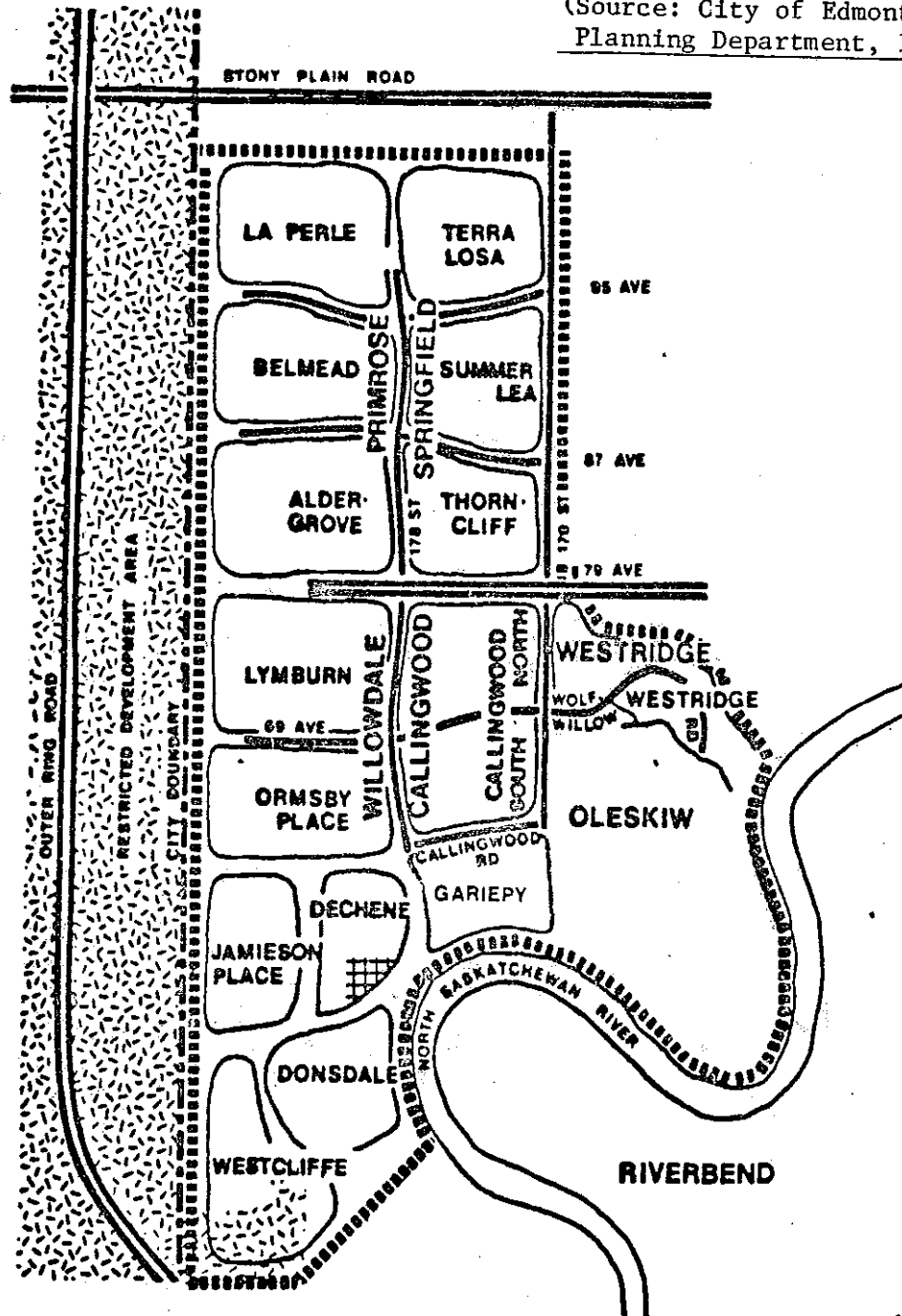
LAND USE PLANNING BRANCH  
PLANNING

FILE: 81-X-119-S

DATE: 1981 11 26

West Jasper Place  
Neighborhoods

(Source: City of Edmonton,  
Planning Department, 1981)



West Jasper Place

limit of area structure plan

area under immediate consideration

LAND USE PLANNING BRANCH  
PLANNING



## POPULATION

### Growth

Table 2.1 presents the population for West Jasper Place in comparison to Edmonton since 1978, with the year to year percent increase.

Table 2.1

Population Growth in West Jasper Place and Edmonton  
from 1978 to 1981 (Source: City of Edmonton Census,  
Years 1979 to 1981)

	1978	YEAR		1981
		1979	1980	
West Jasper Place	18,236	21,525	25,101	27,027
Year to Year % Increase		15%	14%	7%
Edmonton	471,421	485,367	505,773	521,205
Year to Year % Increase		3%	4%	3%

As shown, West Jasper Place's population has grown at a higher rate than that of Edmonton. However, since 1980, the rate of growth in this area has decreased considerably, from a 14% increase in 1980 to a 7% increase in 1981.

The 27,027 residents currently living in West Jasper Place represent 5.2% of Edmonton's total population. This is an area which has a projected population for 1986 of approximately 60,000 (General Research Services Section, City of Edmonton Planning Department, August 1980 Interim Human Service Delivery System Area-Population Projections). According to this information source, population growth in West Jasper Place is second to Millwoods.

### Age Structure

Graphs 2.1 to 2.3 present the age structure of residents living in West Jasper Place, its eleven neighborhoods, and the City of Edmonton. This current information shows that the population residing in West Jasper Place is comparatively younger than the rest of Edmonton, with the majority of residents (75%) under the age of 35 years.

Table 2.2 presents this information for these areas in terms of percentages. Throughout all West Jasper Place neighborhoods, except S.W. (Jamieson Place, Dechene, Donsdale, and Wedgewood Estates), Westridge and Oleskiw, populations tend to be somewhat younger than in Edmonton generally. Excluding these listed neighborhoods, all others show a high percentage of pre-school and school age children. (See section on Children for more detailed information on this segment of the population). In part, this high proportion of youngsters and young adults results from the lack of individuals over fifty years of age who reside in the area. All neighborhoods, except the S.W. area, show relatively low percentages of persons over this age, in comparison to Edmonton.

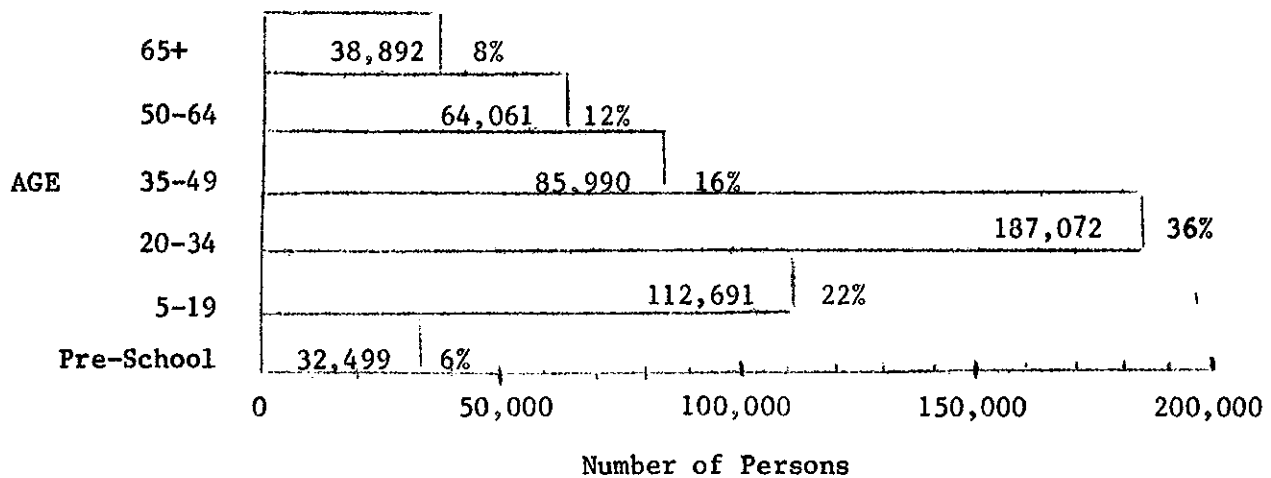
Many areas show a high percentage of children and young adults, which suggests these neighborhoods are predominately inhabited by younger couples with growing families. Neighborhoods such as Lymburn, Ormsby Place, Belmead, Aldergrove and Thorncliffe appear to have these characteristics.

Neighborhoods such as Callingwood North, and Callingwood South/Gariepy have fewer children, proportionately, but a high percentage of young adults. In Callingwood South, 47% of the residents are between the ages of 20-34, and in Callingwood South/Gariepy 52% are in this age range. It is worth noting that these two areas almost exclusively offer multiple family housing. In addition, this area is predominately inhabited by renters. Refer to Table 7.3.

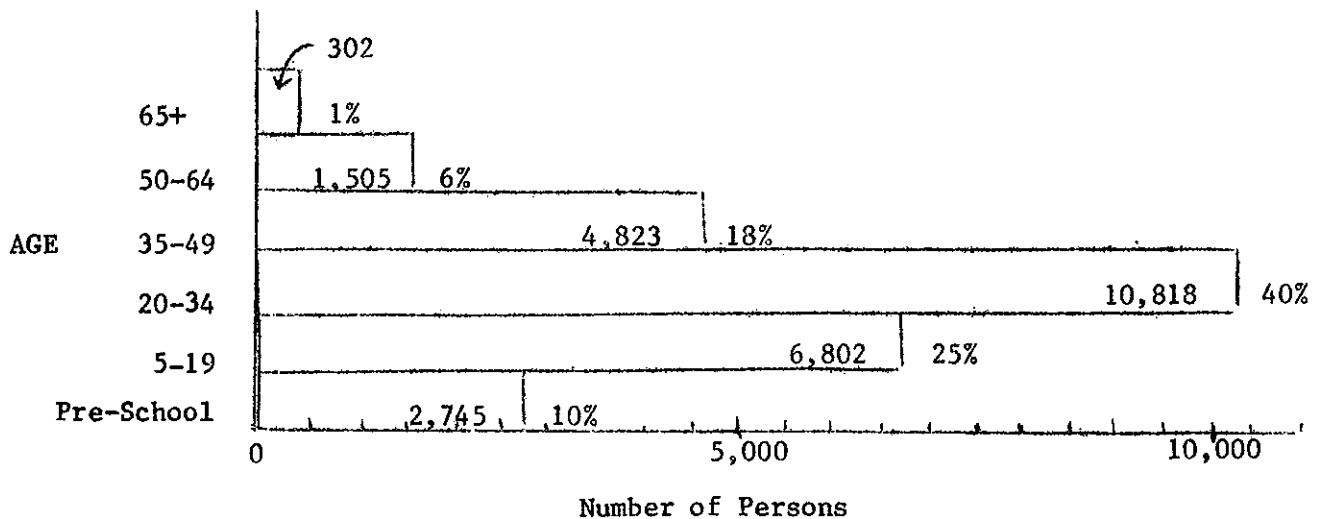
**AGE STRUCTURE FOR THE CITY OF EDMONTON, WEST JASPER PLACE  
AND ELEVEN WEST JASPER PLACE NEIGHBORHOODS**

(Source: 1981 City of Edmonton Census)

**Graph 2.1**  
Edmonton - 521,205 population (1981)

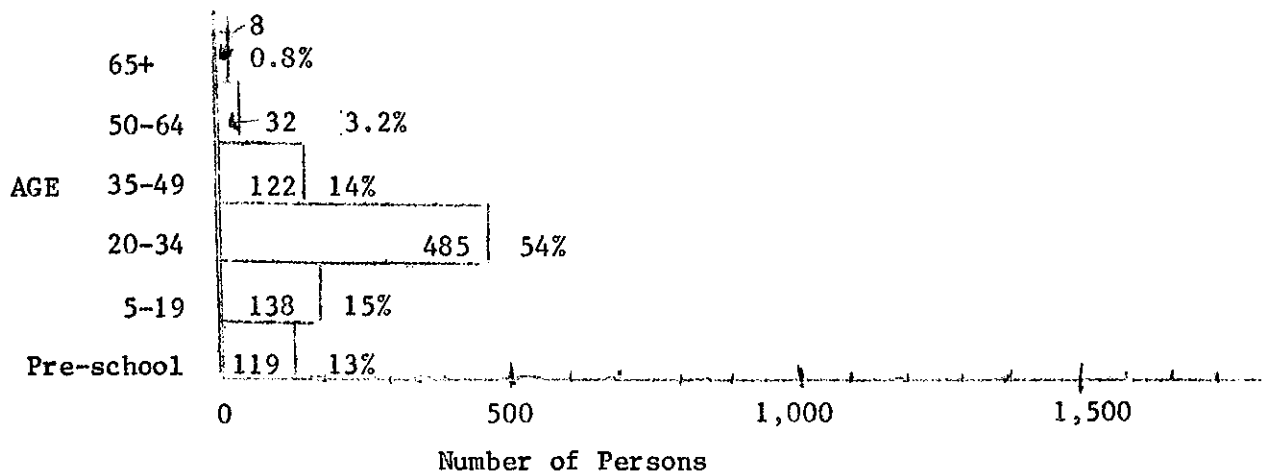


**Graph 2.2**  
West Jasper Place - 27,027 population (1981)



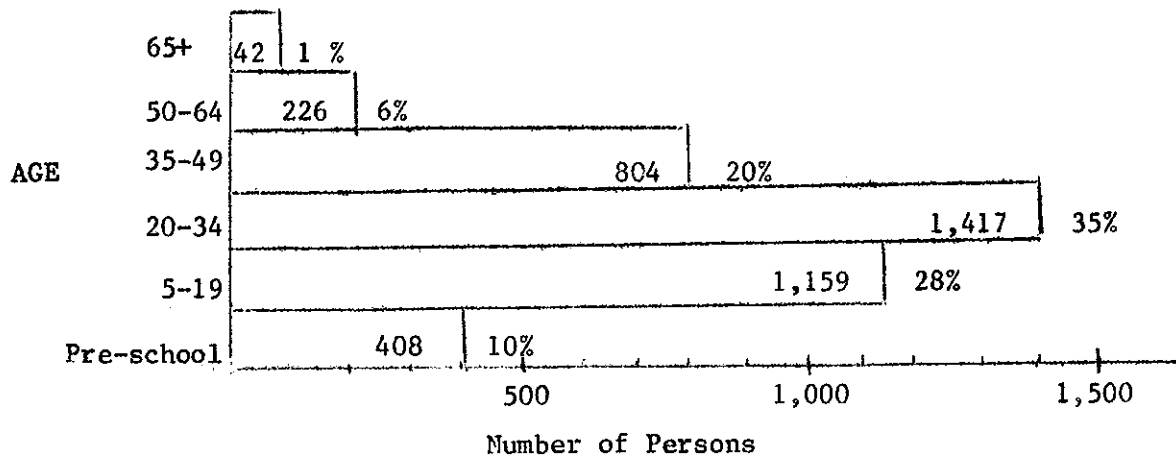
Graph 2.3

NE: La Perle, Terra Losa and Summer Lea - 904 population (1981)



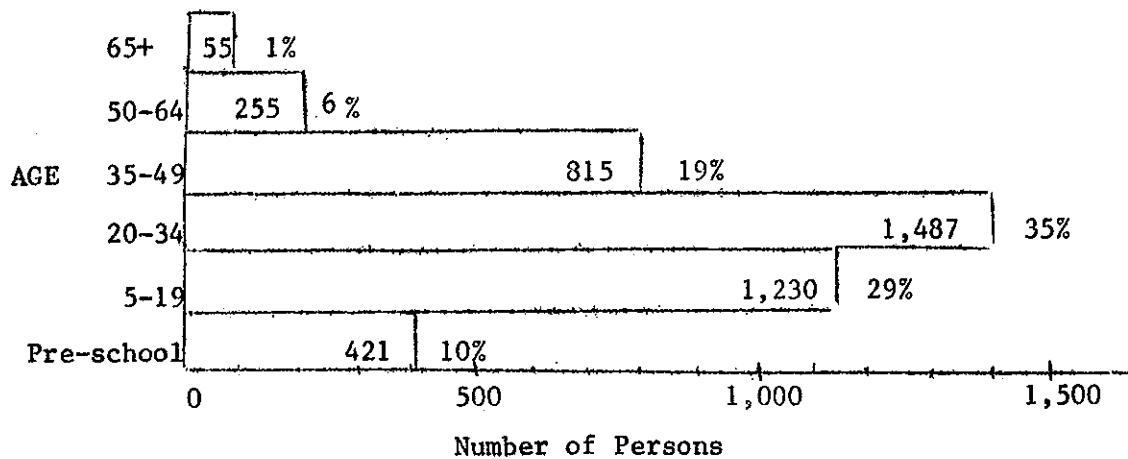
Graph 2.4

Belmead - 4,056 population (1981)

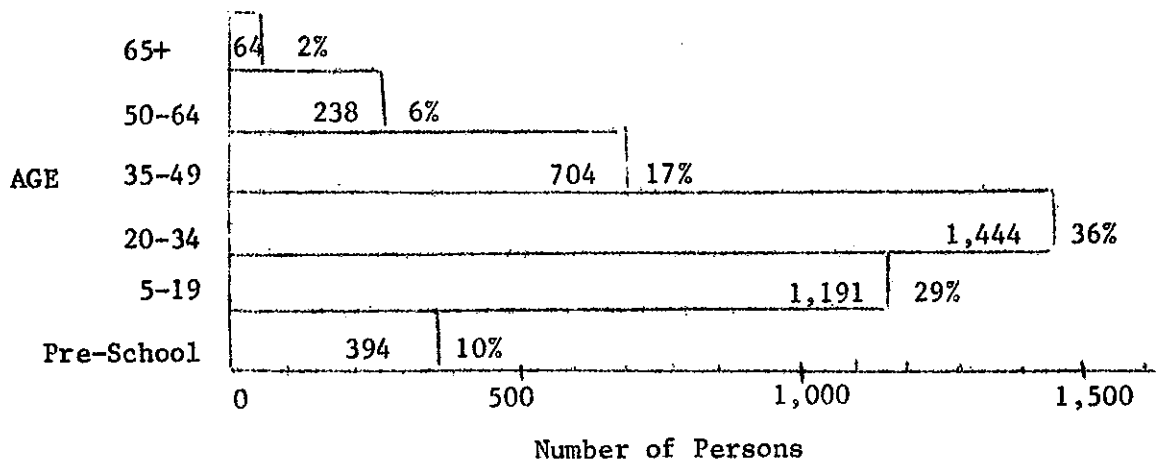


Graph 2.5

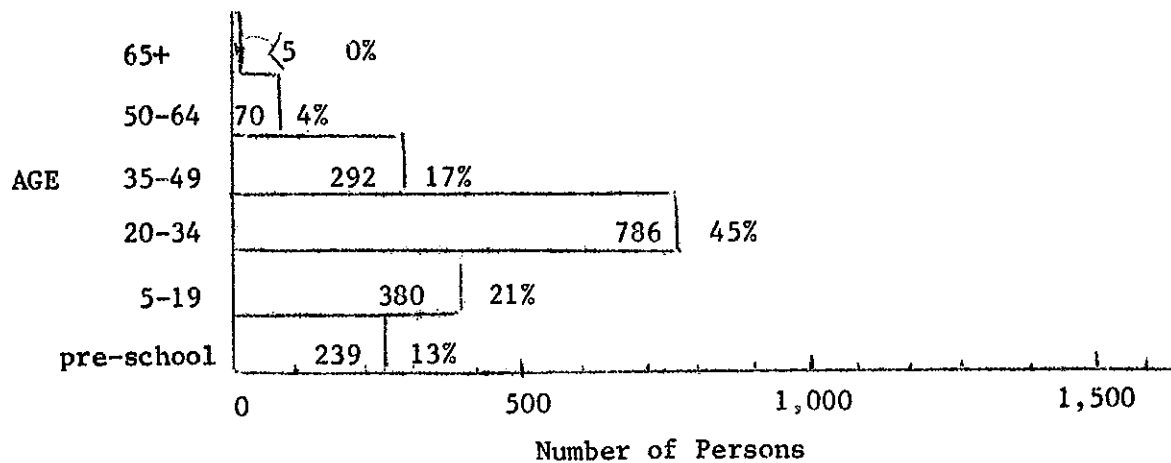
Aldergrove - 4,263 population



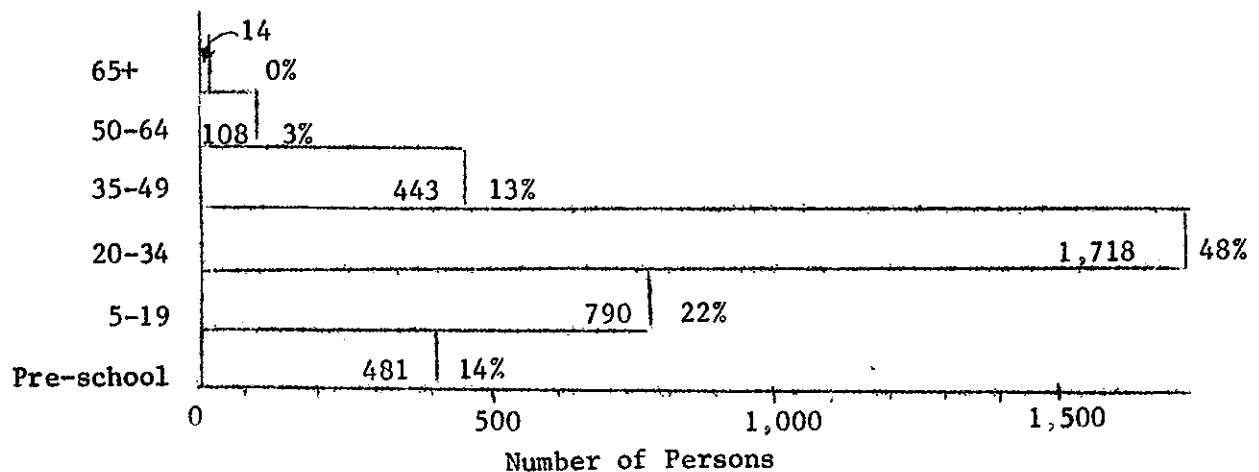
Graph 2.6  
 Thorncliffe - 4,035 population (1981)



Graph 2.7  
 Lymburn - 1,768 population (1981)

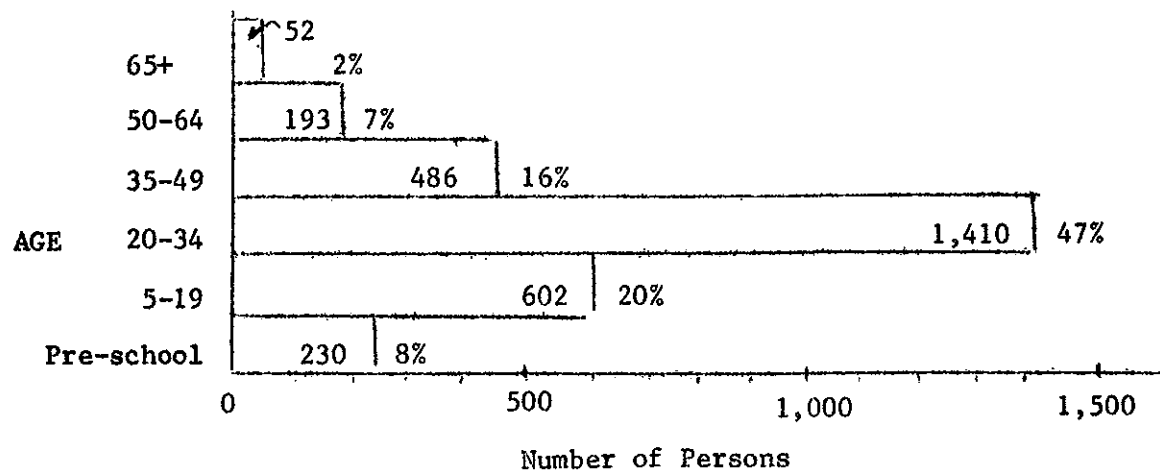


Graph 2.8  
 Ormsby Place - 3,554 population (1981)

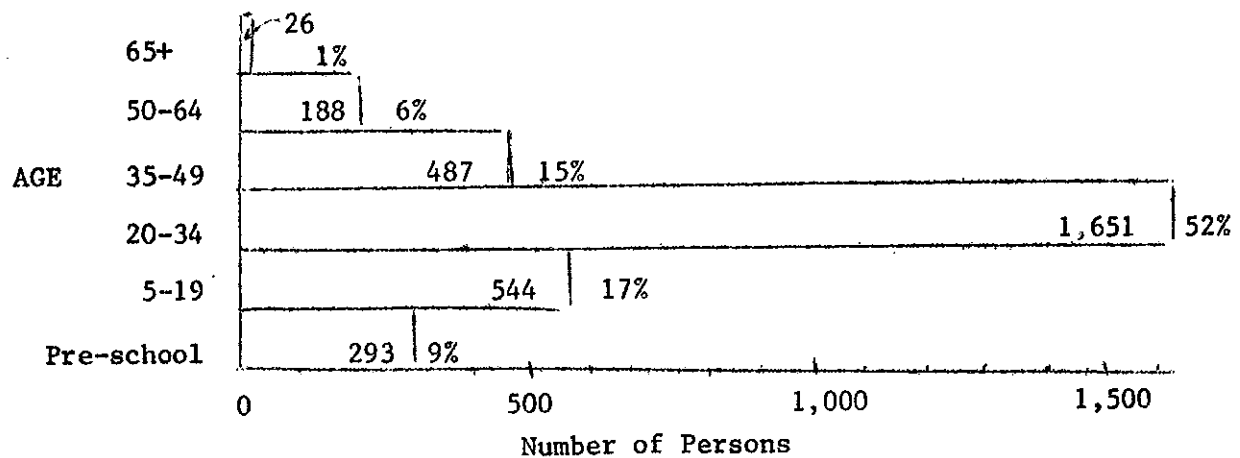




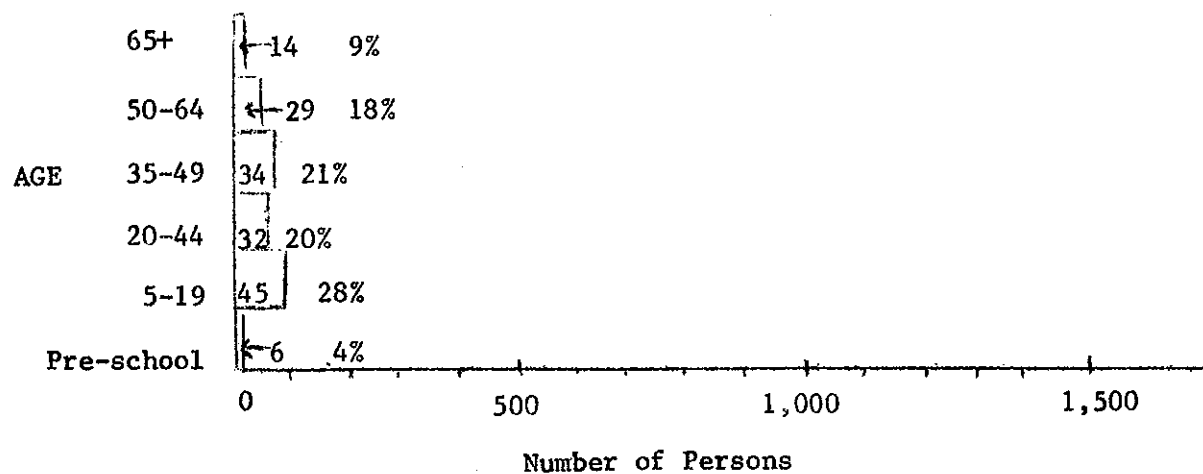
Graph 2.9  
 Callingwood North - 2,991 population (1981)



Graph 2.10  
 Callingwood South and Gariepy - 3,189 population (1981)

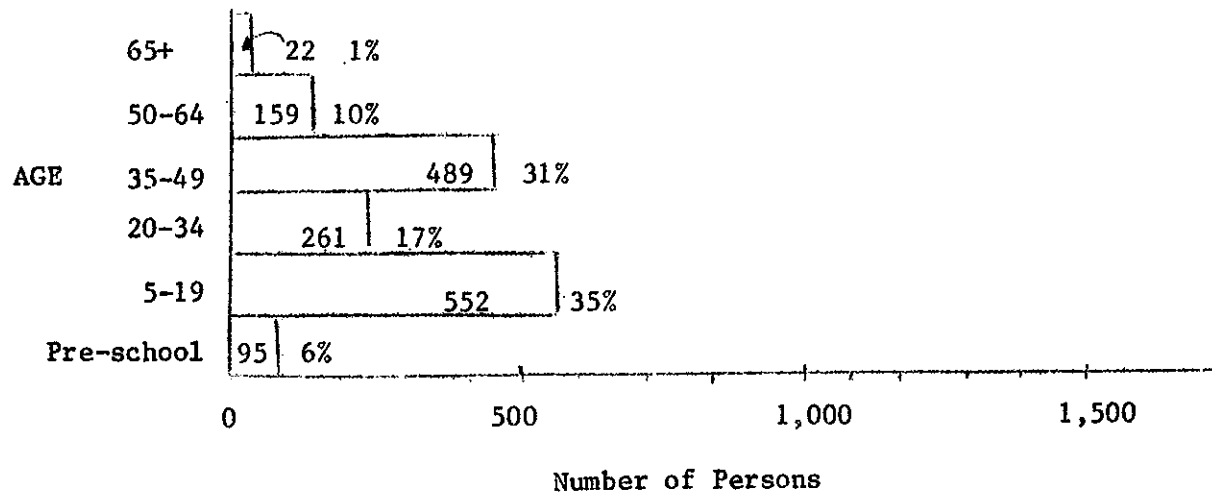


Graph 2.11  
 SW: Jamieson Place, Dechene, Donsdale & Wedgewood Estates - 160 population (1981)



Graph 2.12

Westridge - 1,578 population (1981)



Graph 2.13

Oleskiw - 529 population (1981)

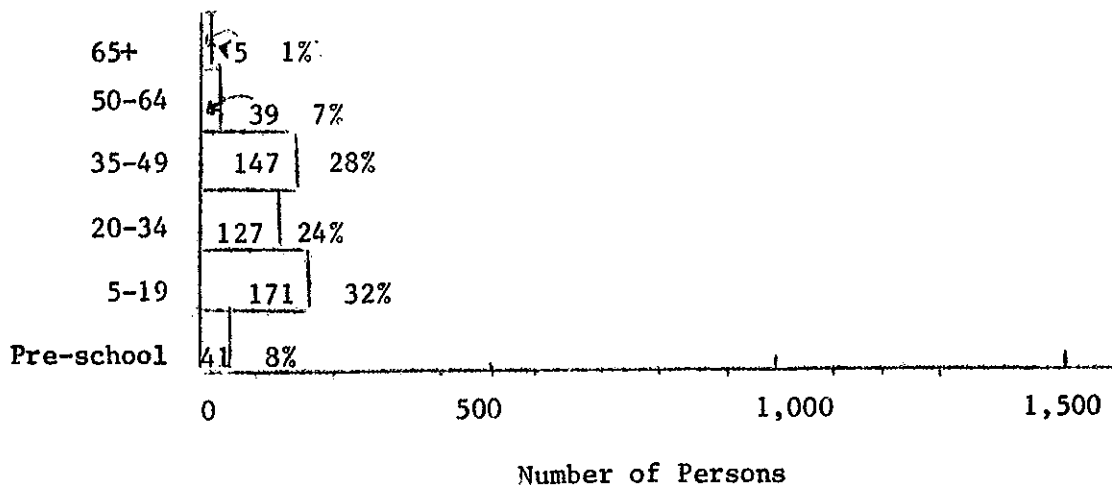


Table 2.2

Percentage of Persons in Age Groups for Edmonton,  
West Jasper Place and Eleven West Jasper Place  
Neighborhoods (1) Source: 1981 City of Edmonton Census)

<u>AREA</u>	<u>AGE</u>					
	<u>Pre School</u>	5- 19	20- 34	35- 49	50- 64	65+
Edmonton	6%	22%	36%	16%	12%	8%
West Jasper Place	10%	25%	40%	18%	6%	1%
WJP Neighborhoods:						
NE: La Perle	13%	15%	54%	14%	3.2%	0.8%
Terra Rosa						
Summer Lea						
Belmead	10%	28%	35%	20%	6%	1%
Aldergrove	10%	29%	35%	19%	6%	1%
Thornccliffe	10%	29%	36%	17%	6%	2%
Lymburn	13%	21%	45%	17%	4%	0%
Ormsby Place	14%	22%	48%	13%	3%	0%
Callingwood N.	8%	20%	47%	16%	7%	2%
Callingwood S.	9%	17%	52%	15%	6%	1%
Gariepy						
SW: Jamieson Pl.	4%	28%	20%	21%	18%	9%
Dechene						
Donsdale						
Wedgewood						
Estates						
Westridge	6%	35%	17%	31%	10%	1%
Oleskiw	8%	32%	24%	28%	7%	1%

(1) See Appendix 7 for the boundaries of these neighborhoods as derived from the City of Edmonton Census Tract Map.

## Marital Status

Information on the marital status of West Jasper Place residents is presented in Table 2.3. From this breakdown, it appears that the population in this area, in terms of marital status, is similar to Edmonton. Also, neighborhoods in West Jasper Place show no significant variation in marital status.

Table 2.3

Marital Status: Frequencies and Percentages for Edmonton,  
West Jasper Place and Eleven West Jasper Place Neighborhoods

(Source: 1981 City of Edmonton Census)

	* Single	Married	Divorced or Sep.	Widowed	Other	Total
Edmonton	254,600 (49%)	218,888 (42%)	21,526 ( 4%)	20,089 ( 4%)	6,104 ( 1%)	521,205
West JP	13,769 (51%)	11,557 (43%)	1,301 ( 5%)	296 ( 1%)	104 ( 0%)	27,027
NEIGHBORHOODS						
NE: La Perle Terra Rosa Summer Lea	409 (45%)	463 (51%)	25 ( 3%)	6 ( 1%)	< 5 ( 0%)	904
Belmead	2,088 (52%)	1,718 (42%)	194 ( 5%)	44 ( 1%)	12 ( 0%)	4,056
Aldergrove	2,151 (50%)	1,829 (43%)	197 ( 5%)	48 ( 1%)	38 ( 1%)	4,263
Thorncliffe	2,163 (54%)	1,594 (40%)	216 ( 5%)	61 ( 1%)	< 5 ( 0%)	4,035
Lymburn	870 (51%)	852 (48%)	39 ( 2%)	7 ( 0%)	0 ( 0%)	1,768
Ormsby Place	1,826 (51%)	1,538 (43%)	164 ( 5%)	22 ( 1%)	< 5 ( 0%)	3,554
Callingwood N.	1,526 (51%)	1,206 (40%)	215 ( 7%)	44 ( 2%)	0 ( 0%)	2,991
Callingwood S. Gariepy	1,630 (51%)	1,245 (39%)	231 ( 7%)	35 ( 1%)	48 ( 2%)	3,189
SW: Jamieson Pl. Dechene Donsdale Wedgewood Es.	76 (48%)	74 (46%)	5 ( 3%)	5 ( 3%)	0 ( 0%)	160
Westridge	777 (49%)	769 (49%)	10 ( 1%)	22 ( 1%)	0 ( 0%)	1,578
Oleskiw	253 (48%)	269 (51%)	5 ( 1%)	< 5 ( 0%)	0 ( 0%)	529

\* "Single" includes children

Table 2.4 examines marital status of residents in West Jasper Place and Edmonton by sex. Again, no apparent differences were noted between Edmonton and this area. A slight difference exists in the percentage of divorced or separated females in both areas. In West Jasper Place 28% of divorced and separated persons are male and 72% are female whereas in Edmonton 33% of these persons are male and 67% are female.

As indicated in Table 2.4, the "Singles" category includes children which results in an overall inflation of this group. This is particularly so for West Jasper Place since there are a large number of children who reside in the area. Calculation <sup>(1)</sup> based on the 1981 census count reveals that in Edmonton approximately 24% of the total population are single adults. In West Jasper Place, the figure is substantially lower, at 18%. This suggests that in this part of the city there are proportionately fewer single adults than in the rest of the City.

Table 2.4

Marital Status by Sex Breakdown for the City of Edmonton  
and West Jasper Place (Source: 1981 City of Edmonton Census)

Marital Status	Male	<u>EDMONTON</u>		Total	<u>WEST JASPER PLACE</u>		
		Female			Male	Female	Total
Single *	140,063(55%)	114,537(45%)		254,600	7,250(53%)	6,519(47%)	13,769
Married	109,676(50%)	109,292(50%)		218,888	5,780(50%)	5,777(50%)	11,557
Div. or Sep.	7,163(33%)	14,363(67%)		21,526	369(28%)	932(72%)	1,301
Widow	3,125(16%)	16,962(84%)		20,089	47(16%)	249(84%)	296
Other	3,556(58%)	2,548(42%)		6,104	44(42%)	50(58%)	104
TOTAL	263,583(51%)	257,622(49%)		521,205	13,490(50%)	13,537(50%)	27,027

\* "Single" category includes children.

(1) The number of single adults for a given area is derived by subtracting the number of individuals who are pre-schoolers to grade 12 from the total number of singles. For Edmonton this calculation shows 125,104 single adults (24% of the total population) and West Jasper Place shows 4,905 single adults (18% of the West Jasper Place population).

## Occupation

The information presented in this section is somewhat limited because current data on the occupational status of West Jasper Place residents is unavailable. The last Canada census with this detailed information was conducted in 1976, at which time this community was still young and virtually uninhabited. The information available is from the yearly census conducted by the City of Edmonton. Although not as detailed as perhaps desirable, this information is current and does help in understanding this community.

Table 2.5 provides an occupational breakdown of residents, including children, for West Jasper Place and its neighborhoods in relation to Edmonton. Once again, a difference is shown in the larger percentage of children residing in West Jasper Place than in Edmonton. The largest difference is found with the pre-school group, with these children making up 8% of Edmonton's total population and 13% of the West Jasper Place population. This 5% difference is seen in only one other group, the retired. As supported in the age structure data presented earlier in this chapter, few elderly individuals reside in this area. The Westridge neighborhood has the highest proportion of individuals (6%) who are retired.

A slightly higher percentage of individuals in West Jasper Place are employed full-time (48%) than in Edmonton (45%). Approximately four to five percent of inhabitants in both West Jasper Place and Edmonton work part-time.

Table 2.6 shows a breakdown of occupation by sex. Interestingly, most part-time employees are female, 86% in West Jasper Place and 80% in Edmonton. Over one-third of the full-time employees in both West Jasper Place (38%) and Edmonton (37%) are female. Considering the significantly high percentage of children in the area, it is likely that a sizable proportion of the working females are mothers. (Refer to the City of Edmonton, Social Planning, 6th Floor, CN Tower for detailed information on the number of working mothers in various Edmonton communities. This analysis has been delayed and was unavailable for this report but reportedly will be accessible early in 1982.)

Table 2.5

Occupational Breakdown for Edmonton, West Jasper Place  
and Eleven West Jasper Place Neighborhoods  
(Source: 1981 City of Edmonton Census)

	Pre-School	Kindergarten - Gr. 6	Gr. 7-9	Gr. 10-12	Post-Sec.	Home maker	Employed Full-time	Employed Part-time	Unemployed	Retired	Other	Total
Edmonton	40,762 (8%)	45,606 (9%)	21,432 (4%)	21,697 (4%)	21,523 (4%)	57,634 (11%)	236,586 (45%)	22,670 (5%)	12,542 (2%)	31,900 (6%)	8,854 (2%)	521,205 (100%)
West JP	3,399 (13%)	3,302 (12%)	1,195 (4%)	968 (4%)	615 (2%)	2,763 (10%)	12,863 (48%)	1,115 (4%)	465 (2%)	277 (1%)	65 (0%)	27,027 (100%)
NEIGHBORHOODS												
NE: La Perle Terra Rosa Summer Lea	160 (18%)	42 (5%)	20 (2%)	23 (3%)	12 (1%)	92 (10%)	424 (47%)	108 (12%)	12 (1%)	11 (1%)	0 (0%)	904 (100%)
Belmead	537 (13%)	545 (13%)	185 (5%)	51 (4%)	89 (2%)	428 (11%)	1,783 (44%)	190 (5%)	59 (2%)	36 (1%)	5 (0%)	4,056 (100%)
Aldergrove	500 (12%)	615 (14%)	227 (5%)	183 (4%)	96 (2%)	437 (10%)	1,896 (45%)	194 (5%)	58 (2%)	50 (1%)	7 (0%)	4,263 (100%)
Thorncliffe	500 (12%)	597 (15%)	231 (6%)	146 (4%)	76 (2%)	407 (10%)	1,781 (44%)	153 (4%)	68 (2%)	53 (1%)	23 (0%)	4,035 (100%)
Lymburn	301 (17%)	171 (10%)	64 (4%)	55 (3%)	21 (1%)	198 (11%)	849 (48%)	78 (5%)	24 (1%)	6 (0%)	1 (0%)	1,768 (100%)
Ormsby Place	568 (16%)	433 (12%)	106 (3%)	86 (3%)	64 (2%)	363 (10%)	1,717 (48%)	114 (3%)	75 (2%)	20 (1%)	8 (0%)	3,554 (100%)
Callington N.	294 (10%)	300 (10%)	101 (3%)	95 (3%)	61 (2%)	235 (8%)	1,701 (57%)	86 (3%)	60 (2%)	48 (2%)	10 (0%)	2,991 (100%)
Callington S. Garlepy	343 (11%)	179 (6%)	103 (3%)	89 (3%)	77 (2%)	259 (8%)	1,898 (59%)	92 (3%)	118 (4%)	20 (1%)	11 (0%)	3,189 (100%)
SW: Jamieson Pl. Dechene Donsdale Wedgewood Est.	9 (6%)	15 (9%)	9 (6%)	14 (9%)	6 (4%)	26 (16%)	67 (42%)	1 (0%)	4 (2%)	9 (6%)	0 (0%)	160 (100%)
Westridge	128 (8%)	267 (17%)	120 (8%)	100 (6%)	91 (6%)	243 (15%)	548 (35%)	58 (4%)	3 (0%)	20 (1%)	0 (0%)	1,578 (100%)
Oleskiw	59 (11%)	90 (17%)	29 (6%)	26 (5%)	22 (4%)	75 (14%)	199 (37%)	24 (5%)	1 (0%)	4 (1%)	0 (0%)	529 (100%)

Table 2.6

Employment Status by Sex for Edmonton and  
West Jasper Place (Source: 1981 City of  
Edmonton Census)

<u>Employment Status</u>	<u>EDMONTON</u>			<u>WEST JASPER PLACE</u>		
	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>
Homemaker	610 (1)	57,024 (99)	57,634	33 (1)	2,730 (99)	2,763
Employed Full-time	149,423 (63)	87,163 (37)	236,586	8,026 (62)	4,837 (38)	12,863
Employed Part-time	4,493 (20)	18,177 (80)	22,670	160 (14)	955 (86)	1,115
Unemployed	8,468 (67)	4,074 (33)	12,542	281 (60)	184 (40)	465
Retired	17,020 (53)	14,880 (47)	31,900	147 (53)	130 (47)	277
Other	5,249 (59)	3,605 (41)	8,854	41 (63)	24 (37)	65

Some variation is noted between neighborhoods with respect to occupational status. As discussed previously, certain neighborhoods have a significantly higher proportion of children than do others. For example, in Westridge 8% of the population are pre-schoolers whereas in Lymburn 17% are pre-schoolers. Some variation is seen across the remaining categories for school children. There are relatively few children in these neighborhoods who attend Junior High and High School. Proportions, however, are consistent with Edmonton at 4% for both groups. Relatively few residents living in West Jasper Place attend post-secondary institutions with the majority of these individuals residing in the S.W. area, Westridge and Oleskiw.



The proportion of homemakers in West Jasper Place (10%) is similiar to Edmonton (11%). A comparison of neighborhoods indicates a lower proportion of homemakers residing in Callingwood North (3%) and Callingwood South/Gariepy (8%). It would appear that the population in both Callingwood neighborhoods are primarily working young adults; with a high proportion of individuals between 20-34 years, comparatively few children and homemakers in the area, and a comparatively higher proportion of individuals employed full time. According to information prestnted in the "HOUSING" chapter of this report, these residents inhabit multiple-family dwellings and tend to be renters rather than homeowners.

Areas such as the S.W., Westridge and Oleskiw have comparatively large proportions of homemakers with 16%, 15% and 14%, respectively. These neighborhoods also tend to have families with older children who live in homes which are predominately owned.

Unemployment in this area is the same as Edmonton's (2%). Callingwood has a greater proportion of residents (4%) who are unemployed, however, on the other hand, Westridge and Oleskiw residents report virtually no unemployment.

## Residency

Table 2.7 presents information on the length of time individuals have resided at their present address. As can be expected, few residents have lived in West Jasper Place for five or more years (13%). Fifty percent of the population have lived in the area for a period of between 1 - 4 years. The remaining proportion (37%) are newcomers, i.e. they have been residing at their present address for less than one year. This compares to 26% of the Edmonton population in this category.

The majority of newcomers have moved from other parts of Edmonton. They constitute one quarter of the West Jasper Place population. The remaining residents have come from elsewhere in Alberta (4%), Atlantic Canada (1%), Ontario (3%), Quebec (1%), Manitoba, British Columbia, Saskatchewan, Yukon, and N.W.T. (2 %) and other counties (1%).

These percentages appear low, however, they are comparatively higher than Edmonton's and also reflect a sizable number; 1,749 individuals have come to live in the area from outside the province of Alberta. This represents 6.5% of Edmonton's population of newcomers as defined earlier.

Fluctuations exist between West Jasper Place neighborhoods with respect to the length of residency of inhabitants. This is largely attributed to the extent to which a neighborhood has developed and the initiation of its development.

Table 2.7

Length of Residency and Place of Origin  
for Individuals at Present Address for Edmonton,  
West Jasper Place and Eleven WJP Neighborhoods  
(Source: 1981 City of Edmonton Census)

	Residing at Same Address:			Less Than One Year From:					Quebec	Man., B.C., Sask, Yukon N.W.T.	Other	Total
	5 years +	3-4 years	1-2 years	Elsewhere in Edmonton	Elsewhere in Alberta	Atlantic Canada	Ontario					
Edmonton	205,956 (39%)	73,613 (14%)	107,218 (21%)	92,236 (18%)	15,649 (3%)	3,106 (1%)	8,707 (2%)	2,366 (0%)	7,342 (1%)	5,012 (1%)		521,205 (100%)
West JP	3,466 (13%)	5,399 (20%)	8,477 (30%)	6,873 (25%)	1,063 (4%)	177 (1%)	651 (3%)	174 (1%)	477 (2%)	270 (1%)		27,027 (100%)
NEIGHBORHOODS												
NE: La Perle Terra Rosa Summer Lea	114 (13%)	60 (6%)	295 (33%)	332 (37%)	63 (7%)	21 (2%)	16 (2%)	3 (0%)	0 (0%)	0 (0%)		904 (100%)
Belmead	377 (9%)	1,421 (35%)	1,076 (27%)	764 (19%)	162 (4%)	21 (1%)	94 (2%)	25 (1%)	58 (1%)	58 (1%)		4,056 (100%)
Aldergrove	774 (18%)	1,167 (27%)	1,096 (26%)	793 (19%)	128 (3%)	16 (0%)	124 (3%)	29 (1%)	96 (2%)	40 (1%)		4,263 (100%)
Thorncliffe	1,096 (27%)	699 (17%)	1,142 (18%)	694 (17%)	158 (4%)	31 (1%)	76 (2%)	29 (1%)	60 (2%)	50 (1%)		4,035 (100%)
Lymburn	6 (0%)	80 (5%)	555 (31%)	1,089 (62%)	11 (1%)	6 (0%)	16 (1%)	0 (0%)	1 (0%)	4 (0%)		1,768 (100%)
Ormsby Place	12 (0%)	597 (17%)	1,589 (44%)	913 (26%)	159 (5%)	34 (1%)	117 (3%)	32 (1%)	62 (2%)	39 (1%)		3,554 (100%)
Callingswood N.	476 (16%)	470 (16%)	875 (29%)	914 (30%)	85 (3%)	21 (1%)	61 (2%)	12 (0%)	53 (2%)	24 (1%)		2,991 (100%)
Callingswood S. Garipey	4 (0%)	260 (8%)	1,162 (36%)	1,142 (36%)	249 (8%)	25 (1%)	129 (4%)	41 (1%)	128 (4%)	49 (2%)		3,189 (100%)
SW: Jamieson Dechene Donsdale Wedgewood Est.	88 (55%)	33 (21%)	18 (11%)	13 (8%)	4 (2%)	0 (0%)	1 (1%)	0 (0%)	3 (2%)	0 (0%)		160 (100%)
Westridge	517 (33%)	600 (38%)	337 (22%)	107 (7%)	0 (0%)	1 (0%)	7 (0%)	0 (0%)	3 (0%)	6 (0%)		1,578 (100%)
Oleskiw	2 (0%)	12 (2%)	332 (63%)	112 (21%)	44 (8%)	1 (0%)	10 (2%)	3 (1%)	13 (3%)	0 (0%)		529 (100%)

## Children

Table 2.8 shows that over the last five years there has been a steady increase in the number of children living in West Jasper Place. The most marked increase has been between the years 1977 and 1978. Although this table shows a yearly increase in the number of children, there has been a gradual decline in the rate of increase. This is consistent with the growth in the total population. Refer to Table 2.1 which provides population growth for West Jasper Place since 1978.

In contrast, over these same five years the City of Edmonton has had a general decline in its population of children until the last year (1981). Between 1980 and 1981, there was a 1% increase in the number of children under eighteen and attending school in Edmonton. Similarly in the older neighborhood examined, the steady decrease in the number of children living in this area lessened in 1981.

Table 2.8

Table Number of Children Receiving Family Allowance in West Jasper Place, Older Edmonton Neighborhood,<sup>(1)</sup> and Edmonton Since 1977 (June)  
(Source: Statistics Canada, Cansim Division, Family Allowance Cases for Select Areas, June 1977-1981)

Area	Year				
	1977	1978	1979	1980	1981
West Jasper Place	4,072	5,776	6,999	7,904	8,521
Percentage Change from Previous Year		+ 30%	+ 14%	+ 11%	+ 8%
Edmonton	136,848	134,487	132,570	132,223	132,953
Percentage Change from Previous Year		- 8%	- 8%	- 8%	- 1%
Older Edmonton Neighborhood	3,325	3,029	2,793	2,578	2,606
Percentage Change from Previous Year		- 2%	- 2%	-	+ 1%

(1) This area includes the following neighborhoods; Woodcroft, Inglewood, Westmount, and North Glenora.

Graph 2.14 illustrates this pattern for the year 1977, 1979, and 1981 in greater detail by presenting the percentage of children in each age group. The three areas examined, West Jasper Place, Edmonton, and an Older Edmonton Neighborhood<sup>(1)</sup> show distinctly different patterns in their distributions of children.

Since 1977 the percentage of children under five years of age living in West Jasper Place has been high. This percentage is higher than for both Edmonton and the Older Edmonton Neighborhood. The percentage of children 5 - 10 years of age is also generally higher in West Jasper Place than in either of the other two areas. Notably, the West Jasper Place area has a comparatively small number of children over 10 years of age although this group has increased since 1977.

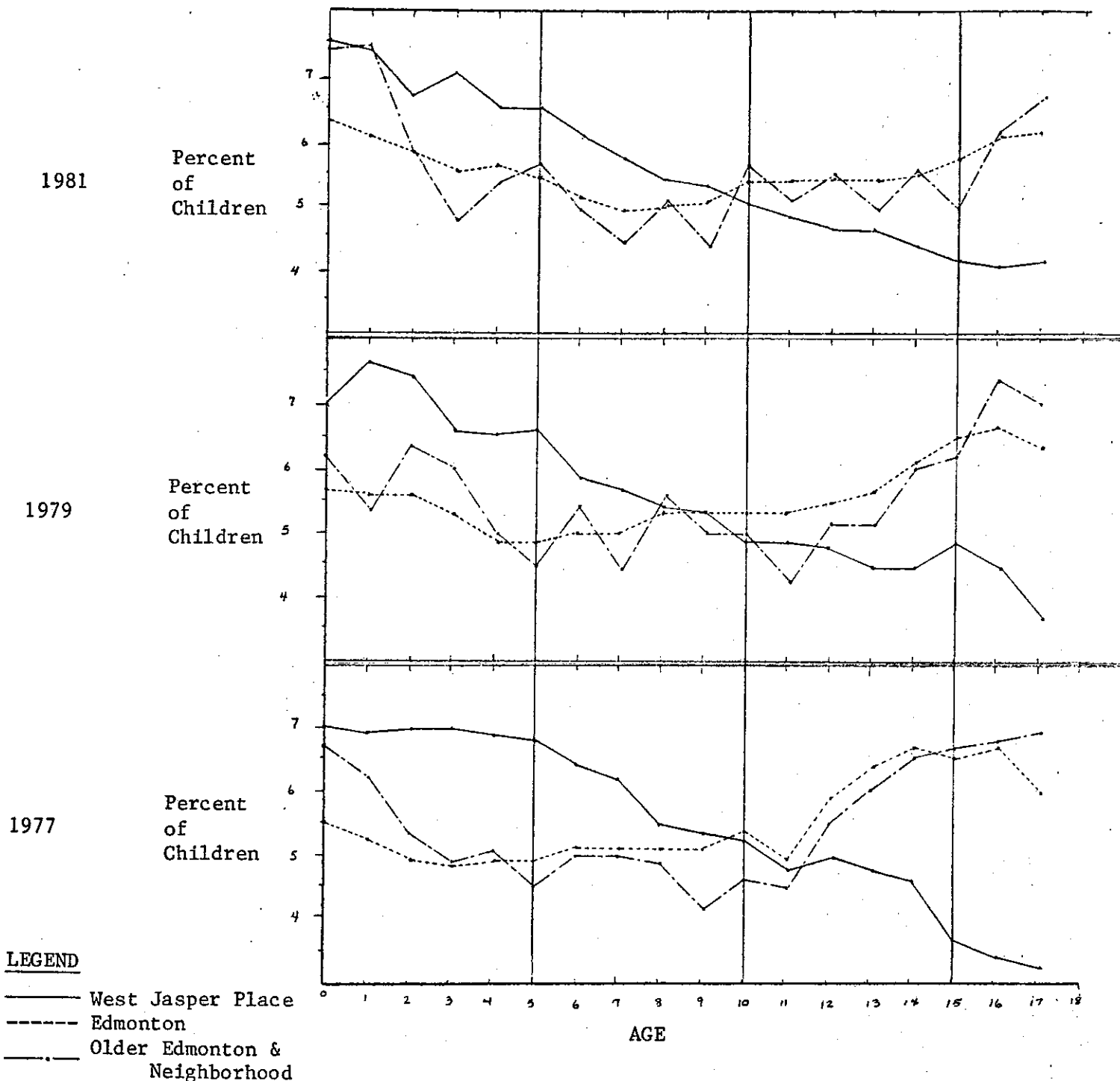
Several points are worth noting on this Graph in addition to those related to West Jasper Place. It appears that the percentage of children under five has increased in the City of Edmonton since 1977. This suggests that the increase noted on Table 2.1 is largely attributed to an increase of infants in Edmonton. It is also noteworthy that in the Older Neighborhood studied there has also been a general increase in the percentage of infants suggesting a revitalization in this area.

Graph 2.15 illustrates the number of families with one or more children. The majority of families (81%) residing in West Jasper Place have one or two children. A large number (1,863) of children are lone children in their families and these children must seek the companionship of playmates from outside of their immediate family. It is also worth noting that there are few large families residing in West Jasper Place. Only 4% of the families living in West Jasper Place have more than three children under the age of eighteen residing at home.

The average number of children in each West Jasper Place family is 2.23. This is similar to both the City of Edmonton and the Older Edmonton neighborhood. Table 2.9 presents this information on these three communities for years 1977 and 1981. It appears that family size has decreased slightly in all three areas.

(1) This area includes the following neighborhoods;  
Woodcroft, Inglewood, Westmount, and North Glenora.

Percent of Children in Age Groups 0-18 Years Receiving Family Allowance in West Jasper Place<sup>(1)</sup>, Edmonton and an Older Edmonton Neighborhood<sup>(2)</sup> for June of 1977, 1979 and 1981. (Source: Statistics Canada, Cansim Division, Family Allowance Cases for Edmonton and Selected Postal Code Areas, June, 1981)



(1) Forward Sortation areas T5T and T6M comprise the West Jasper Place Area.

(2) The older Edmonton neighborhood chosen for comparison contains the following neighborhoods; Woodcroft, Inglewood, Westmount and North Glenora. This region comprises Forward Sortation Area T5M.

Graph 2.15

Family Size in West Jasper Place

(Source: Statistics Canada, Cansim Division,  
Family Allowance Cases for Select Areas, June 1981)

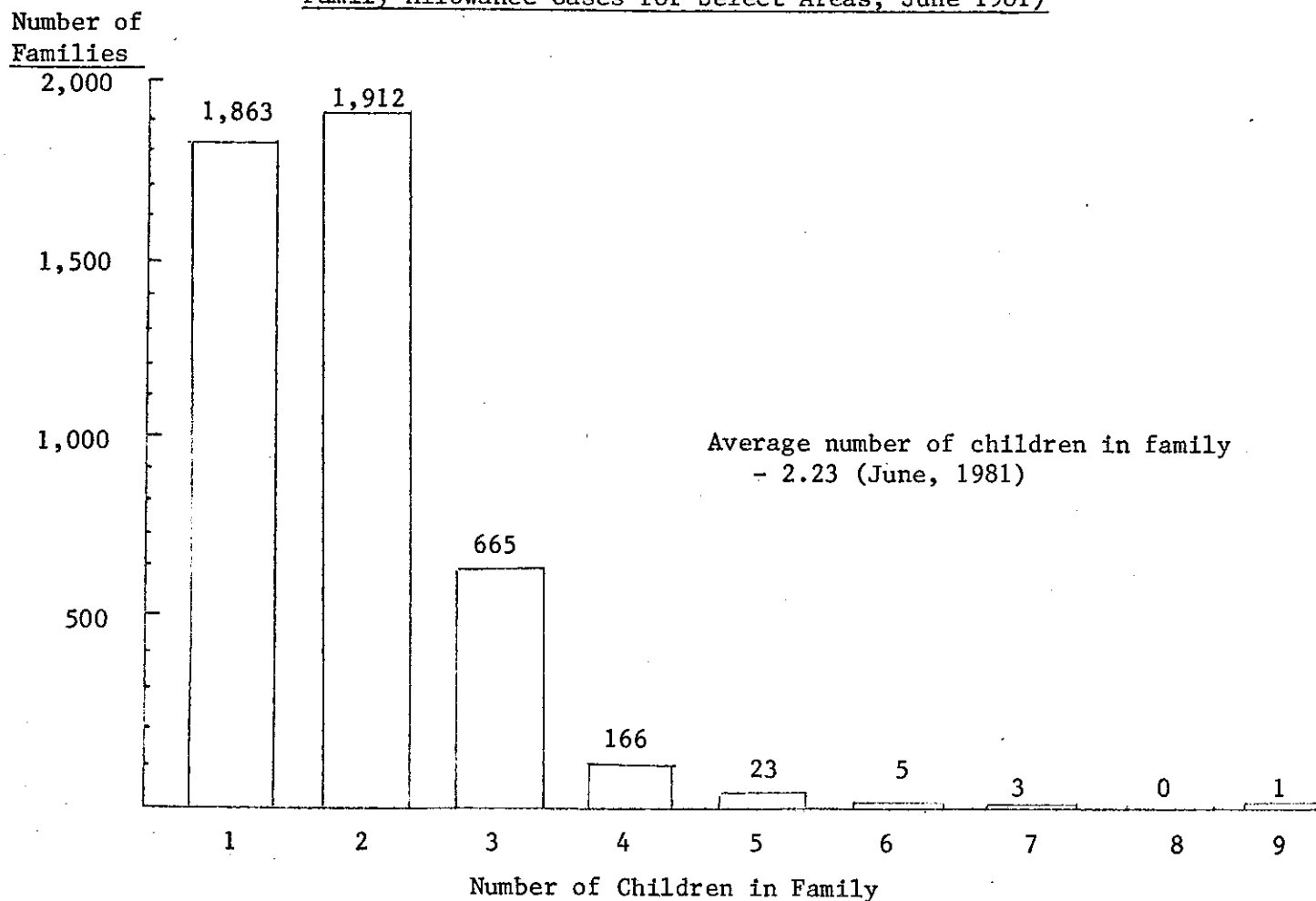


Table 2.9

Average Family Size in West Jasper Place,  
Edmonton and Older Edmonton<sup>(1)</sup> Area for 1981 and 1977

(Source: Statistics Canada, Cansim Division,  
Family Allowance Cases for Select Areas, June 1981 and 1977)

Year	West Jasper Place	Edmonton	Older Edmonton Neighborhood
1981	2.23	2.25	2.06
1977	2.45	2.49	2.39

(1) This area includes the following communities; Woodcroft, Inglewood,  
Westmount and North Glenora.

## SCHOOLS

Schools are an important facility to many residents in the West Jasper Place area, as many of the persons living in this area either attend school or have school age children. School sites, because they often are located in the center of a neighborhood adjacent to park space serve as a meeting ground for a community's children.

Table 3.1  
Schools and Sites in West Jasper Place

<u>Area and Neighborhood</u>	<u>(Acres)</u>	<u>Type of School</u>	<u>Schools or Approved Schools in Area</u>
<u>North of 79 Avenue</u>			
La Perle	(19 )	Elem. & J.H.	None
Terra Losa	( 9 )	Elem.	None
Belmead	( 9.1 )	Elem.	St Benedict Elementary Belmead Elementary (Core School)
Summer Lea	( 9 )	Elem.	None
Aldergrove	(16.9 )	Elem. & J.H.	Aldergrove Elementary (Core School)
Thornccliffe	( 7.73)	Elem.	Thornccliffe Elementary St. Justin Elementary
<u>South of 79 Avenue</u>			
Lymburn	(20 )	Elem. & J.H.	St. Martha
Callingwood North	(45 )	Elem., J.H. & S.H.	Callingwood Elementary
Callingwood South	( 9 )	Elem.	None
Ormsby Place	( 9 )	Elem.	Ormsby Place Elementary
Jamieson Place	(16 )	Elem. & J.H.	None
Dechene	( 7.5 )	Elem.	None
Gariepy	( 7.5 )	Elem.	None
Donsdale	( 7.5 )	Elem.	None
Westcliffe	( 7.5 )	Elem.	None
Oleskiw	(19.0 )	Elem. & J. H.	None



Table 3.1 lists the school sites available and those developed in West Jasper Place. Appendix 1 provides addresses and telephone numbers for all schools serving the West Jasper Place Community. Map 3.1 illustrates the location of existing schools in West Jasper Place.

According to the Edmonton Public School Board,<sup>(1)</sup> the population in this area is more heterogeneous than other growth areas in Edmonton. As a consequence of a wide range of housing types in the West Jasper Place area, family characteristics tend to vary from neighborhood to neighborhood. In areas composed of - average cost, single family and row-housing dwellings (Belmead), student generation is relatively high. Such areas as Oleskiw, however, with high cost housing or neighborhoods with large quantities of apartment housing (South Callingwood) do not generate comparable numbers of students.

As a result, not all neighborhoods in West Jasper Place have necessitated the immediate construction of elementary schools. This is in contrast to Millwoods, the growth area in Edmonton's south-east corner, where there exists an increasing need for elementary school facilities to accomodate the city's largest concentration of youngsters.

Edmonton Public School Board policy recommends that each neighborhood contain an elementary school facility. These are constructed as needed and as a community develops with a sufficient pupil population. The growing neighborhoods in West Jasper Place, accompanied with the growing numbers of youngsters to the area, have necessitated the continued construction of elementary schools. In the Edmonton Public School Board's 1982-1984 building program approved December 1981, the Edmonton Public School Board has allotted funds for the construction of elementary schools in the following West Jasper Place Neighborhoods; Lynburn and La Perle (1983 opening) and Summer Lea (1984). Additional construction which would include the extension of two classrooms to the existing attached portable at the Aldergrove school will remain an option at this time. It is expected that the need for additional space may arise in this school should the neighborhood develop to the west bringing with it an increase of youngsters.

Tables 3.2 and 3.3 present school enrollments in West Jasper Place for 1980 and 1981. As shown, an increased pupil population has occurred over this period.

(1) 1980 - 83 Building Program, pp. 13-14.

Table 3.2  
Public School Enrollment in West Jasper Place for  
September 1980 (in Brackets) and September 1981

(Source: Edmonton Public School Board,  
Research and Development Oct., 1981)

<u>Elementary Schools</u>	<u>Grade</u>								1981	1980
	K	1	2	3	4	5	6	TOTAL	TOTAL	
Ormsby	61 (54)	86 (61)	67 (41)	52 (40)	50 (49)	54 (33)	38 (29)	408	(307)	
Callingwood	42 (41)	53 (45)	44 (40)	39 (45)	40 (36)	34 (41)	48 (31)	300	(279)	
Thornccliffe	60 (71)	60 (61)	46 (64)	53 (55)	50 (65)	54 (60)	54 (44)	377	(420)	
Aldergrove	55 (71)	60 (72)	67 (75)	64 (53)	54 (55)	53 (54)	52 (48)	405	(428)	
Belmead	66 (64)	59 (67)	53 (68)	72 (58)	55 (50)	57 (46)	48 (53)	410	(406)	
<u>WJP Students</u>										
at Afton	6 (--)	-- (--)	-- (--)	35 ( 1)	-- (--)	-- ( 1)	-- ( 1)	41	( 3)	
at Elmwood	3 (--)	-- ( 1)	-- (--)	43 ( 2)	-- ( 2)	-- (--)	-- (--)	46	( 5)	
at Laurier Heights	8 (14)	11 ( 7)	7 (11)	10 ( 5)	4 (10)	6 (10)	-- (12)	46	( 69)	
at Lynwood	9 (11)	9 ( 8)	8 (10)	7 (13)	9 (11)	13 (22)	12 (18)	67	( 93)	
at Rio Terrace	17 ( 5)	11 ( 8)	7 ( 4)	2 ( 3)	3 (--)	2 (--)	1 (--)	42	( 20)	
TOTAL	327(331)	349(330)	229(313)	377(275)	265(278)	273(267)	252(236)	2142	(2030)	

Table 3.3  
Separate School Enrollment in West Jasper Place for  
September 1980 (in brackets) and September 1981

(Source: Edmonton Separate School Board, Facilities, Oct. 1981)

Elementary Schools	Grade							1981	1980
	K	1	2	3	4	5	6	Total	Total
St. Benedict	55 (39)	61 (39)	50 (52)	45 (33)	45 (34)	47 (26)	29 (27)	332	(240)
St. Justin	36 (44)	51 (39)	36 (37)	38 (30)	28 (33)	31 (41)	38 (35)	258	(259)
St. Martha	40 (---)	37 (---)	29 (---)	31 (---)	37 (---)	25 (---)	20 (---)	219	(---)
Good Shephard	4 (---)	4 (---)	2 (---)	-- (---)	-- (---)	-- (---)	-- (---)	10	(---)
TOTAL	135 (83)	153 (78)	117 (79)	114 (63)	110 (67)	103 (67)	87 (62)	819	(514)

At present a number of children residing in West Jasper Place attend school outside of the area. These children are bused to schools lying generally east of 170 Street and in areas with declining school-age populations. As shown on Map 3.1, children from the Gariepy area and South attend Lynwood and Laurier Heights. Children living in La Perle attend Elmwood, and children from Summer Lea attend Afton Elementary.

All Junior High School and Senior High School students must also leave West Jasper Place for instruction as this area currently has neither Junior High or High School facilities. Students in the Public School system attend the following Junior High Schools located east of 170 Street: Hillcrest, Stratford, Laurier Heights, Westlawn, Parkview and Crestwood. Their senior high years are completed at Jasper Place Composite High School. Students of the Catholic School system attend H.E. Beriault and St. Thomas More for Junior High and St. Francis Xavier for High School.

At present neither the Edmonton Public or Seperate School Boards are planning to construct either Junior High or High school facilities in West Jasper Place. Although school sites for these school presently exist as shown on Table 3.1, it may be a number of years before they are developed.

### Community Schools

One of Edmonton's ten Community Schools is located in the Thorncliffe neighborhood of West Jasper Place. A Community School extends the concept of education "Beyond the Classroom Walls" to the larger community. The underlying goal of any community school, and this is certainly the case at Thorncliffe, is to foster a sense of community. Community education is "a process in which communities utilize educational, democratic, and sound research methods for both individual and community betterment"<sup>(1)</sup> Appendix 2 outlines the characteristics and goals of community schools.

(1) Bochure, "Beyond the Classroom Walls, Community Schools in Alberta"

# ELEMENTARY SCHOOLS

Map 3.1

Schools in West Jasper Place and Elementary School Accommodation 1980-1981. (Arrows indicate where students from these areas attend elementary school.)

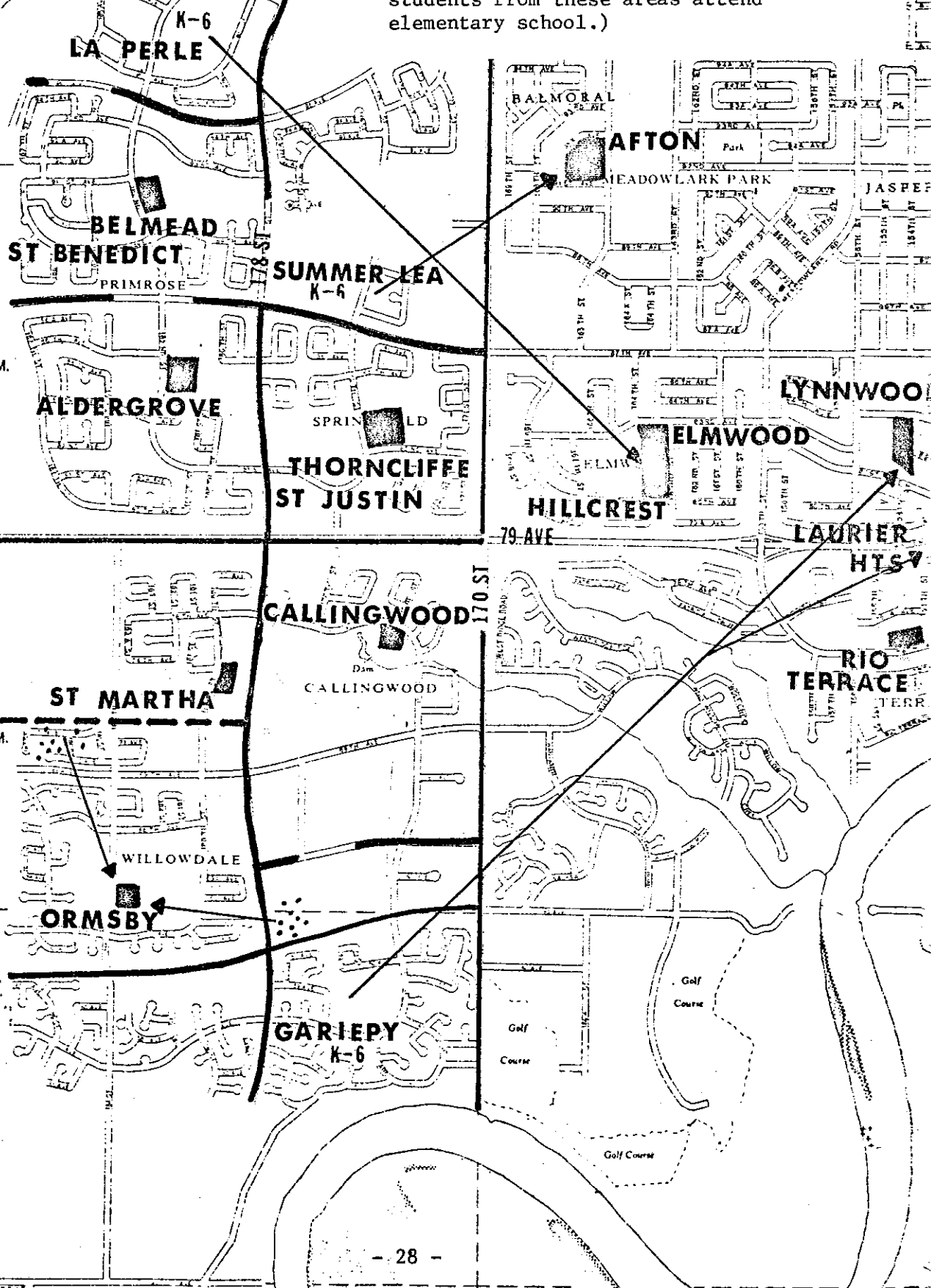
32  
TP. 52 R. 25 W. 4M.

CITY BOUNDARY

29  
TP. 52 R. 25 W. 4M.

20  
TP. 52 R. 25 W. 4M.

1  
TP. 52 R. 25 W. 4M.



Thorncliffe Elementary has operated as a community school since May, 1981 at which time it received a grant from a joint funding body comprised of four government departments. Many agencies provide services through the Thorncliffe school and an effort to co-ordinate programming in the area is a goal of the school. One example of its effort to meet community needs is the operation of a lunch and after school program which serves to meet the child care needs of working parents.

Bureau Services: Edmonton Public School Board

Bureau Services, operated by the Edmonton Public School Board, serve as a diagnostic, referral and programming service for school children in schools throughout the City of Edmonton. Twelve teams operate in various parts of Edmonton with the skill and expertise of speech therapists, reading specialists, psychologists, and social workers.

Sector F of the Bureau which serves the West Jasper Place area as part of its district, operates from the Meadowlark School at 9150 - 160 Street. Conversation with members of this team who are familiar with the area revealed that there continues to be a need for children's programs in West Jasper Place. Although many programs do already operate, it was their opinion that these were insufficient in light of the present need.

Lack of play and park space was also considered to be a particular concern with regard to children. During the winter months, when children living in apartments cannot play outdoors for extensive periods of time, apartment's corridors are converted by these youngsters into carpeted playgrounds. This problem appears to be isolated to neighborhoods with concentrated multifamily dwellings which have no playground facility incorporated into the development's site.

No serious concerns were voiced with regard to child neglect or abuse and it would appear that this area does not have pronounced problems in this regard. It appears as though family troubles are often related to difficulties with adolescents. This was considered the most time consuming problem area for the social worker serving West Jasper Place. This problem may, however, be universal to the city and cannot be considered as specific to West Jasper Place. It should be noted, however, that programs for youngsters in West Jasper Place are geared primarily to younger children and at present little exists for teens.

Concern was expressed also by these professionals with respect to the demands upon single parents. They felt that working parents in particular were in need of additional support.

In addition to the above mentioned areas of concern with regard to children in West Jasper Place, the Sector F team has observed that a proportion of their clientele are newcomers to Edmonton. In areas such as Belmead, Aldergrove, and Callingwood this is particularly the case, with a high degree of transiency among the families residing in those areas. Problems associated with high mobility were school adjustment, diagnosis of learning problems and appropriate programming for these children.

## HEALTH

### Facilities

The Jasper Place Clinic of the Local Board of Health is responsible for providing public health services to the West Jasper Place Area. Residents of West Jasper must travel outside of their community to this clinic, located at 15626 - 100A Avenue. A small, limited-service, sub-office is also located in the Primrose Lane Shopping Centre, at 8458 - 182 Street in the Aldergrove neighborhood. This facility is not equipped to provide services to large numbers of persons, and it is not operated on a full-time basis.

According to the supervisor of the Jasper Place Clinic, plans for the construction of a regional health clinic were proposed in the 1981-82, 5 year plan submitted by the Local Board of Health to the Alberta Department of Social Services and Community Health. However, no funds were made available in the 1981 Provincial budget for the construction of this regional clinic. Numerous appeals were made by residents and professional health care providers to no avail.

Although the Primrose Lane sub-office does provide limited service to the area, it is difficult to access for residents who live south of 79 Avenue and are without private transportation. This facility, as stated earlier, is not designed to meet the needs of large numbers of individuals or groups consequently, it has inadequate space according to public health staff operating in the area. The need for more space will increase in West Jasper Place with continued development in the existing neighborhoods and with anticipated growth following annexation in 1982.

A limited number of physicians are located in the West Jasper Place area, thus most residents must travel outside of this community to see a physician. The west end of Edmonton, which is most likely the area in which many residents seek service, is the location of two<sup>(1)</sup> of the City's five clinics which operate extended hours (8:00 A.M. - 11:00 P.M.) and serve

(1) Mediclinic centres located in the West end; 10232 - 142 Street, and 10468 Mayfield Road.

clients on a drop-in basis only. These clinics are particularly accessible to working persons and attempt to avoid booking clients weeks in advance by providing a drop-in service.

### Public Health

With the existing large and growing numbers of pre-school children, the public-health nurses servicing the West Jasper Place community are kept very active. Steadily increasing numbers of infants result in a considerable amount of their time spent in home baby visits and immunization clinics.

In speaking with these professionals, several areas of need were identified. A common observation made by public health nurses was that there is a serious shortage of playground and tot lot facilities for areas which are densely populated, i.e. those areas which have a large cluster of multi-family dwelling units.

With limited play space and poor transportation services, residents are often shut indoors. This is particularly a problem for mothers with infants during the severe winter months. Without adequate play facilities, children gather in parking lots and other areas which are not designed for play activity, resulting in a physical safety problem for these youngsters.

A recurring concern was voiced with regard to families living in the area who are new to the city or transient. In terms of public health, the children in these families are difficult to serve when immunization records are left behind at a previous place of residence or unavailable. Many of these families, as can be expected, experience a period of adjustment to the city and to their new home. With some families, problems of readjustment are apparent particularly if the individuals have a limited, supportive social network in Edmonton. An attempt to link these individuals to community resources is, at times, difficult when such resources are sorely lacking. Also identified as in need of resources are the numbers of single mothers who are young and without the support of a partner.

These problems have been identified with respect to West Jasper Place, although it is certain that they are not unique to this area. Other developing communities in Edmonton currently receive large numbers of newcomers, lack human support services and facilities, as well. Nevertheless, to the residents of West Jasper Place, these concerns are relevant and real, having impact upon their lives and community.



Also shaded on this map are the two ravine arms which reach from the North Saskatchewan River Valley into the West Jasper Place community. Patricia Ravine and Wolf Willow Ravine provide natural, undeveloped park space for residents in the vicinity. This land is preserved as River Valley Park land and, therefore, is public property available for the use and pleasure of all residents. The neighborhoods of Westridge, Oleskiw, Gariepy, Dechene, and Donsdale are located near the North Saskatchewan River ridge providing the residents of these neighborhoods with natural valley terrain and a scenic view.

#### West Jasper Place District Park

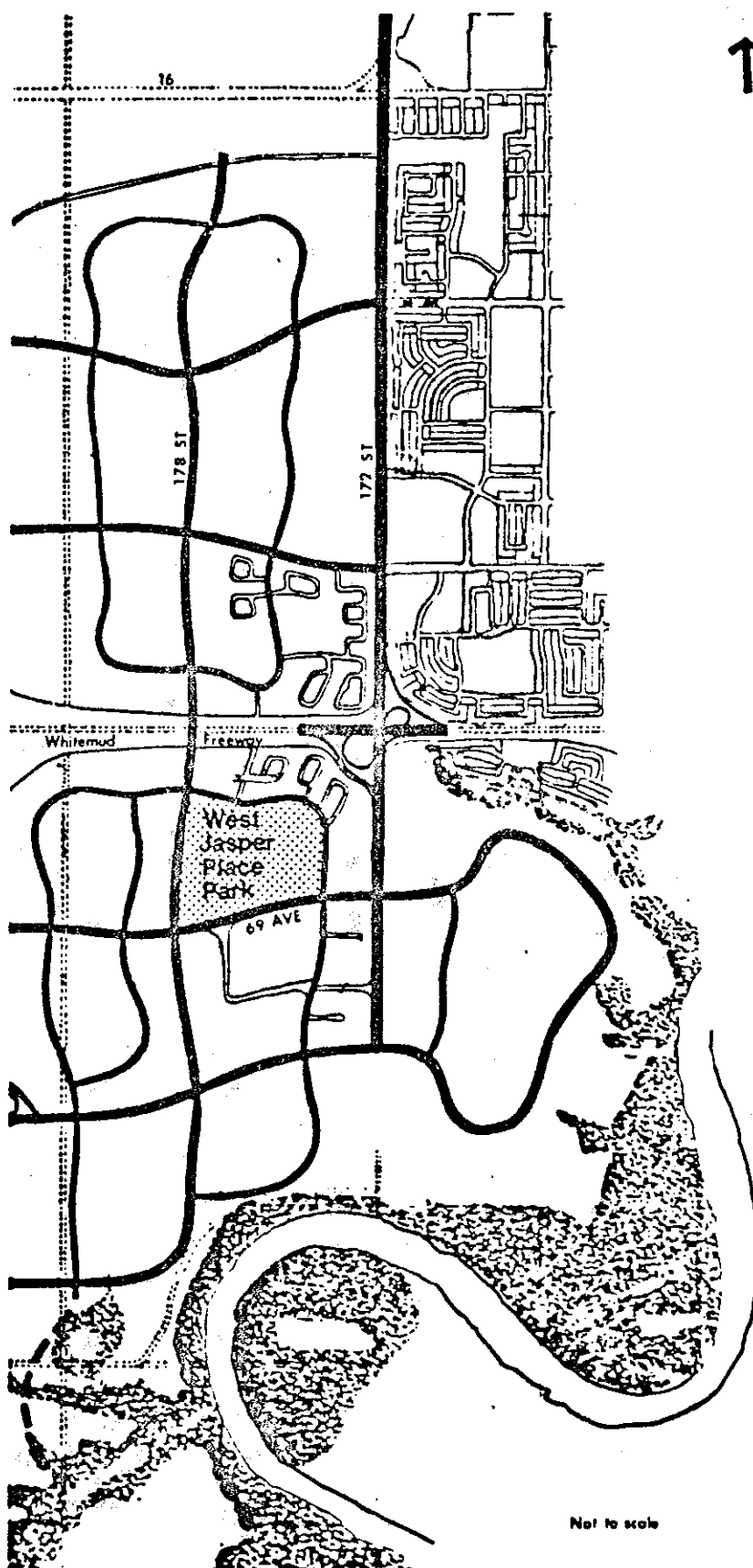
Also illustrated on Map 5.1 is the location for the proposed West Jasper Place District Park (campus site). Map 5.2 presents this information and also highlights major roadways surrounding the location.

Plans for the development of the District Park (campus site) to be located in Callingwood North first began in 1968 with meetings between the Planning Department and the School Boards. The site was to include educational and recreational facilities which would accommodate the 69,000 inhabitants projected for the West Jasper Place at that time.

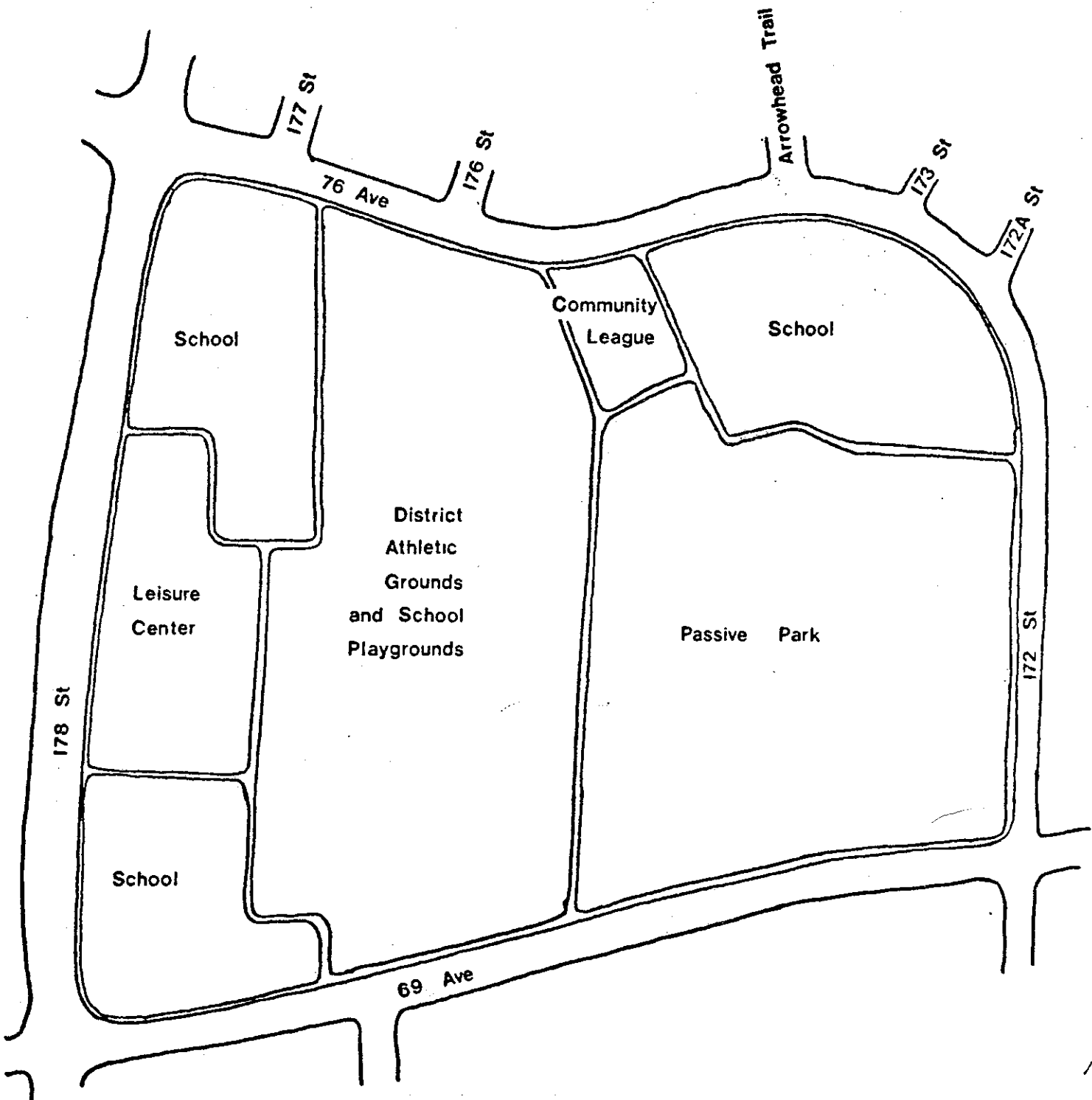
The 1978-83 Parks and Recreation Master Plan refers to the development of the district park for West Jasper Place, although the project has not yet been approved by City Council. At a projected cost of \$16 million (1983), the 96 acre, district park is designed to serve between 60-90,000 residents and would resemble the present, Millwoods Leisure Centre.

With better, more extensive recreational services, the West Jasper Place District Park is aimed at providing services to the entire family. The West Jasper Place District Park will be fashioned after other leisure centres which are "based on community/school use concept. The centre is intended to be a focus point within the community to provide for a wide variety of leisure activities by integrating the facilities of the arena, pool and ultimately the schools proposed for the site" (Millwoods Leisure Centre brochure). Map 5.3 presents the conceptual plan for this proposed park and facility.

# Location of District Park within West Jasper Place



Map 5.3



Not To Scale

The West Jasper Place Functional Plan (Edmonton Parks and Recreation, Draft, 1980) lists the following priorities for facility development with respect to the West Jasper Place District Park:

- A. Neighborhood Park
  - playground
  - community league facilities
- B. Family Leisure Centre
  - leisure pool
  - arena and field house
  - gymnasium
  - community centre
  - additional recreational facilities
- C. Passive Park
  - picnic area
  - trails
  - benches
  - water feature
  - playground
  - landscaped area
- D. Sports Fields
- E. Tennis Courts
- F. Caretaker Suite

The Functional Plan for the West Jasper Place District Park elaborates upon the plans for the recreational facility. It is conceived of as a park which will integrate recreational and educational facilities to provide a community centre or focal point. (Refer to Functional Plan for more information with respect to this Park).

Currently the proposed site is graded and seeded to provide the residents with an expansive open space. Callingwood North Elementary School is located in the North-east corner of the site which is also zoned for a Junior and Senior High school. No plans currently exist for the construction of either of these two educational facilities.

### YMCA

The proposed site for YMCA's facility in West Jasper Place is at 175 Street and 90 Avenue (north). The 3½ acre site, leased from the City of Edmonton, will be a "Human Resources Centre" designed to provide a facility which will integrate human services. Currently, the concept and content of this facility is being planned, and possibly this complex may provide space for a library, health clinic, church, and a variety of other human service organizations. Both Parks and Recreation and the YMCA are in the midst of planning facilities which will attempt to integrate recreational and human services. A co-ordinated effort between these two developments would appear to be a necessary part of future planning for these organizations to ensure such integration.

### Programming

Recreational services are provided to the residents of West Jasper Place through various organizations including, the City of Edmonton - Parks and Recreation, Community Leagues, YMCA, YWCA, and numerous commercial agencies.

Parks and Recreation programming is centered almost exclusively around programs for children and teens. Generally, programs are run through existing school and community league facilities. During the summer months, a variety of programs are offered for children in the area including; staffed playground programs for children 6-12 years of age, Day Camp - Bona Vista Ravine, Environmental Day Camp, and a Sports Camp at Coronation Park.

Community leagues are largely responsible for offering programs for adults, although both the YMCA and YWCA offer these programs in West Jasper Place as well.

As with other parts of the city, West Jasper Place residents are able to purchase recreational services from commercial organizations. One such facility which is accessible to and utilized by West Jasper Place residents is the Family Fitness Centre north of the Stony Plain Road and West of 170 Street. This facility, although meeting the needs of some residents, is not family or children oriented.

## SOCIAL INDICATORS

In order to gain a fuller understanding of the West Jasper Place Community, it is useful to look at what has been referred to in this report as "social indicators". These have been compiled to provide some information with respect to social issues in this community. It must be understood that a variety of problem areas could be examined, however, this profile has been limited to the use of existing data and information. The sections in this chapter have been included to give the reader a rough overview of the existing needs in this area. The thorough reader will have already passed through portions of this text which address specific problems identified by professionals working with school children and professionals providing public health services. It must be pointed out that this review of "social indicators" is by no means comprehensive.

### Public Assistance

Table 6.1 illustrates the number of Public Assistance cases in the West Jasper Place area. This information is presented in relation to the same data for the City of Edmonton and another new development area, Millwoods.

The percentages included in this table indicate the proportion of individuals receiving assistance for the stated reasons. Examination of this information reveals that the West Jasper Place population on assistance is largely comprised of single parents (72%). The situation is somewhat similar in Millwoods where 68% of Public Assistance cases receive assistance because they are lone parents. In contrast, only 50% of all City Public Assistance cases receive assistance because they are lone parents.

Table 6.1

Public Assistance Caseload by Reason for Assistance for  
West Jasper Place (1) Millwoods (2) and Edmonton. (Source:  
Alberta Social Services and Community Health, Public  
Assistance Caseload for September 1981 by Postal Code Areas)

	Persons Age 60+	Single Parents	Physical Ill Health	Mental Ill Health and Retardation	Employable & Unsuitable for Employment	Total No. of Public Assistance Cases
West Jasper Place	22 ( 4%)	391 (72%)	73 (13%)	10 ( 2%)	52 ( 9%)	548 (100%)
Millwoods	30 ( 8%)	247 (68%)	45 (12%)	9 (3%)	34 ( 9%)	365 (100%)
Edmonton	983 (10%)	4,687 (50%)	1,916 (20%)	568 ( 6%)	1,289 (14%)	9,443 (100%)

(1) West Jasper Place includes Forward Sortation areas T5T and T6M

(2) Millwoods includes Forward Sortation areas T6K and T6L



Table 6.2 provides more elaboration on the type of Public Assistance clients residing in West Jasper Place and Millwoods. This table examines the proportion of Edmonton Public Assistance clients living in these areas according to their reason for assistance.

It should be noted that both areas have proportionately few seniors receiving Public Assistance and few clients receiving assistance as a result of mental ill health or retardation. However, both areas have a higher proportion of single parents on assistance than any other reason. West Jasper Place has 8% of the Edmonton population of single parents on Assistance, while Millwoods has 5% of that population. This should be considered in relation to overall populations of these areas; West Jasper Place having 5.2% of Edmonton's population and Millwoods having 8.4% of Edmonton's population.

Percentages, although useful in comparing areas, do not show the actual number of persons receiving assistance. It is important, therefore, to look at the number of cases receiving assistance for the various reasons listed to appreciate what needs this group may have in terms of services. For example, as of September 1981, 391 single parents on public assistance were living in West Jasper Place. These actual numbers appear high if one considers that most of these families live in concentrated areas of West Jasper Place. Housing costs in parts of West Jasper Place such as Westridge make it unlikely that these families reside in such areas, whereas neighborhoods such as Thorncliffe and Aldergrove have a reported high proportion of single parents on assistance because housing costs are lower in these areas.

Table 6.3 examines the number of Public Assistance cases in the West Jasper Place area in relation to the population of that area. This information is shown, also, in contrast to Edmonton and Millwoods. West Jasper Place holds 5.2% of Edmonton's total population and 5.5% of Edmonton's population of Public Assistance cases. Millwoods, however, contains 8.4% of Edmonton's total population and only 3.7% of the population receiving assistance. This is also represented in Table 6.3 as the percentage of population receiving Public Assistance. In Edmonton 1.8% of the population received Public Assistance, in West Jasper Place 2% of the population receives assistance, and in Millwoods 0.8% of the population receives assistance.

Table 6.2  
 Number and Percentage of Edmonton Cases by Reason of  
 Assistance, Located in West Jasper Place and Millwoods (Source:  
 ASSCH, Public Assistance Caseload for September 1981)

Reason for Assistance	West Jasper Place	Millwoods	Edmonton
60 years +	22 (2%)	30 (3%)	983 (100%)
Single Parent	391 (8%)	247 (5%)	4687 (100%)
Physical Ill Health	73 (4%)	45 (2%)	1916 (100%)
Mental Ill Health or Retardation	10 (2%)	9 (2%)	568 (100%)
Employable or Unsited for Employment	52 (4%)	34 (3%)	1289 (100%)
Total Number of Public Assistance cases	548(5.5%)	365(3.7%)	9443 (100%)

Table 6.3  
 Percentage of Population Receiving Public Assistance and  
 Percentage of Edmonton Public Assistance Cases in West Jasper Place  
 and Millwoods in Relation to Population (Source: ASSCH, Public Assistance  
 Caseload for September 1981)

	West Jasper Place	Millwoods	Edmonton
Population	27,027	43,999	521,205
Percent of Edmonton Population	5.2%	8.4%	100%
Total Number of Public Assistance Cases in Area	548	365	9,443
Percentage of Total Edmonton Public Assistance Cases	5.5%	3.7%	100%
Percentage of Population Receiving Public Assistance (1)	2.0%	0.8%	1.8%

(1) This percentage is derived by dividing the total number of Public Assistance cases in an area by the total population of that area.

## Child Welfare

Table 6.4

Child Welfare Caseload Count for West Jasper Place,  
Centennial District Office (AASCH) and Edmonton <sup>(1)</sup>  
for October, 1981 (Source <sup>(2)</sup>)

Child Welfare Case Type	West Jasper Place	Centennial Mall District Office	Edmonton
Open Protection	83	200	1,098
Temporary Ward	65	151	1,271
Custody by Agreement	5	13	63
<b>TOTAL</b>	<b>153</b>	<b>364</b>	<b>2,432</b>

↓  
42% of Centennial Mall Child Welfare Cases  
6.3% of City of Edmonton Child Welfare Cases

Table 6.4 shows that the total number of child welfare cases in West Jasper Place is 153. This represents 42% of the total number of cases at Centennial Mall District Office and 6.3% of the city's Child Welfare Cases.

Through conversations with Child Welfare Unit Supervisors working in the area, it does not appear as though the child welfare cases in this area are different from other parts of Edmonton. One comment made by these professionals was that there is a lack of services for parents in this area (Counselling, for example) which is accentuated as a result of poor transportation. Reference was also made to involvement with newcomers to the city, and it was the observation of these professionals that approximately one quarter of their cases are with new families in Edmonton.

- (1) Edmonton includes the following district offices: N. Edmonton, Hyes Centre, Centennial Mall, Westmount, Southwest Edmonton, Capilano Centre and the Crisis Unit. (Refer to Appendix 3 for a map outlining district office boundaries for Edmonton)
- (2) Information on Centennial District office and West Jasper Place was obtained from Child Welfare supervisors at Centennial District office. City totals were obtained from ASSCH - Central Office.

### Teenage Loitering

In April 1979, a report into teenage loitering was prepared by the Jasper Place Centre of Edmonton Social Services <sup>(1)</sup>. Although the report examined the problem with respect to the larger Jasper Place community, reference was made to teens in West Jasper Place.

The transport of teens to Junior and High Schools outside of an area was said to attribute to teenage loitering. Since these students live a distance from the schools which they are attending they cannot readily leave school grounds to return home. Instead they must remain near the school following school hours until they are bused to West Jasper Place. The report states, "the effect of bringing youngsters in from these outlying areas is that it congregates thousands of teens into a small area, to have their presense felt by the community immediately surrounding the schools. It is felt by teachers that removing teens from their home community into a large institution may cause a sense of alienation in certain students, encouraging vandalism and a lack of school pride" (pp4)

As stated in the report, a variety of other factors contribute to this problem. It is, however, important to consider this problem with respect to West Jasper Place, since no plans for the construction of Junior or High School exist at present. Furthermore, with the opening of the West Edmonton Mall it is likely that a certain percentage of the area's teens will gravitate to this shopping centre.

### Life Skills

Recognizing a need to deal with the growing number of school drop-outs and teens with life-adjustment problems, the West Edmonton Community Services Association (W.E.C.S.A.), an organization representing several human service agencies in the Jasper Place area, has organized the Practical Adolescent Life Skills (PALS) program. This life skills program will open its doors in the coming year and will focus on developing emotional, social, recreational and employment skills of adolescents between the ages of 12-15. Teens attending this program will also become involved with community organizations like community leagues, churches, day care centres and senior citizen clubs to aid in upgrading and renovating community facilities. There has been strong community support for this project.

- (1) An inquiry into Teenage Loitering at Selected Shopping Centres in the West Edmonton Area, Jasper Place Centre, Liknes, S. Edmonton Social Services, April 1979.

## Crime

Table 6.5 presents crime statistics on the West Jasper Place area for the years 1976 - 1980. When examined with population growth for the area (Table 2.1), it would seem that crime has generally increased, as has the total population. According to Table 6.5 there has been a decline in crime during 1980. This, however, has not continued. The January to October 1981 monthly statistical reports show a return to the increase seen previously. Through discussion with the Police Superintendent of the Jasper Place office, it was learned that year to year fluctuations in crime statistics are not uncommon and they may result from a variety of factors which are difficult to trace.

The crime statistics represent incidents which required police involvement and, consequently, a report. As noted, data has been presented on events which reflect the social character of an area: these include, Suicides, Attempted suicides, Family Disputes, and Juvenile Trouble. When these are reviewed, a steady increase is shown for this area. Family disputes increased considerably from 1976 to 1979 showing a 38% rise. Juvenile trouble also increased at a similar rate of 40%. All other crimes, except break and enters to apartments and suites (38% increase), increased to a lesser degree in this area.

Looking at the portion of Edmonton's crimes which occur in West Jasper Place (Table 6.5), it appears as though percentages are consistently lower than 5.2%, the proportion of Edmonton's population living in this area. Understandably, these figures are low, since the area is primarily residential.

A problem associated with juveniles in Jasper Place is shop-lifting, according to discussion with the superintendent. It is difficult to determine what proportion of these incidents involve juveniles from West Jasper Place. It is probable with the opening of the West Edmonton Mall, however, that this activity will increase.

When crime statistics were examined by neighborhood, it was found that the following neighborhoods; Belmead, Thorncliffe, Aldergrove and Callingwood contributed most to the crime total. It should be noted, and Table 2.3 presents this information, that these areas have a relatively larger population than other neighborhoods. As well, these neighborhoods can be considered older neighborhoods in West Jasper Place.

Table 6.5

Crime Statistics (Years Ending 1977-1980) for  
West Jasper Place - Totals and Percent of City  
Total

Type of Crime	Number of Crimes (% of City Total)				
	1976	1977	1978	1979	1980
Robbery with Violence	1 (0.2)	2 (0.3)	5 (0.9)	7 (1.4)	5 (0.9)
Break and Enter:					
Housebreaking	65 (2.8)	100 (3.6)	111 (3.8)	124 (4.4)	105 (3.0)
Apts. & suites	13 (1.0)	40 (2.2)	54 (3.4)	51 (3.0)	38 (1.9)
Private Garages	12 (1.1)	10 (0.9)	15 (1.4)	28 (2.5)	17 (1.5)
Shops	24 (0.9)	39 (1.6)	59 (2.8)	46 (1.8)	47 (1.6)
Theft over \$200	60 (3.2)	43 (2.3)	74 (3.6)	69 (2.9)	58 (2.0)
Theft from Auto over \$200	34 (1.7)	54 (2.7)	50 (2.0)	103 (3.1)	94 (2.3)
Common Assault	33 (1.0)	56 (2.0)	65 (2.4)	84 (3.0)	72 (2.5)
Suicides	1 (1.1)	2 (2.5)	2 (3.0)	2 (2.3)	4 (5.3)
Attempt Suicide	3 (2.8)	4 (3.4)	2 (2.3)	3 (2.5)	2 (1.5)
Family Disputes	50 (1.2)	81 (2.2)	94 (2.6)	190 (4.2)	128 (3.5)
Juvenile Trouble	20 (0.8)	32 (1.3)	31 (1.8)	81 (4.5)	56 (4.5)

Source: Edmonton City Police, Tactical Analysis,  
Yearly Reports 1977-1980.

### Health

Refer to the chapter Health which discusses the needs of residents from the perspective of public health professionals.

### School Children

Refer to the chapter, Schools: Bureau Services: Edmonton Public School Board for a discussion with respect to needs identified by Bureau Services staff serving West Jasper Place.

## HOUSING

### Residential Development

Table 7.1 presents the status of residential land in West Jasper Place. The number of registered housing units, extent of servicing in the area, and the number of building permits issued to date are presented for both single and multiple family dwellings. (See Appendix 4 for a precise definition of these terms.) This information has been shown for the years ending 1978 and 1980.

According to this information, the following neighborhoods are virtually developed: Belmead, Aldergrove, Thorncliffe, Lymburn, Ormsby Place, Gariepy, and Westridge. The remaining West Jasper Place neighborhoods have a significant portion of their land yet to be developed. Map 7.1 illustrates the status of residential development in West Jasper Place.

The proportion of single family dwellings to multiple family dwellings tends to vary in West Jasper Place. The information presented on Table suggests that certain neighborhoods are, or will be when fully developed, predominately housed with multifamily dwellings. These neighborhoods include: Thorncliffe, Ormsby Place, Callingwood North and South, and Oleskiw. Callingwood which already has the highest current ratio of multiple family dwellings, is not zoned for any further developments of single family dwellings, whereas approximately another 5,000 multiple dwelling units could potentially be developed in this neighborhood. Consequently, 98% of all housing in Callingwood will be multiple family dwellings.

The remaining neighborhoods appear to be somewhat more balanced with respect to single and multiple family housing proportions. Some neighborhoods have a limited number of multiple family units in comparison to single family dwellings in West Jasper Place. These neighborhoods include Westridge and Gariepy.

Table 7.2 taken from a report published bi-yearly by the City of Edmonton Planning Department,<sup>(1)</sup> shows the number of registered, services and vacant potential dwelling units along with the number of building permits issued to date in Edmonton's various developing areas. Review of this table reveals that

(1) Status of Residential Land in the City of Edmonton,  
City of Edmonton Planning Department.



Table 7.1

Residential Development in West Jasper Place  
(1978) 1980 as of December 31. (Source: City  
of Edmonton Planning Dept., Status of Residential  
Land in the City of Edmonton as of December 31,  
1978, and 1980.)



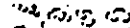
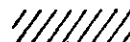
Neighborhood	SINGLE FAMILY DWELLINGS (1)			MULTIPLE FAMILY DWELLINGS		
	Regis. Lots	Serviced Lots	Permits Issued to Date	Regist. P.D.U. (2)	Serviced P.D.U.	Permits to Date
La Perle	( ---) 966	( ---) 606	( ---) 100	(760) 972	(658) 972	(450) 736
Summer Lea	( 52) 333	( 0) 280	( 0) 166	( --) 502	( --) 502	( --) 186
Belmead	(520) 542	(520) 542	(512) 533	(807) 785	(807) 785	(805) 785
Aldergrove	(586) 612	(586) 612	(513) 535	(844) 953	(844) 953	(751) 751
Thorncliffe	(401) 431	(401) 431	(383) 413	(954) 924	(954) 924	(954) 924
Lymburn	(540) 538	(450) 538	(297) 456	(603) 515	(603) 515	(502) 426
Ormsby Place	(396) 474	(396) 465	(369) 406	(831) 920	(831) 920	(798) 864
Callingwood (N. & S.)	(106) 128	(106) 128	(106) 128	(2,580) 6,867	(2,580) 3,115	(1,891) 1,891
Gariepy	(438) 512	(241) 512	(152) 403	(282) 271	(180) 271	(104) 211
Dechene	( --) 210	( --) 129	( --) --	( --) --	( --) --	( --) --
Jamieson Pl	( --) 235	( --) 49	( --) --	( --) --	( --) --	( --) --
Westridge	(428) 428	(428) 428	(380) 391	( 63) 63	( 63) 63	( 33) 33
Oleskiw	(204) 344	(204) 344	( 49) 156	(882) 742	(882) 742	( --) --
West Jasper Pl.	(3,581) 5,735	(3,332) 5,064	(2,761) 3,687	(8,606) 13,514	(8,402) 9,762	(6,288) 6,808

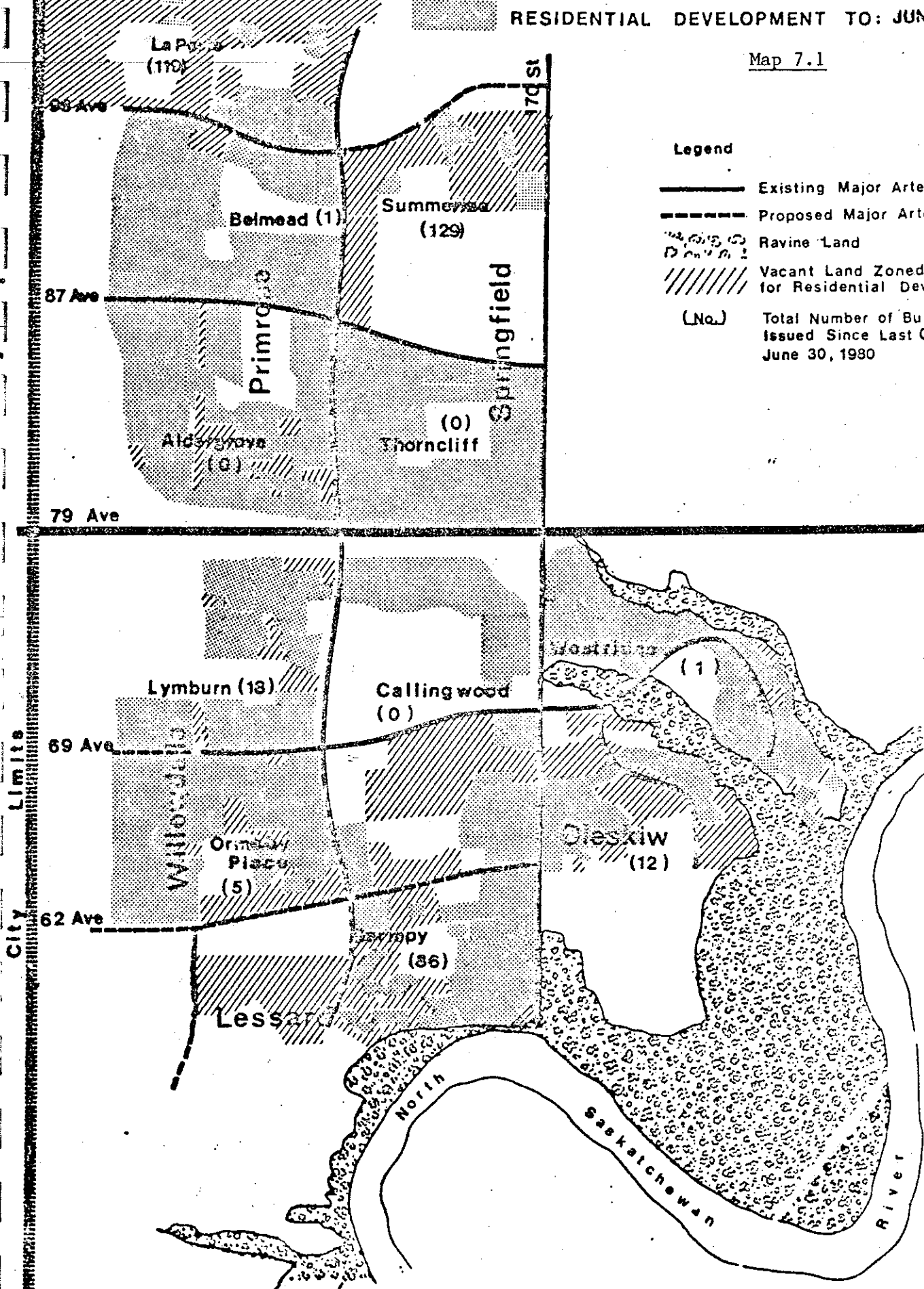
(1) Single family dwellings include duplexes.  
See Appendix 4 for elaboration.

(2) Potential Dwelling Unit (P.D.U.)

Map 7.1

Legend

-  Existing Major Arterials
-  Proposed Major Arterials
-  Ravine Land
-  Vacant Land Zoned for Residential Development
- (No.) Total Number of Building Permits Issued Since Last Count - June 30, 1980



WEST JASPER PLACE

Table 7.2

THE STATUS OF RESIDENTIAL LAND IN THE  
PLAN AREAS AS OF DECEMBER 31, 1980

PLAN AREA	REGISTERED P.D.U.*	SERVED P.D.U.*	VACANT UNSERVED P.D.U.*	VACANT SERVED P.D.U.*	BUILDING PERMITS ISSUED TO DATE
West Jasper Place	19267 5753/13514 30% 70%	14826 5064/9762 34% 66%	4441 689/3752 16% 84%	4331 1377/2954 32% 68%	10495 3687/6808 35% 65%
Castle Downs	10358 6061/4297 59% 41%	10206 5984/4222 59% 41%	152 77/75 51% 49%	2780 1106/1674 40% 60%	7426 4878/2548 66% 34%
Mill Woods	25886 13116/12770 51% 49%	24345 12716/11629 52% 48%	1541 400/1141 26% 74%	9956 3555/6401 36% 64%	14389 9161/5228 64% 36%
Riverbend	3380 1714/1666 51% 49%	2884 1319/1565 46% 54%	496 395/101 80% 20%	467 251/216 54% 46%	2417 1068/1349 44% 56%
Clareview/Hermitage/ Casselman-Steele Heights	12749 4228/8521 33% 67%	12749 4228/8521 33% 67%	-/-	5107 877/4230 17% 83%	7642 3351/4291 44% 56%
Kaskitayo	10864 3356/7508 31% 69%	10172 3308/6864 33% 67%	692 48/644 7% 93%	3874 1109/2765 29% 71%	6298 2199/4099 35% 65%
Lake District	428 385/43 90% 10%	-/-	428 385/43 90% 10%	-/-	-/-
Miscellaneous Subdivisions	9309 4000/5309 43% 57%	9309 4000/5309 43% 57%	-/-	97 64/33 66% 34%	9212 3936/5276 43% 57%
City Total	92241 38613/53628 42% 58%	84491 36619/47872 43% 57%	7750 1994/5756 26% 74%	26612 8339/18273 31% 69%	57879 28280/29599 49% 51%

\* Potential Dwelling Units

Legend: Total P.D.U.  
Single / Multiple  
Family Family  
(P.D.U.) (P.D.U.)  
Single Family Multiple Family  
P.D.U. as % Total P.D.U. as % of Total

Prepared by: City of Edmonton  
Planning Department

in comparison to other developing areas, West Jasper Place has a higher proportion of registered potential multi-family dwelling units in relation to the number of registered potential single family dwelling units. This chart shows that as of December 31, 1980, 30% of registered potential dwelling units in West Jasper Place were single family dwelling units and 70% were multiple family dwelling units. In contrast, 51% of registered potential dwelling units in Millwoods are single family dwellings and 49% are multiple family dwelling units.

Another developing area in the City of Edmonton which has a comparatively high proportion of registered, potential multi-family dwelling units is Clareview/Hermitage/Casselman-Steele Heights. In this area 33% of registered potential dwelling units are single family dwelling units and 67% are multiple family dwelling units. This is similaar to the situation in West Jasper Place.

Looking at building permits issued to date for these two areas also shows an interesting difference. In West Jasper Place 35% of the building permits for single family dwelling units had been issued as of December 31, 1980, whereas 64% had been issued in Millwoods. However, for multiple-family dwelling unit permits the situation is reversed for these two areas. In West Jasper Place, 65% of building permits for miltple-family dwelling units had been issued as of December 31, 1980 whereas in Millwoods only 36% of permits had been issued.

### Present Residences: Owned and Rented

Table 7.3 presents the status of residences in the area by neighborhoods and for West Jasper Place in comparison to the City. In total there presently are 10,131 residences in West Jasper Place. Neighborhoods which have a large number of residences currently are; Belmead (1,304), Aldergrove (1,411), Thorncliffe (1,342), Ormsby Place (1,205), Callingwood North (1,278), and Callingwood/Gariepy (1,485). According to this information, the N.E. area, Lymburn, S.W. area and Oleskiw have a relatively small number of residences which are inhabited.

Slightly fewer homes are rented in West Jasper Place (44%) than in Edmonton (49%), although the proportion of home owners is essentially the same, 46% to 45%, respectively. Variation exists within West Jasper Place neighborhoods with respect to the proportion of homeowners to renters. The following neighborhoods have a significantly higher proportion of homeowners than renters; Lymburn (65% vs. 31%), S.W.: Jamieson Place, Dechene, Donsdale and Wedgewood Estates (74% vs. 11%), Westridge (94% vs. 1%) and Oleskiw (83% vs. 5%). Callingwood South/Gariepy has a reversed situation (30% vs. 62%), with a significantly greater percentage of renters.

The remaining West Jasper Place neighborhoods have a relatively even proportion of owned to rented residences.

The vacancy rate in the area (6%) is similar to Edmonton's (5%). However, two neighborhoods, N.E.: La Perle, Terra Losa and Summer Lea (18%), and S.W.: Jamieson Place, Dechene, Donsdale and Wedgewood Estates (14%) have significantly higher vacancy rates. Aldergrove (2%), Thorncliffe (3%) and Lymburn (3%) have lower vacancy rates in comparison to other West Jasper Place Neighborhoods. It should be noted that the neighborhoods with low vacancy rates are older, more established communities whereas the neighborhoods with higher rates are presently under development. This is apparent particularly for the N.E. area where 42% of the residences are currently under construction.

Table 7.3

Status of Residence for Edmonton, West  
Jasper Place, and Eleven West Jasper Place Neighbourhoods  
(Source: 1981 City of Edmonton Census)

	Owned	Rented	Vacant	Under Const.	Total Residences
Edmonton	94,647 (45%)	103,198 (49%)	10,231 ( 5%)	2,817 ( 1%)	210,919 (100%)
West JP	4,666 (46%)	4,463 (44%)	596 ( 6%)	400 ( 4%)	10,131 (100%)
NEIGHBORHOODS					
NE: La Perle Terra Losa Summer Lea	165 (20%)	166 (20%)	151 (18%)	356 (42%)	838 (100%)
Belmead	655 (50%)	575 (44%)	74 ( 6%)	0 ( 0%)	1,304 (100%)
Aldergrove	722 (51%)	656 (47%)	32 ( 2%)	1 ( 0%)	1,411 (100%)
Thorncliffe	548 (41%)	758 (56%)	36 ( 3%)	0 ( 0%)	1,342 (100%)
Lymburn	374 (61%)	187 (31%)	20 ( 3%)	31 ( 5%)	612 (100%)
Ormsby Place	539 (45%)	605 (50%)	54 ( 4%)	7 ( 1%)	1,205 (100%)
Callingwood N	625 (49%)	587 (46%)	60 ( 5%)	0 ( 0%)	1,278 (100%)
Callingwood S Garipey	452 (30%)	908 (62%)	125 ( 8%)	0 ( 0%)	1,485 (100%)
SW: Jamieson Pl. Dechene Donsdale Wedgewood Estates	42 (74%)	6 (11%)	8 (14%)	1 ( 1%)	57 (100%)
Westridge	402 (94%)	6 ( 1%)	16 ( 4%)	4 ( 1%)	428 (100%)
Oleskiw	142 (83%)	9 ( 5%)	14 ( 8%)	6 ( 4%)	171 (100%)

### Cost of Owned Homes

According to real estate agents and the Multiple Listings Catalogue of homes for sale, there is housing for all income groups within West Jasper Place. Housing prices range from a low of \$45,000 up to three-quarters of a million dollars.

Certainly the extremes are rare. Single family dwellings most frequently cost between \$110,000 and \$145,000; except in Lessard where the 'reasonably' priced houses cost between \$165,000 and \$180,000. Not surprisingly, the houses bordering the river valley are even more expensive.

Primrose (La Perle, Belmead, and Aldergrove) and Springfield (Summer Lea and Thorncliffe) have some of the least expensive single family dwellings. A few of the recently constructed small bungalows have been selling for as low as \$70,000.

Low cost housing is primarily found in the form of condominium town houses or duplexes, which usually cost between \$55,000 and \$85,000. These condominiums are located within all neighborhoods except Lessard.

Unlike most other areas in Edmonton, the outlying areas, i.e. West Jasper Place, Millwoods, Clairview and Castle Downs, have low-cost housing. Consequently low and middle income families are moving into these areas. Furthermore, there is an added incentive for low income families to buy a home in these locations, because these areas have low cost housing which qualifies for mortgage subsidies.

### Cost of Rental Accommodations

Canada Mortgage and Housing Corporation periodically surveys a sample of rental accommodation in Edmonton to determine the approximate cost of rented units. Findings from their most recent survey of dwellings contracted after 1975 are presented in Table 7.4. It shows the estimated range and average cost of rental accommodations in Edmonton and in the area west of 170 Street. The latter area primarily constitutes rental accommodations in West Jasper Place because the area north of Highway 16 only has five apartments.

Table 7.4

Range and Average Cost of a Sample of Rental Accommodations  
Constructed After 1975 in Edmonton and the Area West of 170  
Street, October 31, 1981 (Source: C.M.H.C.) <sup>(1)</sup>

	<u>Bachelor</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>
Area West of 170 Street:				
Range	\$300-371	\$330-450	\$385-525	\$450-630
Average	\$350	\$410	\$470	\$530
Edmonton:				
Range	\$220-395	\$265-510	\$330-615	\$370-750
Average	\$335	\$390	\$460	\$500

While recognizing the sample surveyed may not be large enough to draw any firm conclusions, CMHC's survey does suggest that the average rent of accommodations in West Jasper Place is slightly higher than the average rent of new rental accommodations in the city as a whole. The average rent for West Jasper Place is also likely to be higher than the rent of apartments constructed before 1976 in other parts of the city. At the same time, it appears that West Jasper Place does not have the most expensive rental accommodations in Edmonton, or the cheapest.

- (1) CMHC has noted that the sample size is not large enough to say the rents are representative of apartments in West Jasper Place.



## Social Housing

A number of government housing programs have been designed to provide affordable housing for those segments of the population on low or fixed incomes. According to the 1980 Annual Housing Report of the City of Edmonton, Real Estate and Housing, these programs are: a) Senior Citizen Lodge, b) Senior Citizen Self-Contained Housing, c) Low Income Housing (Non-profit and Co-operative), d) Core Housing Incentive Program, e) Limited Dividend, f) Alberta Family Home Purchase Program, and g) Community Housing.

Senior Citizen Lodges, Senior Citizen Self-Contained Housing and Low Income Housing (non-profit and co-operative)

No Senior citizen housing projects are located in West Jasper Place. This is understandable, given the few senior citizens living in the area.

Less understandable is the total absence of non-profit and co-operative housing projects. These programs provide non-profit housing and co-operative housing at moderate costs.

### Core Housing Incentive Program (C.H.I.P.)

The purpose of this program was to stimulate the private sector to supply modest rental housing affordable to individuals and families with low and moderate incomes. Fifty percent of the units in all CHIP projects have controlled rents. Only those applicants whose income is less than four times the controlled rent qualify for a controlled rent unit.

There are two CHIP projects in West Jasper Place, with a total of 1,200 units (600 with controlled rent). Information on these projects is summarized in the table on the next page.

Table 7.5

CHIP Projects In West Jasper Place (Source: Quarterly  
Project Information Summary for the Period Ending  
June 30, 1981: Alberta Home Mortgage Corp.)

<u>Developer</u>	<u>Project Address</u>	<u>Project Type/Units</u>
Westbrook Developments	Westfield Village Townhouse 18010 - 98 Avenue	46 units (2 storey walk-up)
Triple Five Corporation	172 Street & Callingwood Rd.	1164 units (3 high rise, 7 walk up, 169 town houses

#### Limited Dividend

This program, which was discontinued in 1975, encouraged the contribution of low rental accommodation by providing low interest financing to developers of multiple housing. According to the 1980 Annual Housing Report, limited dividend rental projects provide housing mainly for single parent families. The three projects in West Jasper Place are described below.

Limited Dividend Projects in West Jasper Place  
(Source: Limited Dividend Housing Projects in  
Edmonton, October 1981; CMHC)

<u>Name</u>	<u>Address</u>
Springfield Plaza	82 Avenue & 175 Street
Thorncliff Plaza	79 Avenue & 176 Street
Briarwynd Court	175 Street & 81 Avenue

#### Alberta Family Home Purchase Program

The program, administered by the Alberta Home Mortgage Corporation, is directed at low or middle income families who wish to purchase a new or existing home. In 1980, the maximum eligible new house price was \$70,000, and to qualify the total family income was not to exceed \$31,000. Less than 200 units were purchased under this program in West Jasper Place by April, 1980.

The program guidelines have changed since 1980. Presently the unit purchased must not exceed \$60,000 if it is over one year old, and a new home must not exceed \$74,000. To qualify the client must have at least one child, the total income must be under \$38,000 per year, and the family must have resided in Alberta for at least two years.

### Community Housing

Like other developing areas of Edmonton, West Jasper Place has been the location for several City operated social housing developments. Map 7.2 illustrates projects already existing and under construction in West Jasper Place. Table 7.6 provides the address, acreage and size of these projects as well as proposed social housing sites.

Table 7.6

Community Housing in West Jasper Place

(Source: City of Edmonton, Edmonton Housing Authority, November 1981)

<u>Project</u>	<u>Address</u>	<u>Acres</u>	<u>Number of Units</u>
EXISTING SITES			
Belmead II	89 Avenue - Steinhauer Trail	1.72	29
Belmead III	93 Avenue - 182 Street	3.20	54
Lymburn I	76 Avenue - 180 Street	2.80	54
Ormsby Pl. I	63 Avenue - 178 Street	2.90	50
Ormsby Pl. II	62 Avenue - 180 Street	3.52	61
UNDER CONSTRUCTION			
Ormsby Pl. III	63 Avenue - 184 Street	1.95	33
Primrose I	80 Avenue - 180A Street	3.98	68
PROPOSED SITES			
Belmead I	87 Avenue - 182 Street	1.20	-
Callingwood I	69 Avenue - 170 Street	2.00	-
Primrose II	96 Avenue - 182 Street	3.98	-

Map 7.2

Social Housing in  
West Jasper Place

Legend

- Existing Social Housing Developments
- Social Housing Developments Under Construction

TP. 52 R. 25 W. 4M.

CITY BOUNDARY

TP. 52 R. 25 W. 4M.

TP. 52 R. 25 W. 4M.

TP. 52 R. 25 W. 4M.

Trailer Park

PRIMROSE

SPRINGFIELD

CALLINGWOOD

WILLOWDALE

## TRANSPORTATION

### Transportation System

Map 8.1 illustrates the major roadways in the West Jasper Place community. Primary traffic flow, like in other outlying areas, is directed to the inner city. The congestion which results during peak hours on roadways carrying traffic to and from this area is considerable and a recognized need for improvement is acknowledged by the City Transportation Department.

Ongoing development and upgrading of roadways in this area will occur in the coming years, according to a City transportation planner. Specific plans in 1982 include the widening of 170 Street to a six-line arterial, the extension of 178 Street north to the Stony Plain Road and the extension of 170 Street to the Callingwood Road.

Future plans presently under discussion and to be developed in the following years include the development of a 100 Avenue corridor to carry traffic downtown, two interchanges on the Whitemud Freeway at 170 Street and 178 Street, and the construction of berms to reduce noise from major roadways.

The opening of the West Edmonton Mall has resulted in an increased traffic flow to this location. Consequently, the expansion of 170 Street has been necessitated and discussions with the developer of this shopping centre are planned with the transportation department to review needed improvements. Some residents living nearby this shopping centre have expressed complaints due to increased traffic congestion. This has been a concern for these residents since the area north and west of the mall could potentially be rezoned for commercial development. Presently, concern has been expressed by residents living in west Summer Lea who are unhappy with the proposed development of high density housing in this vicinity. One major concern voiced by these residents is that of traffic congestion and lack of street parking. This will continue to be an issue through 1982 as Summer Lea is in the process of development.

### Outer Ring Road

The arterials and collectors highlighted on Map 8.1 and pointing to the west are designed to eventually link with the planned Outer Ring Road. Originally a Provincial project, (with annexation, the Outer Ring Road will fall within City boundaries) this roadway is intended to circle the entire City of Edmonton, allowing city travellers to divert away from through-city routes and to also provide a by-pass route for travellers passing our city.

Proposed Outer Ring Road

# STONY PLAIN RD.

## ROADWAYS

### Major Roadways in West Jasper Place

Freeway - 79 Avenue

Arterials - 170 Street  
- 178 Street  
- Stony Plain Road  
- 69 Avenue  
- Callingwood Road

Collectors - 95 Avenue  
- 87 Avenue

TP. 52 R. 25 W. 4M.

TP. 52 R. 25 W. 4M.

TP. 52 R. 25 W. 4M.

TP. 52 R. 25 W. 4M.

95ave

87ave

79ave

69ave

178st.

170st.

Callingwood Road

SPRINGFIELD

CALLINGWOOD

WILLOWDALE

WESTLAWN

DUFFERIN PLACE

BALMORAL

MEADOWLARK PARK

JASPER

ELMWOOD

Dam

Golf Course

## Public Transit

Map 8.2 outlines the transit routes for the West Jasper Place area. As indicated, some neighborhoods receive only peak hour service presently. This map represents the most current transit routes which include recent expansions in service which occurred as of November 15, 1981.

Prior to that time, according to a Public Transit planner, service to the area was poor. This problem had resulted from a difficulty in planning as a consequence of fragmented development in West Jasper Place and several discontinuous roadways like 178 Street North. Because of continued development, city plans to improve roadways in this area and an expressed need by residents, several route expansions have occurred.

Before the opening of the West Jasper Place terminal in September, transit usage by residents was low in comparison to other outlying areas. With the opening of this terminal and a resultant increase in express service, ridership has increased considerably. The terminal will not only meet the needs of local residents but will serve the many shoppers from other parts of Edmonton who come to the West Edmonton Mall.

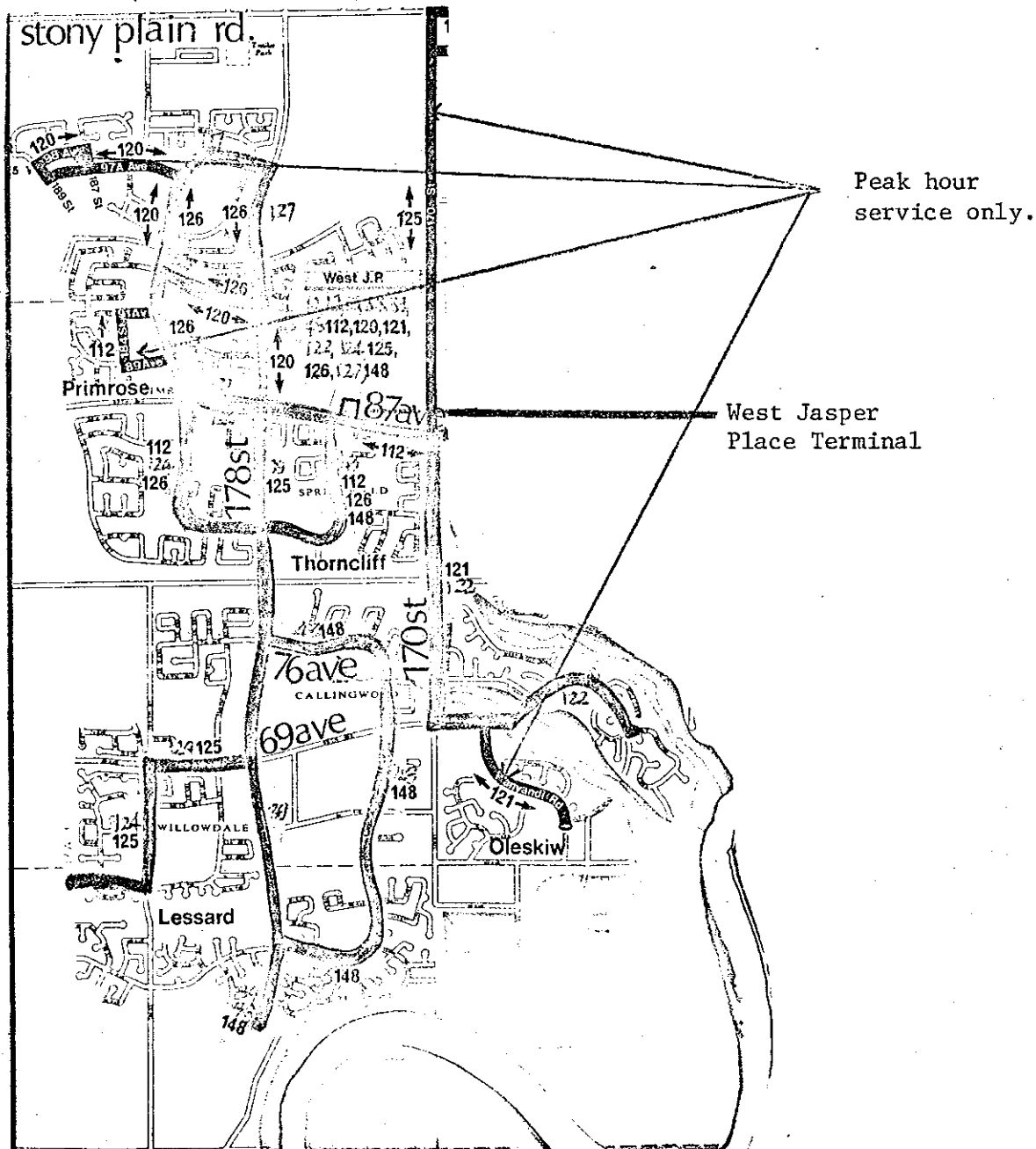
Diagram 8.1 presents the Transit Centre Concept Plan (Edmonton Transit) which is currently the basis for transit planning in Edmonton. This concept is based on a system of transit terminals in the outlying areas, such as Northgate, Millwoods and West Jasper Place. "Main line" runs operate from these terminals to high traction areas such as downtown and the University Campus. In addition, a network of "inter-regional connectors" link these terminals, allowing travellers to reach destinations of distance without commuting downtown in order to transfer. A "feeder service" brings passengers from the area surrounding terminals to these points of departure.

According to the Edmonton Transit system, it takes approximately  $\frac{1}{2}$  hour to travel downtown from the West Jasper Place terminal. For many residents living in the area who must transfer from a "feeder" bus at this point, the trip is considerably longer. During peak hours, several express buses (112,125,15) run from the West Jasper Place terminal. Service during regular hours provides express transport (10, 48) from the Jasper Place terminal, only.

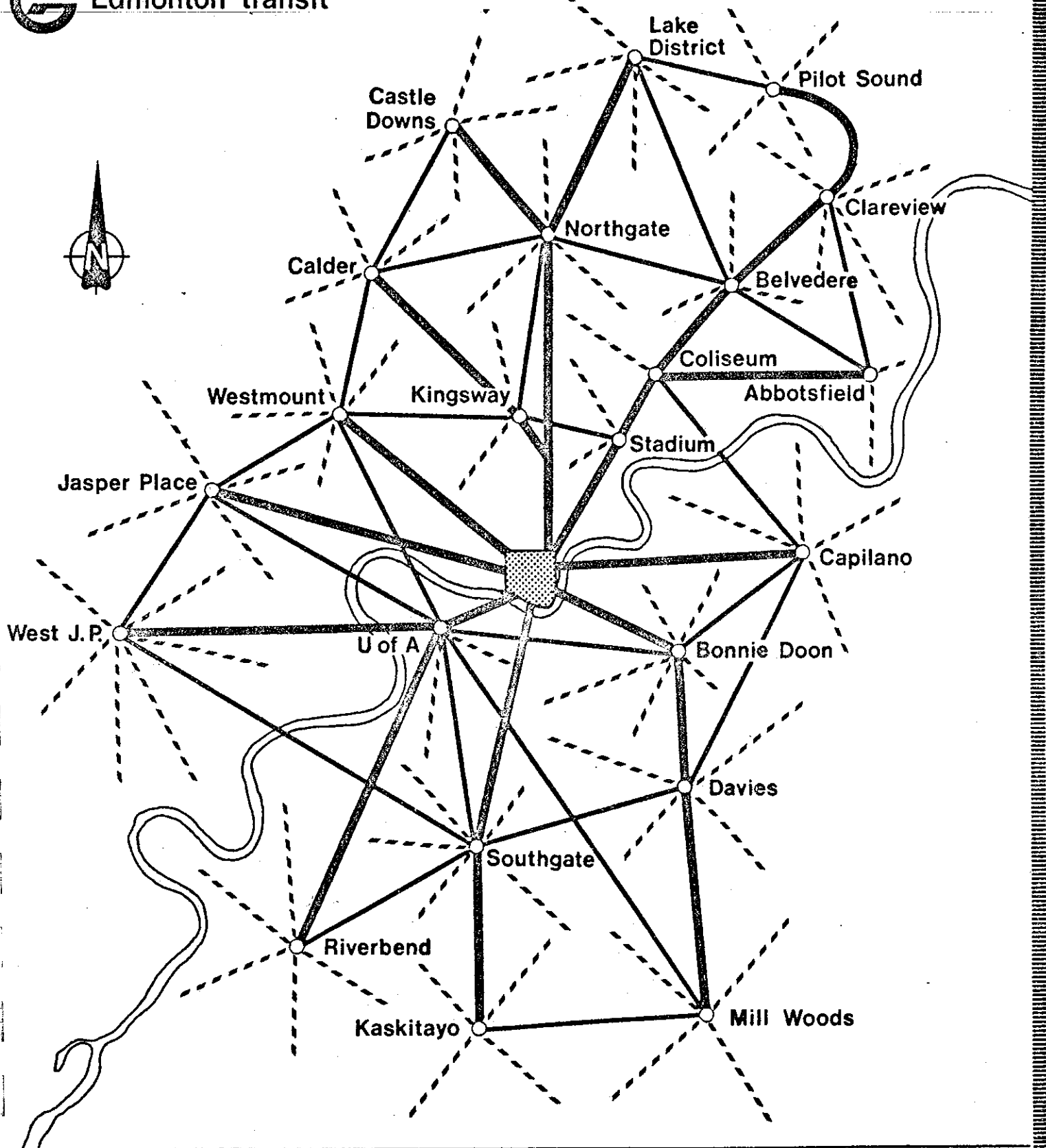
The installation of a bus lane on the Stony Plain Road has resulted in improved service to the general area. Plans for 1982 include the implementation of an express trolley line from the Jasper Place terminal to downtown. A similar service is proposed for the West Jasper Place terminal in 1983.

Map 8.2

Public Transit Bus Routes in West  
Jasper Place (Effective November  
15, 1981) (Source: Fall and Winter  
Guide 81/82, Edmonton Transit)







## Transit Centre Concept Plan

— Mainline Corridors  
— Crosstown Routes

--- Feeder Routes  
○ Transit Centres

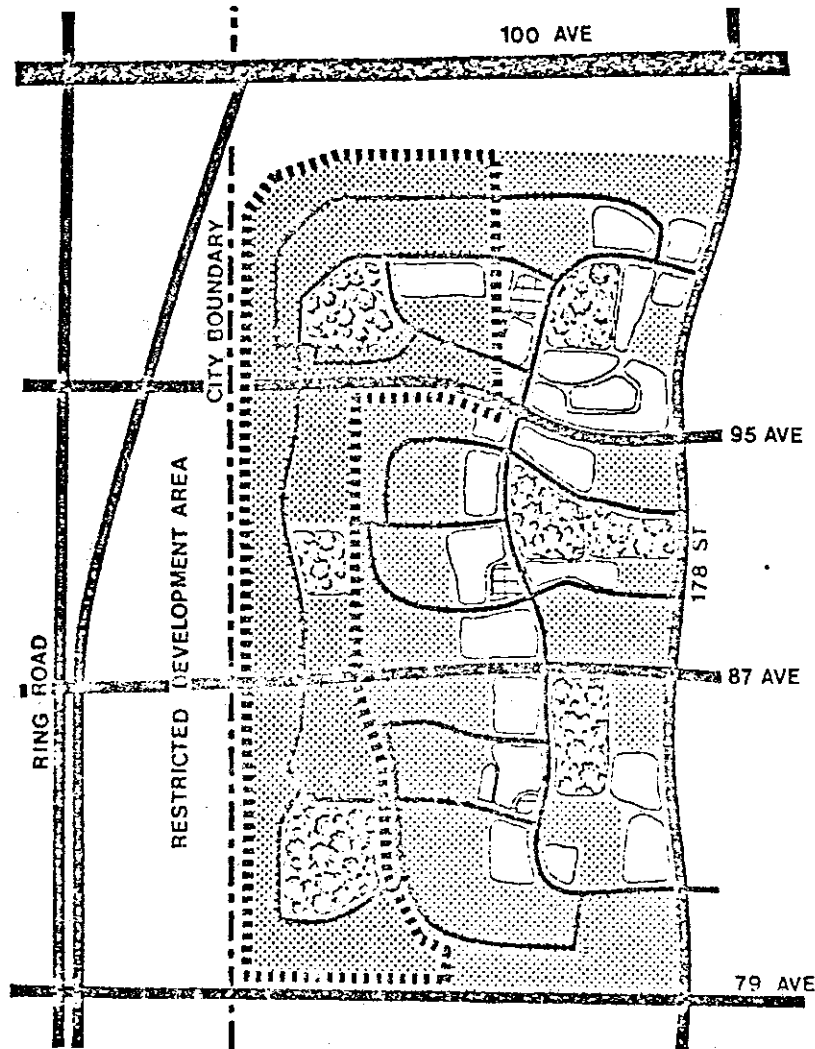
## LAND USE

### Development

The development of West Jasper Place began in 1972 with the first district plan for West Jasper Place. With the expansion of the City west, two amendments followed; the West Jasper Place North Area Structure Plan (1979) and the West Jasper Place South Area Structure Plan (1979). Changes in the Planning Act, (1977) required that all area and neighborhood plans receive municipal council approval in order to become statutory plans. Following this date, all submissions for the development of any large parcel of land (area) or neighborhood require such Council approval. These plans are filed at the City Clerk's office and are accessible to the public (see Appendix 5 for Bylaw numbers for the Area Structure and Neighborhood Structure plans which were passed after 1977. Appendices to these bylaws include the Area Structure or Neighborhood Structure Plans).


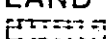
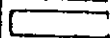
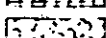

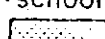
Maps 9.1 and 9.2 from the North and South amendments provide a schematic view of the area. Map 9.3 illustrates the neighborhood boundaries in West Jasper Place.

Schematic View of  
West Jasper Place  
(North) (Source:  
City of Edmonton,  
Bylaw 5708)



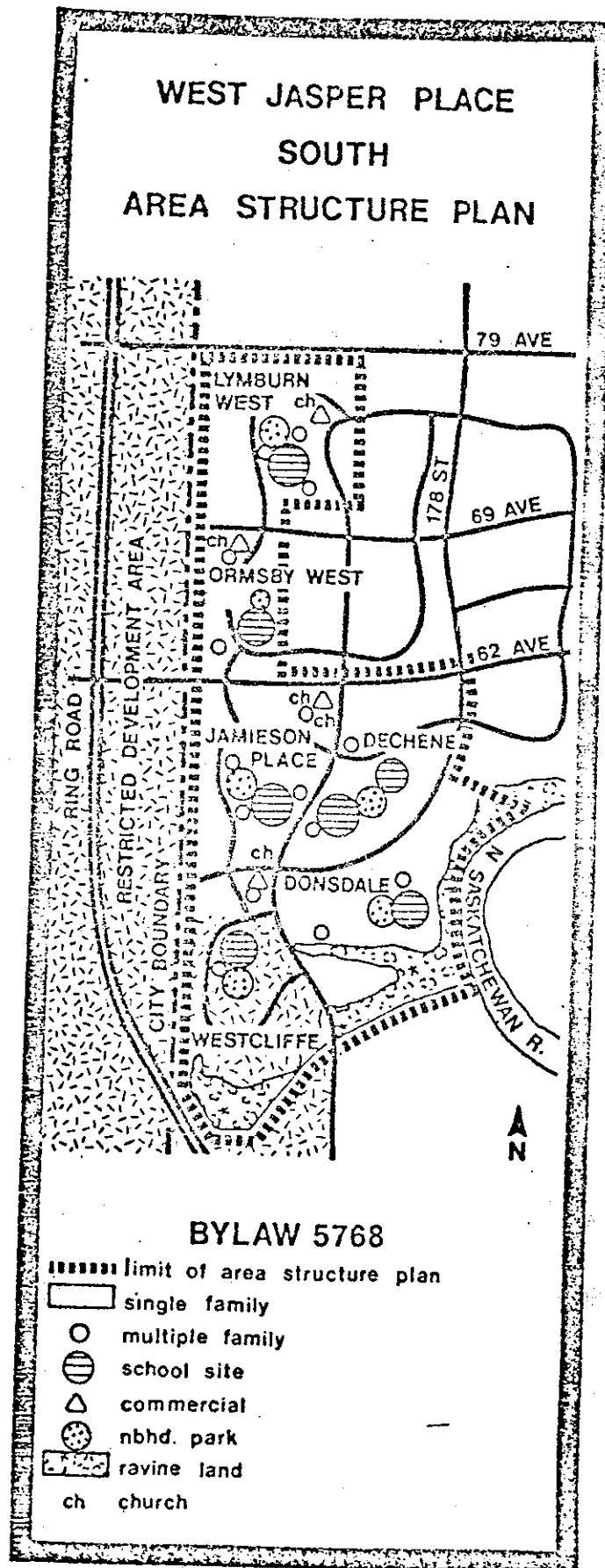
BYLAW 5708

PROPOSED LAND USES

- |  |   |
|--|---|
|  single family proposed                               |  commercial                |
|  multiple family                                      |  park school               |
|  limit of West Jasper Place North Area Structure Plan |  single family developed |

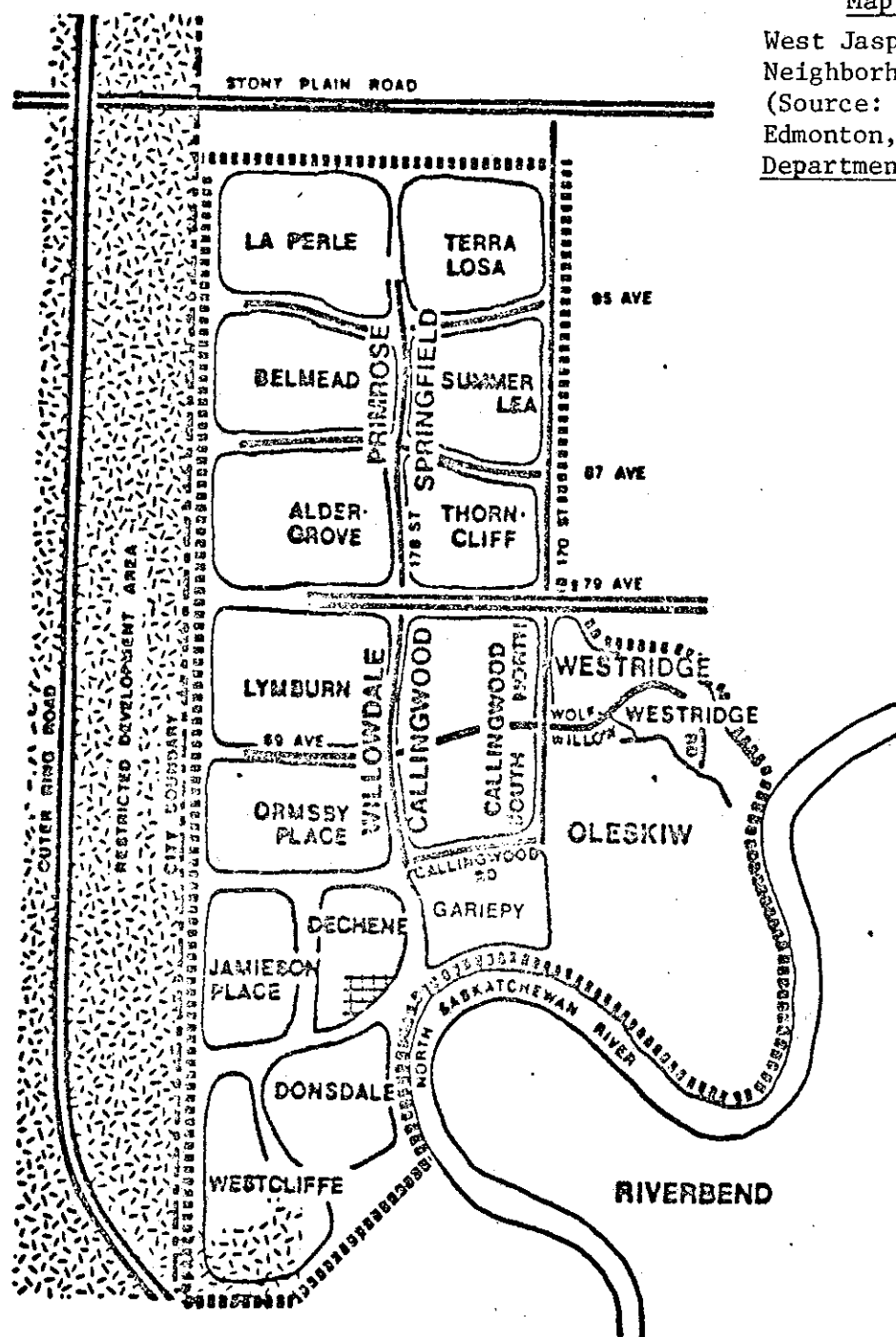
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Schematic View of  
West Jasper Place  
(South) (Source:  
City of Edmonton,  
Bylaw 5768)



Map 9.3

West Jasper Place  
Neighborhoods  
(Source: City of  
Edmonton, Planning  
Department 1981)



## West Jasper Place

limit of area structure plan

area under immediate consideration

LAND USE PLANNING BRANCH  
PLANNING

N

## Zoning

Table 9.1 provides information on planned land use in West Jasper Place.

Table 9.1

Planned Land Use Composition  
in West Jasper Place

(Source: Draft, West Jasper  
Place Functional Plan, 1980)

	<u>% Total Land Area</u>
Single and multiple family dwellings	57.7
Commercial	2.2
Parks, schools, and municipal uses	12.5
Institutional	1.1
Circulation	26.5
Total Land Area	4,700 acres
Developable Land Area	4,500 acres

As noted, this community is primarily zoned residential, with a mix of multiple family and single family dwellings. (Refer to HOUSING for discussion on the current status of residential development.) Higher density zoning is planned near major transportation routes and near amenities. For example, Callingwood is primarily zoned for multiple family units, however, this area also is the location for the extensive District Park facility, which is under development.

The fringe neighborhoods are zoned largely for single family dwellings which tends to result in an overall lower density. Maps 9.4 to 9.21 provide the planned land use zoning for all West Jasper Place Neighborhoods.

Table 9.2 provides the gross acreage for a limited number of West Jasper Place Neighborhoods.

Table 9.2

Acreage for West Jasper Place Neighborhoods  
(Compiled by the City of Edmonton, Planning  
Department, 1981)

<u>Neighborhood</u>	<u>Gross Acres</u>
La Perle	314.5
Terra Rosa	190.0
Summer Lea	260.0
Belmead	313.2
Aldergrove	347.5
Thornccliffe	194.0
Lymburn (West)	165.0
Ormsby Place (West)	85.0
Jamieson Place	190.0
Donsdale North	180.0
Westcliffe	165.0
County Estates	45.0

According to a city planner<sup>(1)</sup> working on this area, the density in West Jasper Place is lower than other developing areas, such as Clairview. However, this area has an unequal distribution of high and low density. Strips of multiple family dwellings run along major collectors resulting in block after block of such housing. Other areas are filled solely with large single family dwellings. This clustering of housing types and uneven dispersion of the population is characteristic of the West Jasper Place area.

(1) A Residential Density Study is presently being completed by the City Planning Department. This study has examined a limited section of West Jasper Place, including Callingwood North and South, Oleskiw and Westridge. This report will be completed early in 1982.

## LEGEND

### Land Use Zoning (Appendix 6 for elaboration)

#### Residential Districts

RF1 - Single Detached Residential  
RF2 - Low Density Infill  
RPL - Planned Lot Residential  
RF3 - Low Density Redevelopment  
RF4 - Semi-Detached Residential  
RF5 - Row Housing  
RF6 - Medium Density Multiple Family  
RA7 - Low Rise Apartment  
RA8 - Medium Rise Apartment  
RA9 - High Rise Apartment  
RMX - Residential Mixed Use  
RR - Rural Residential  
RMH - Mobile Home

#### Commercial Districts

CNC - Neighborhood Convenience Commercial  
CSC - Shopping Centre 1

#### Agricultural & Reserve Districts

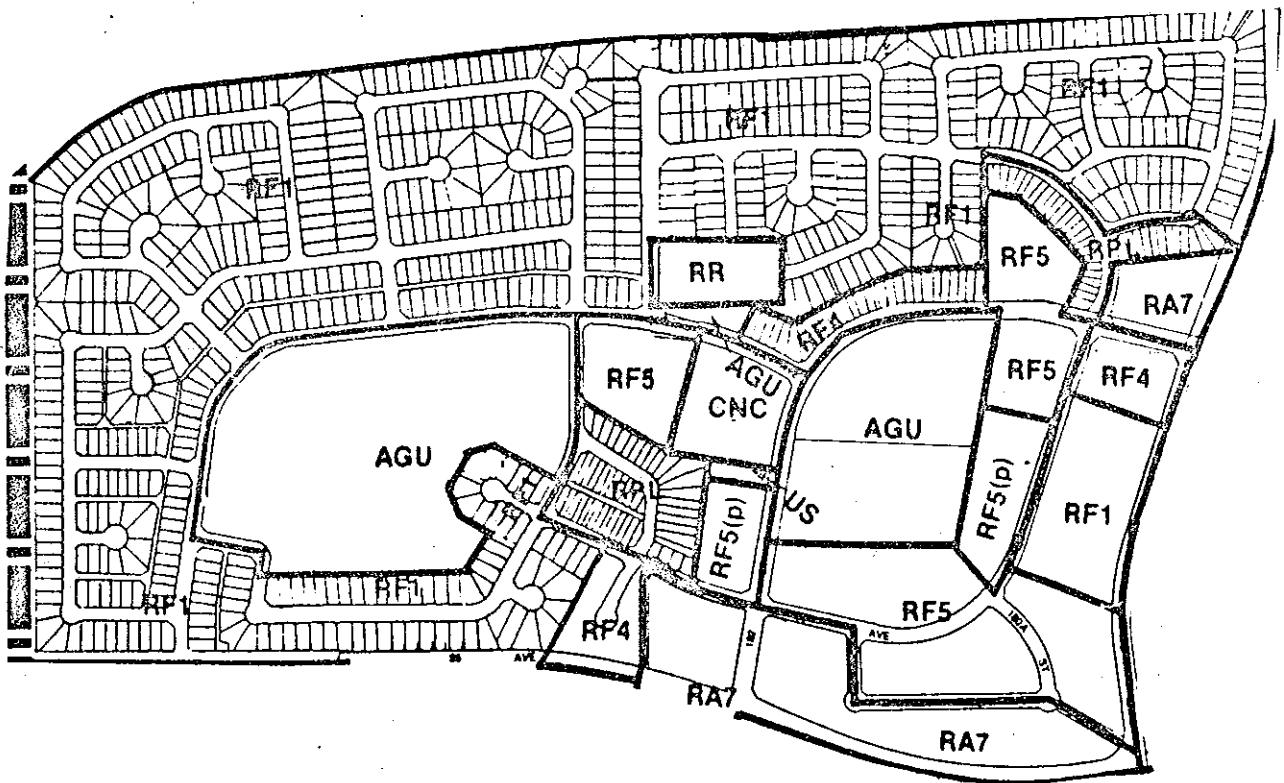
AG - Agricultural  
AGU - Urban Reserve District

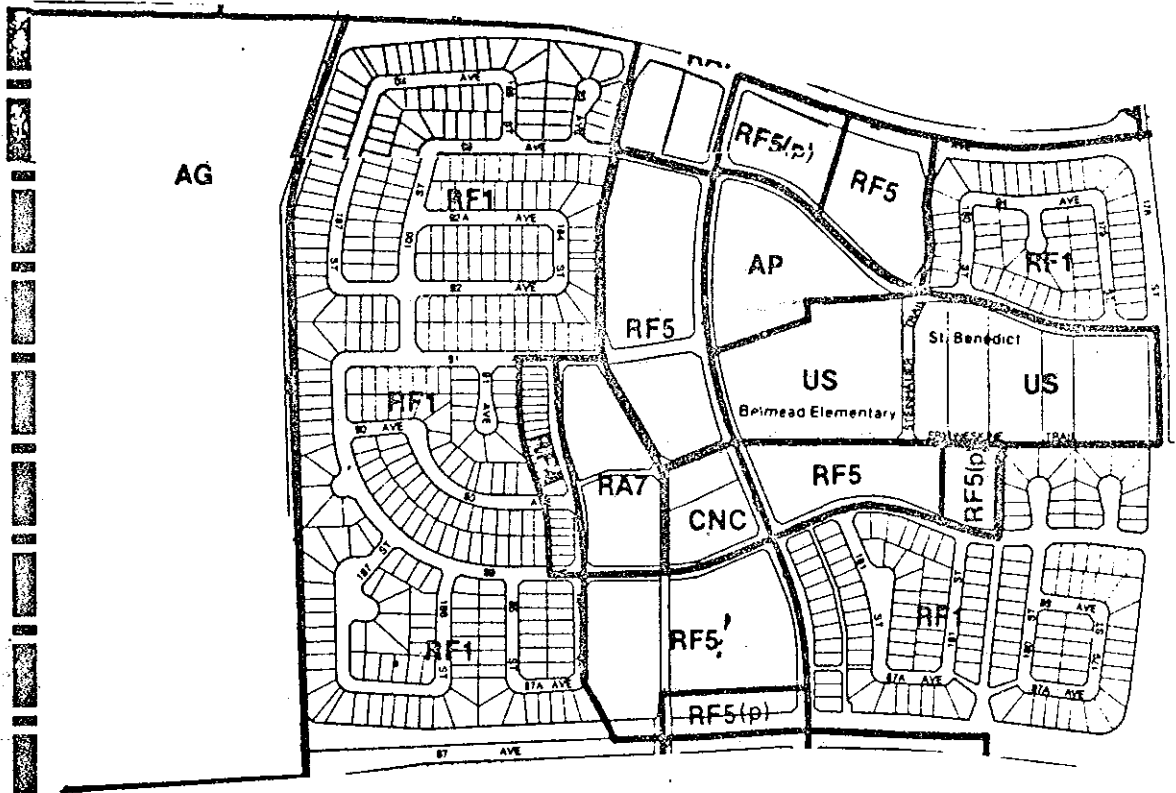
#### Urban Service Districts

US - Urban Service District  
AP - Public Parks  
A - Metropolitan Recreation

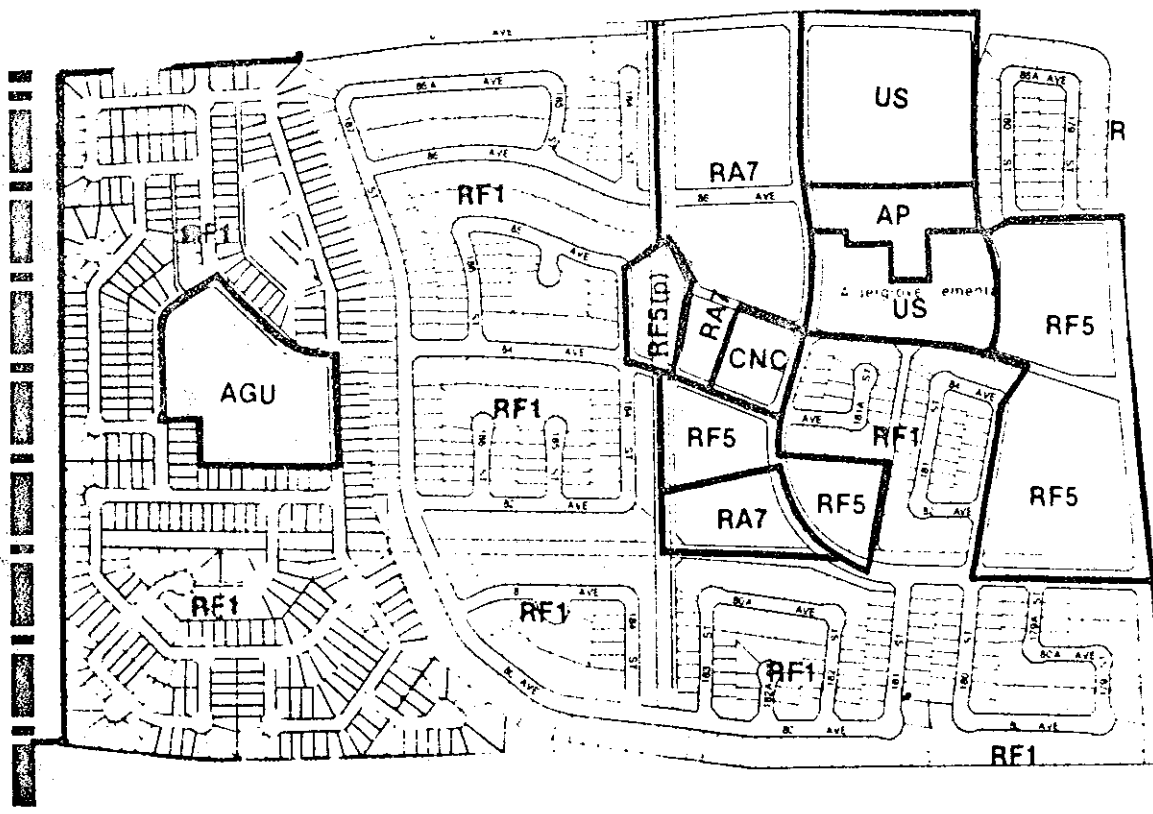


LA PERLE



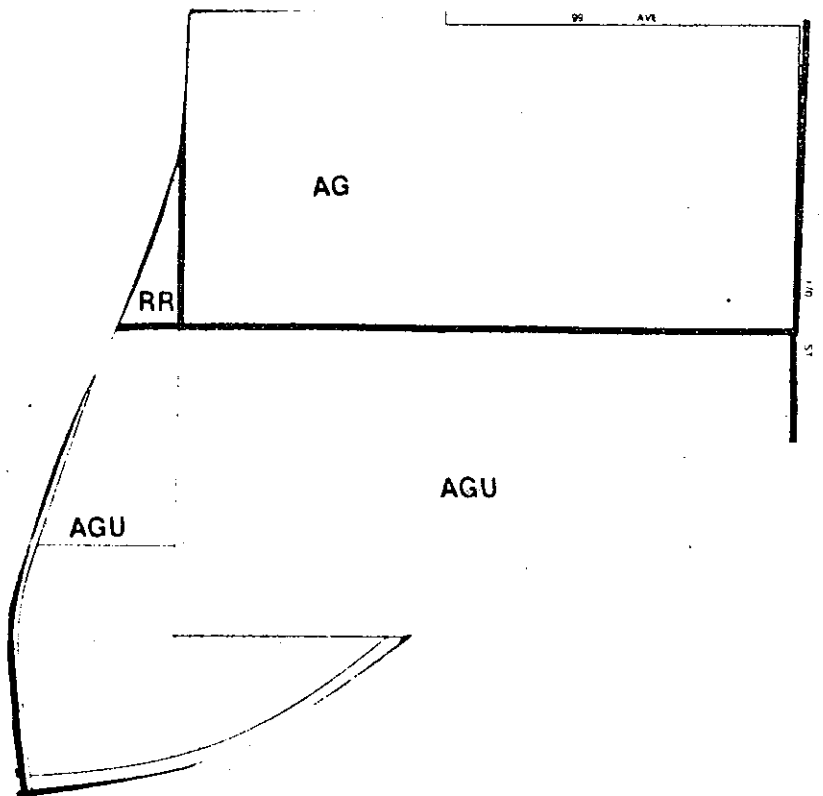


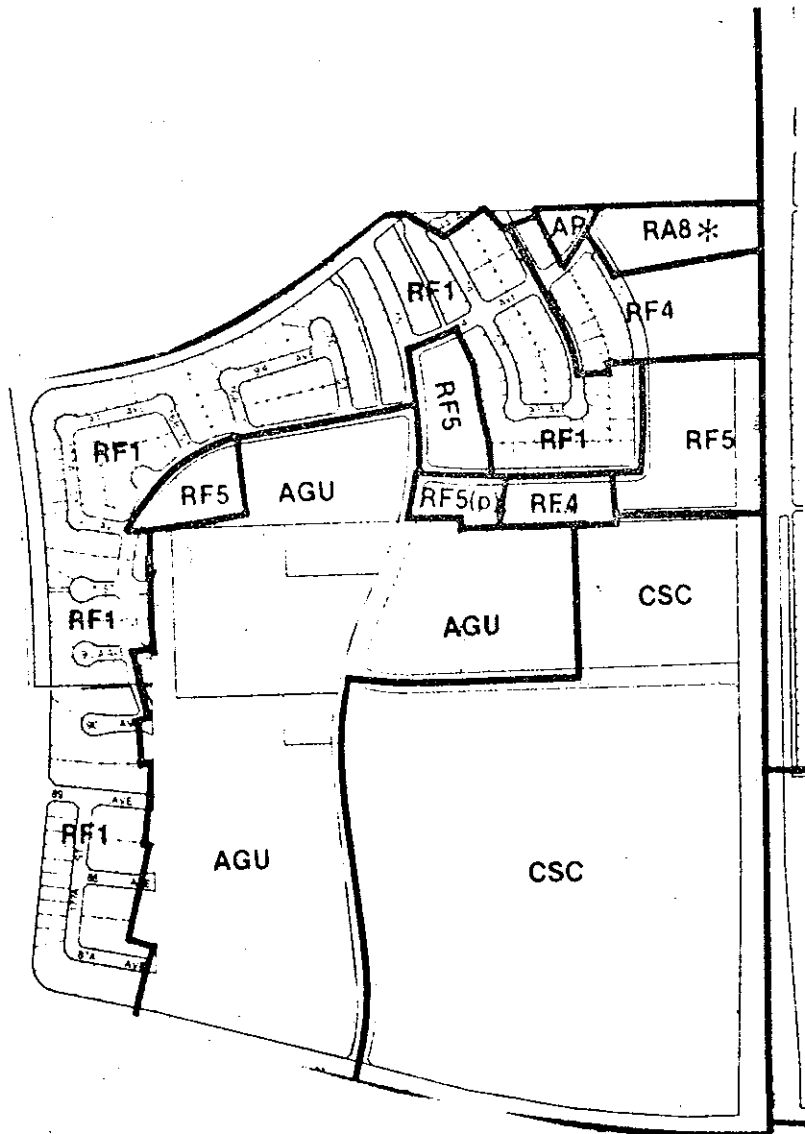
ALDERGROVE

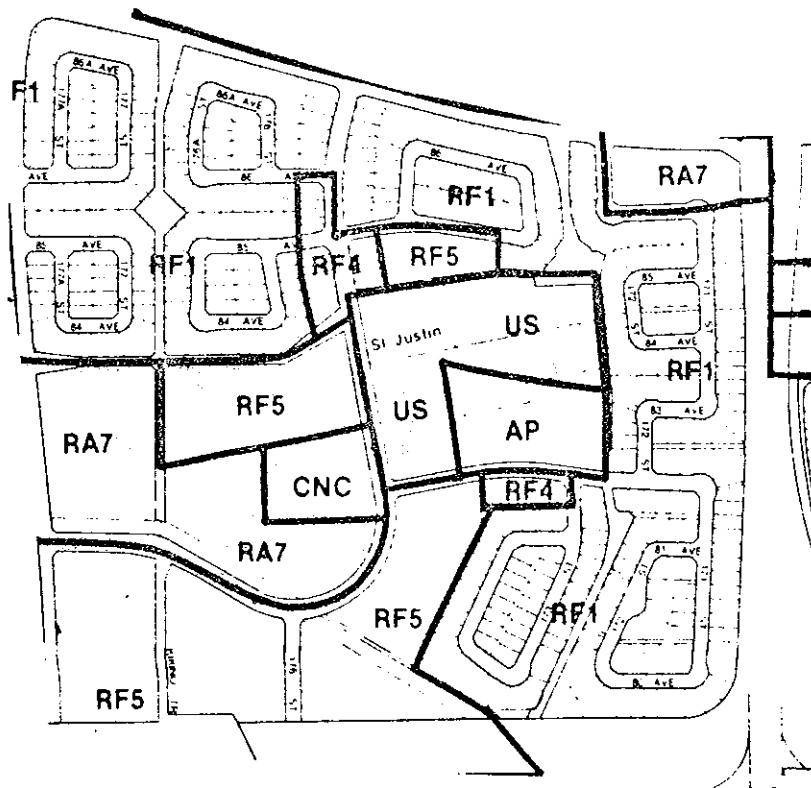


Map 9.7

TERRA LOSA

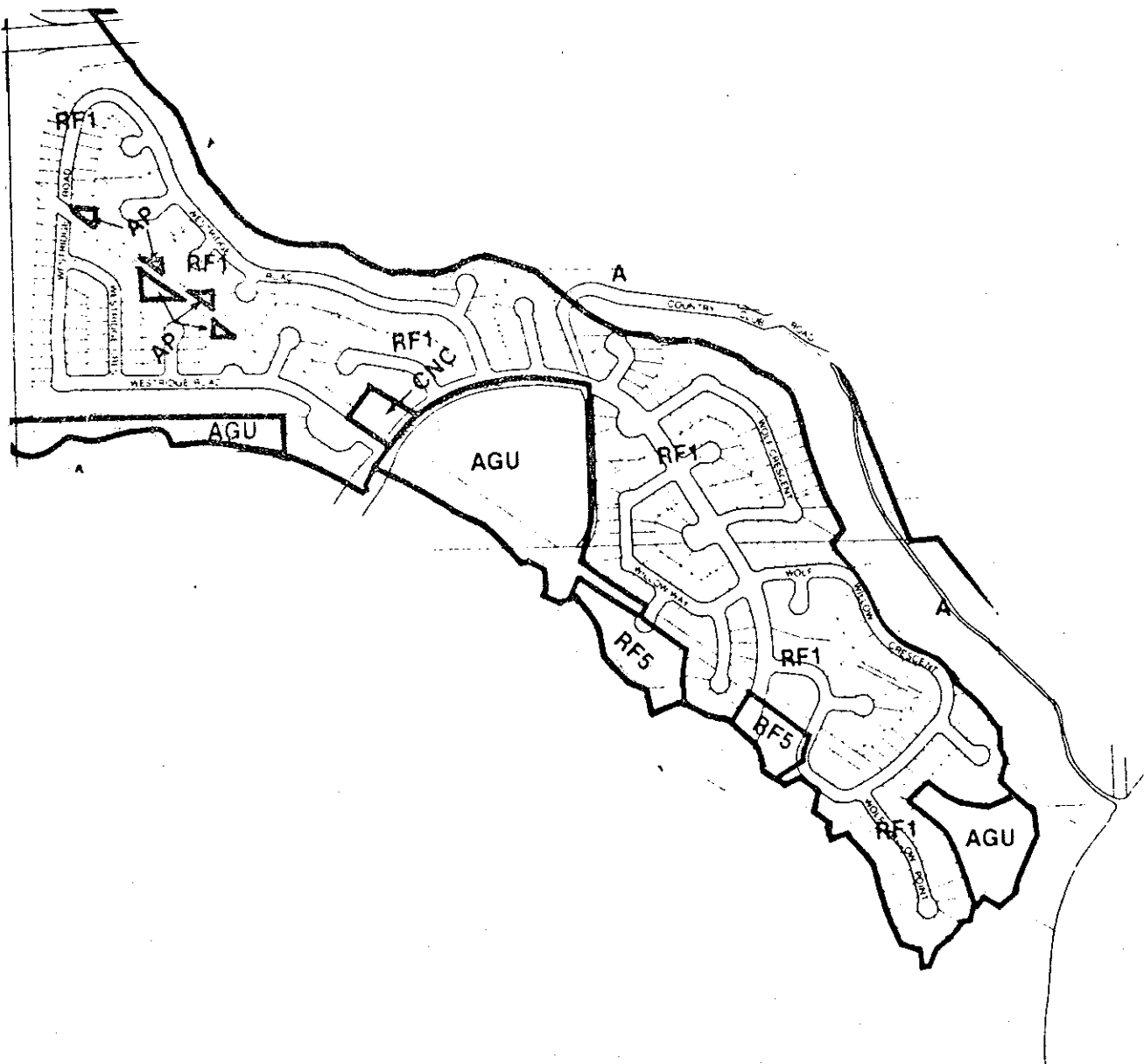




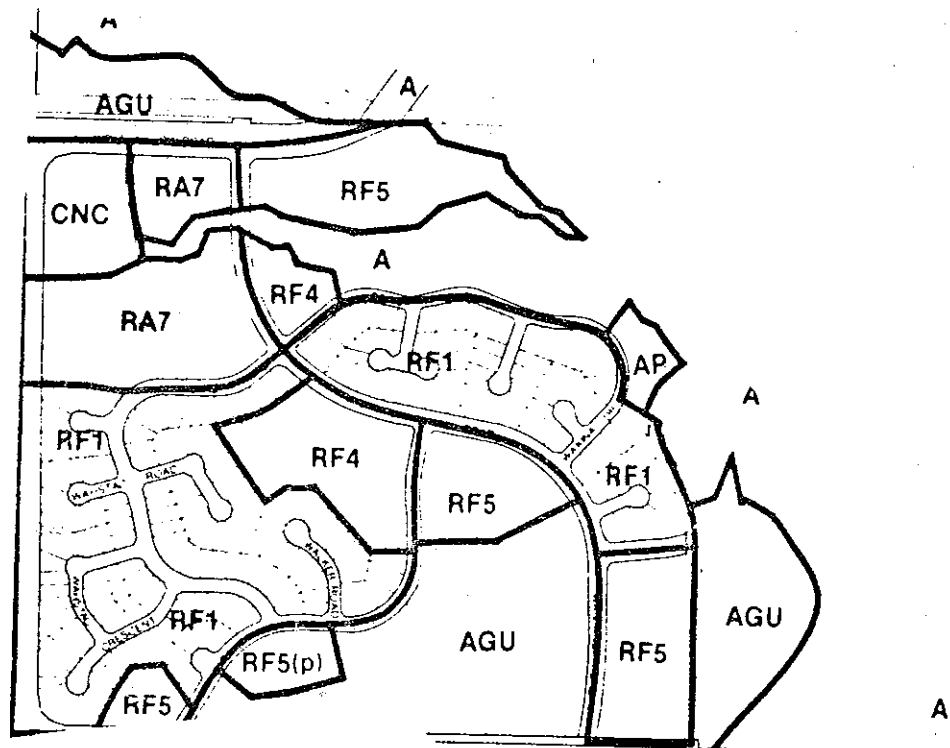


Map 9.10

WESTRIDGE



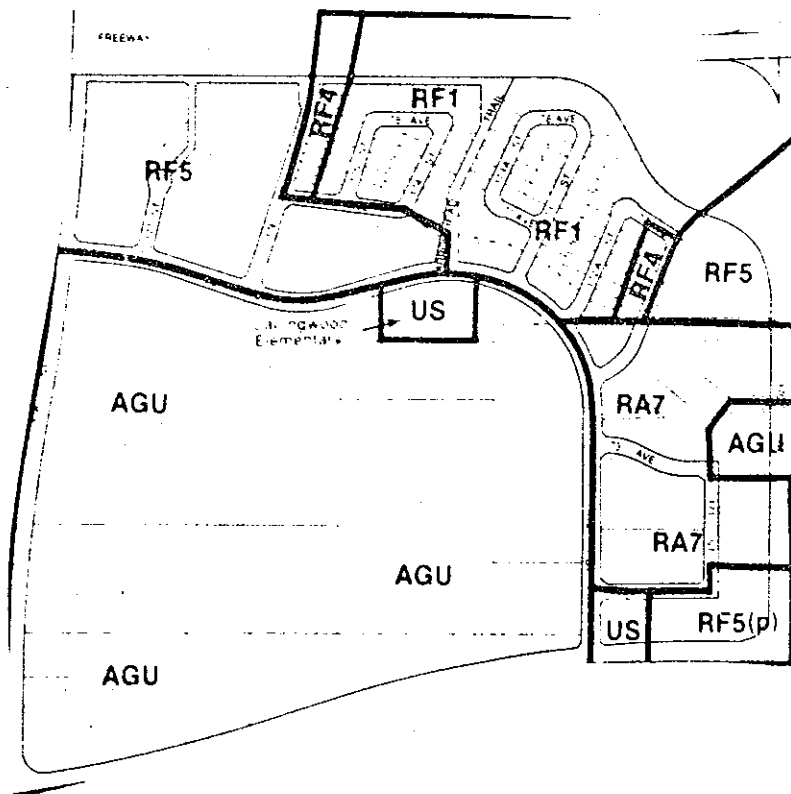
Map 9.11



WOLF WILLOW

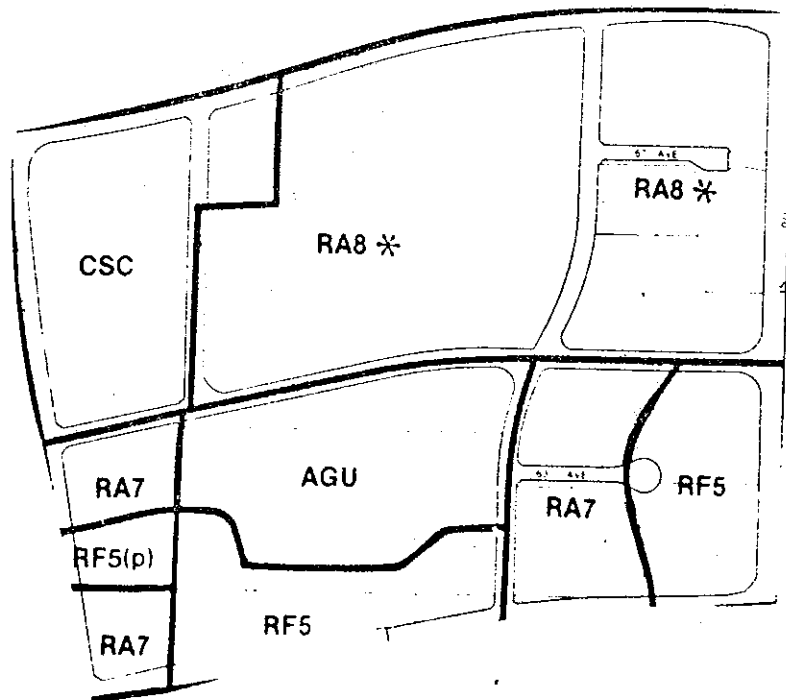


CALLINGWOOD  
NORTH



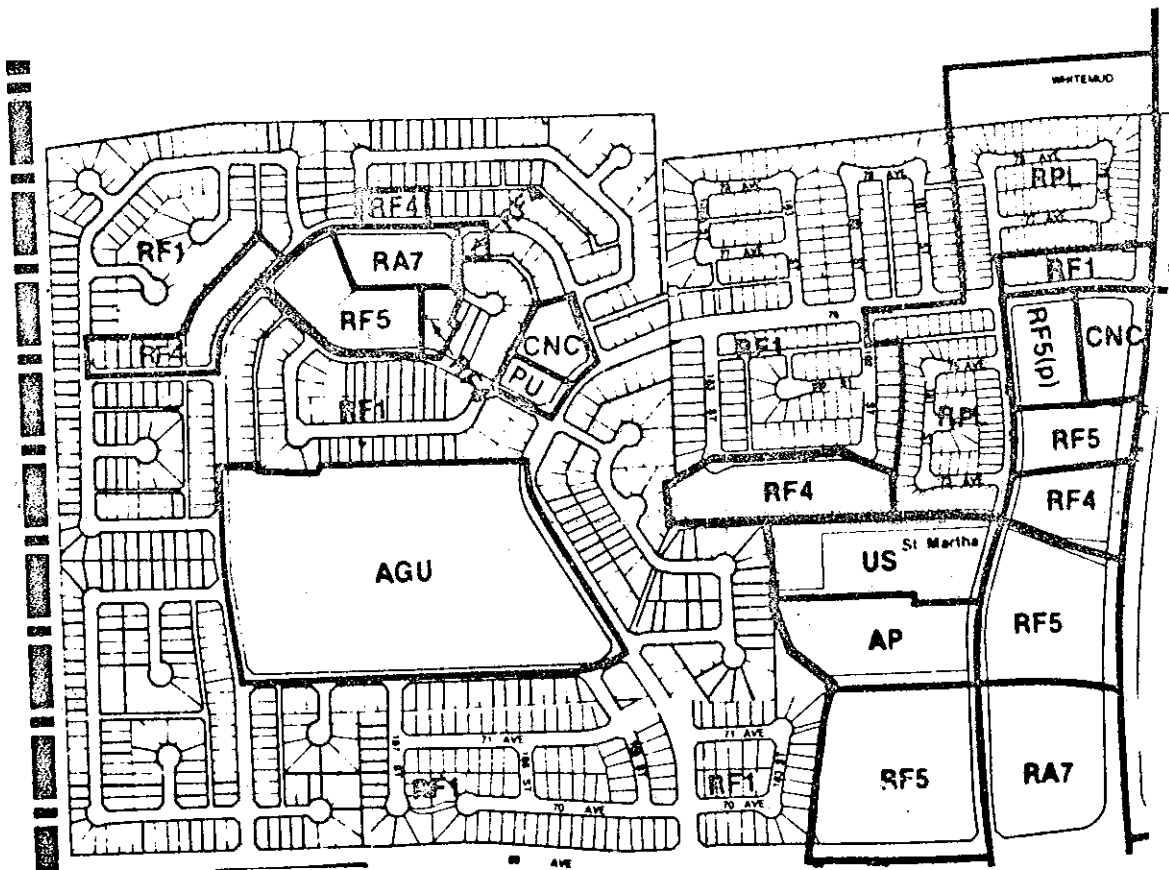
Map 9.13

CALLINGWOOD  
SOUTH



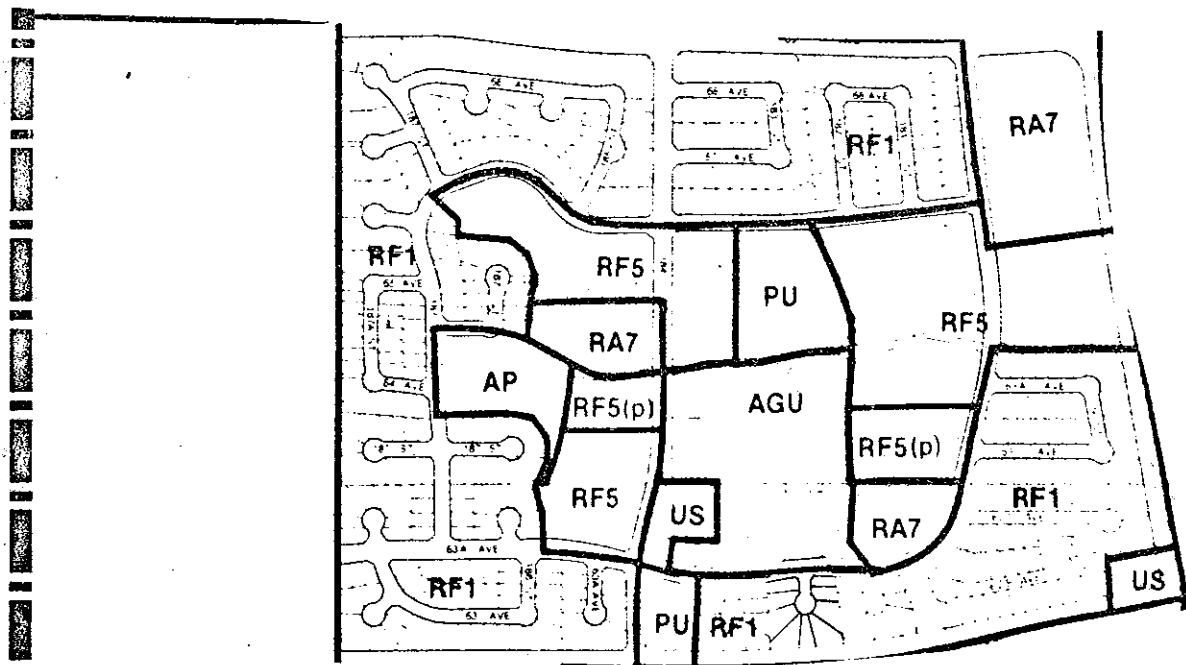
Map 9.14

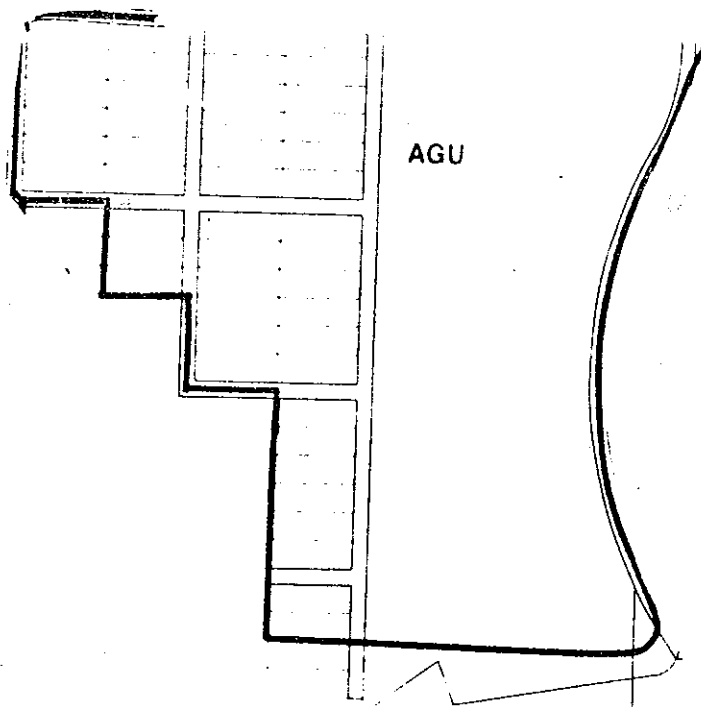
LYMBURN



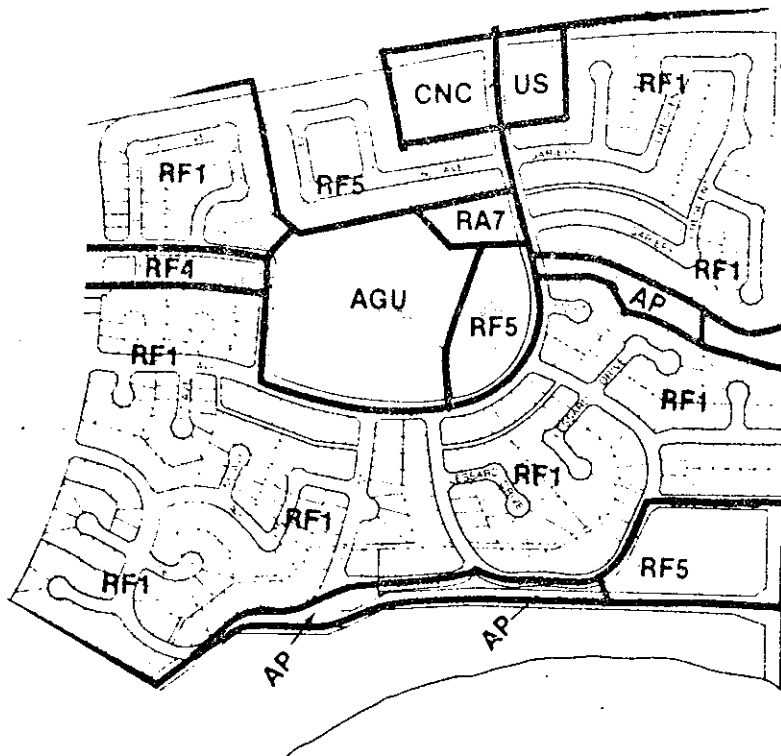
Map 9.15

ORMSBY PLACE

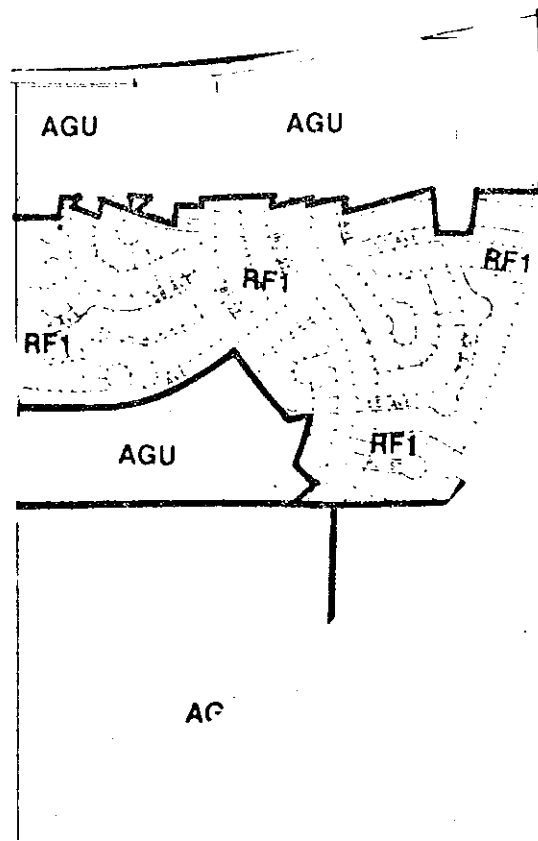




GARIEPY

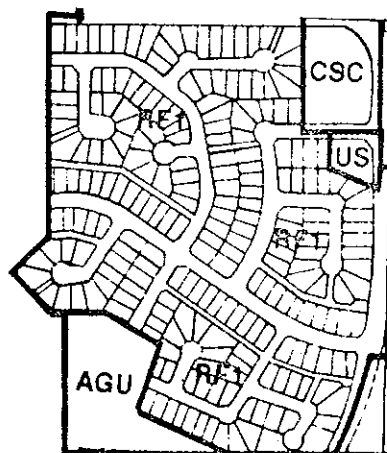


DECHENE

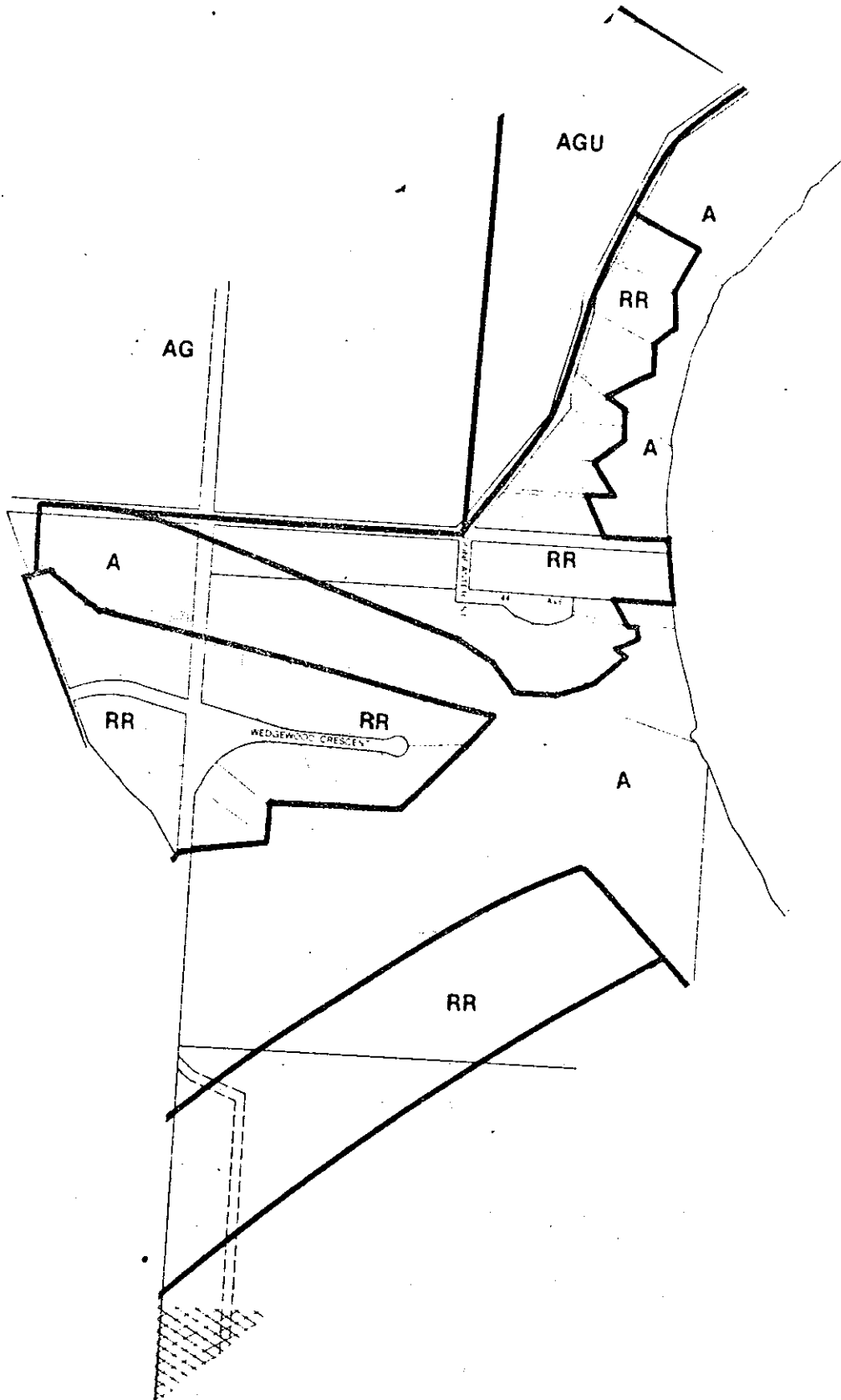


Map 9.19

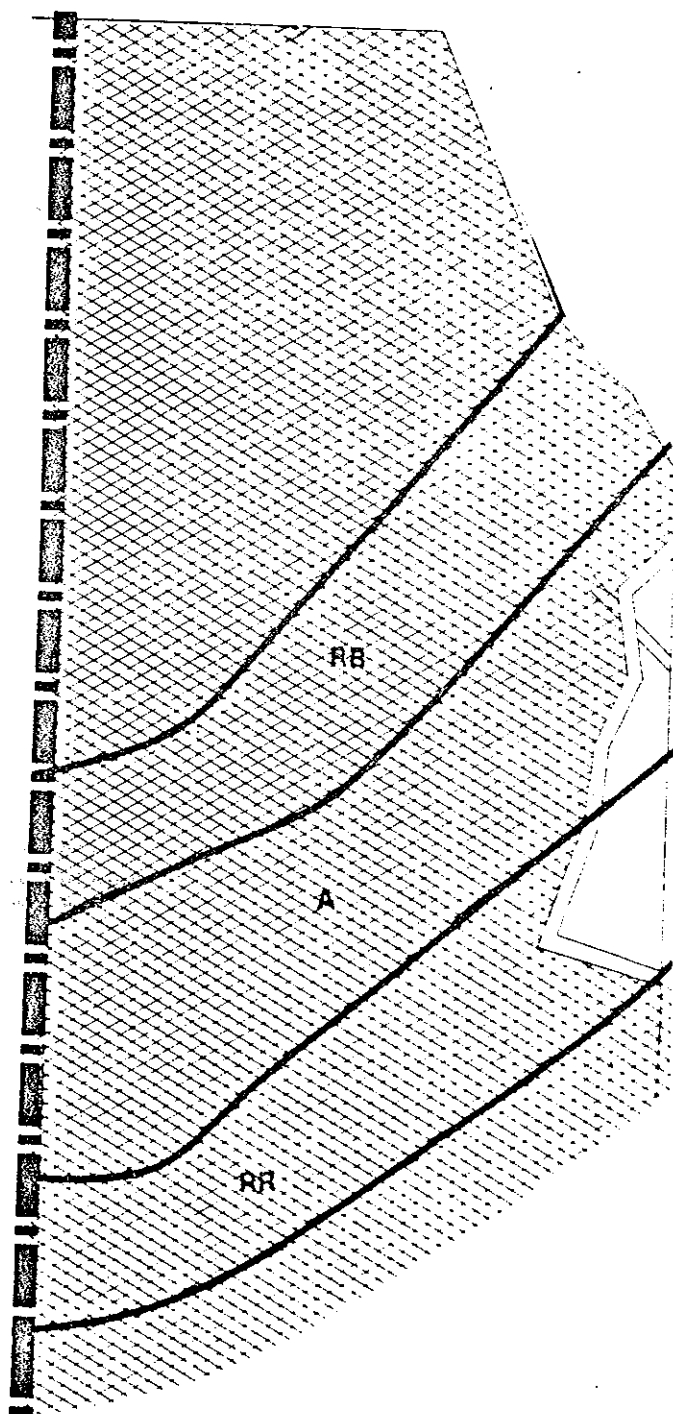
JAMIESON PLACE







WEDGEWOOD HEIGHTS



## COMMUNITY RESOURCES

A variety of organizations and agencies provide services to the West Jasper Place community. A selected number of these resources have been presented in the following chapter. An excellent, comprehensive review of agencies and resources serving this area has been compiled by the Jasper Place Centre<sup>(1)</sup> of Edmonton Social Services, 1981.

(1) This report is available at the Jasper Place Centre located at 15626 - 100A Avenue. (489-7794)

## Alberta Alcohol and Drug Abuse Commission (A.A.D.A.C.) - West End Centre

Belmead Professional Building

8944 - 182 Street, T5T 2E3

Phone: 481-3493

Hours: 7 A.M. - 6 P.M. Mon., Thurs., Fri.

7 A.M. - 9 P.M. Tues, Wed.

The Centre offers outpatient services to clients and their families residing in the west end. Services include: individual and group counselling, day program, recreational therapy and group programs for children and teens, medical and psychiatric assessment, and methadone maintenance for individuals experiencing an opiate narcotic dependency. Also, information about intoxicant use and abuse is offered to the public.

### Child Care

#### Day Care and After School Centres Serving West Jasper Place

<u>Name</u>	<u>Address</u>	<u>Telephone</u>	<u>Age</u>
Brittania-Youngstown After School Youngstown Elementary School	10330 - 163 St.	489-3669	5 - 12
Edmonton After School Care St. Luke at Luther Place	9009 - 163 St.	484-7622	6 - 12
Edmonton Northwest Day Care <sup>(1)</sup>	12823 - 116 St.	454-6353 454-6328	2½ - 6
* Greentree Village Day Care Centre	#1, 17756 - 81 Ave.	487-7235 487-6422	2 - 5
Jasper Place Day Care	8125 - 167 St.	481-2105 481-0528	2 - 10
Let's Play Day Care	15424 - 84 Ave., #104	484-2864	2½ - 6
Lynwood Parents After School Care Our Lady of Victoria School	7925 - 158 St.	483-2058	5 - 12
Small World Day Care	8125 - 167 St.	481-2105 481-0528	2 - 10
Sunshine Factory Day Care	17115 - 64 Ave.	487-6373	2 - 6
* Thorncliffe After School Care Thorncliffe Community School	8215 - 175 St.	487-0331	6 - 12
West End Day Care <sup>(1)</sup>	9915 - 148 St.	452-4145	2½ - 6

\* Located in West Jasper Place

(1) Municipally funded Day Care.

## Churches

The following churches are located in the Jasper Place area. \* churches are within West Jasper Place boundaries (from Agencies and Resources in Jasper Place, Jasper Place Centre, Edmonton Social Services, 1981).

\* Aldergrove United Church  
Aldergrove Elementary School  
- Music Room  
8525 - 182 Street

Annunciation Catholic Church  
9420 - 163 Street

Assembly of God  
10347 - 153 Street  
484-6586

Beth Shalom Synagogue  
7200 - 156 Street, 481-4387

Church of Assumption  
15610 - 104 Avenue, 489-8868

Church of God  
10162 - 152 Street, 489-1127

Church of God Lighthouse (Pentecostal)  
15603 - 99 Avenue, 484-5897

Ebenezer United Church  
16302 - 106 Avenue, 489-5803

Edmonton Revival Centre (Faith  
Cathedral)  
15641 - 96 Avenue, 489-7555

Gloria Dei at Luther Place  
9009 - 163 Street, 489-7950

\* Good Shepherd Parish  
St. Benedict School  
8620 - 179 Street, 487-7765

Gospel Centre Pentecostal Church  
9445 - 153 Street, 484-0085

\* Grace Baptist Church  
Callingwood School  
17335 - 76 Avenue

Gurdwara Siri Guru Singh Sabha  
8750 - 155 Street, 484-7240

Holy Spirit Catholic Church  
10412 - 159 Street, 484-5933

Jasper Place Baptist,  
8801 - 163 Street, 484-1981

Jehovah's Witnesses Mayfield Congregation  
10948 - 150 Street, 484-7328

Meadowlark Baptist Church  
9200 - 156 Street, 489-0291

Misericordia Hospital Anglican Chapel  
16940 - 87 Avenue, 484-8811

\* Ormsby Lutheran Church  
62B Avenue & 184 Street

\* Our Saviour Lutheran church  
Thorncliffe Elementary School  
8215 - 176 Street

Rio Terrace Community Moravian Church  
15108 - 76 Avenue, 487-0211

St. Anne Catholic (French)  
16422 - 99A Avenue, 489-4062

St. Barbara Anglican  
15911 - 107A Avenue, 489-8140

St. Luke at Luther Place  
9009 - 163 Street, 484-3932

St. Philip's (Greek) Orthodox Church  
98 Avenue & 158 Street, 489-7943

Trinity United Church  
8810 Meadowlark Road, 484-0860

Unity Centre Edmonton  
Church of Silent Unity & Daily Word  
201 Callingwood Place, 487-5973

\* Villa Vitae  
8722 - 181A Street

\* Westland Baptist Church  
Belmead School  
18725 - 62B Avenue, 487-7243

### Community Leagues in West Jasper Place

* Aldergrove Community League	Jim Dougherty (president) 487-1487
Callingwood Community League	Joe Szucs (president) 487-2837
Thorncliffe Community League	Doug MacDonald (president) 487-8379
* Westridge Community League 505 Wolf Willow Road	Gerry Krisjanson (president) 487-2078

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\* Community hall in neighborhood.

### Community News

Community Voice: #11, 10130 - 161 Street, 489-1682 or 489-2266

A neighbourhood newspaper which features news items of interest to residents of West Jasper Place. It is published by A.F. Keller & Associates in co-operation with local community leagues and the West Jasper Place Neighbourhoods Association. It is delivered by mail, each month to every household in West Jasper Place. The news deadline is the first Friday of the month.

Edmonton Examiner: 17516 - 105 Avenue, 483-7070, classified ads 483-7210

This neighbourhood newspaper is published once a week and is delivered free to west end households by carriers. Its area of distribution is West Edmonton. The Edmonton Examiner which is now owned by London Free Press was first published in November, 1977 in West Edmonton. Since then it has expanded to include neighbourhoods in other parts of the city with six editions in publication. Community features and announcements are to be submitted by Thursday noon for publication the following Wednesday.

Edmonton Journal: 10006 - 101 Street, 425-9120

West Edmonton News is included in the Neighbourhood Journal in Monday's edition. Community announcements are printed daily in the Bulletin Board column.

Edmonton Sun: 2nd Floor, 10310 - 124 Street, 458-5111

The community announcements column is called Upcoming Events.

### Government Representatives

City Council, Ward I  
Olivia Butti - 428-5631  
Ken Newman - 428-5426

M.L.A. Edmonton - Jasper Place  
Hon. Leslie Young  
Rm. 414 Legislative Building  
427-3664

M.L.A. Edmonton - Meadowlark  
Hon. Gerard Amerongen  
Room 325 Legislative Building  
427-2464

M.P. West Edmonton  
Marcel Lambert  
9505 - 156 Street  
484-3666

### Health Clinics

Jasper Place Health Clinic  
15626 - 100A Avenue T5P 0L6  
489-4982  
(Jasper Place communities south of Stony Plain Road.)

Primrose Health Clinic  
8458 - 182 Street T5T 1Y7  
487-6483

Office hours (temporarily)  
Wednesday and Thursday: 9:00 A.M. - 11:00 A.M., 1:00 - 4:00 P.M.  
(West Jasper Place)

### Hospital

Misericordia Hospital  
16940 - 87 Avenue T5R 4H5  
484-8811

Patient and Family Counselling 484-8811 Ext. 277(8,9)  
Volunteer Services 483-3228

### Library

Jasper Place Library  
9010 - 156 Street T5R 5X7  
(adjacent to Meadowlark Shopping Centre)  
489-0310

### Neighbourhood Planning Groups (From Agencies and Resources in W.J.P.)

Planning groups which have developed in Jasper Place communities are concerned with issues such as: rezoning in older neighbourhoods, subdivision planning in newly developing communities, upgrading of facilities such as parks and roadways in local communities, planning major recreational facilities, and developing community plans.

Some of the planning groups in the area are:

Belmead: An informal committee organized in 1979 in response to rezoning applications in Belmead and neighbouring communities such as Terra Rosa, Summer Lea and La Perle.

Donsdale (Southwest Jasper Place Residents Association): This group formed in 1976 when the West Jasper Place (South) Area Structure Plan was being developed. Most of the members are residents of well-established acreages, some over twenty years old, along the Wedgewood Ravine. Direct negotiations took place with the developer and some concessions were made. Gradual increases in density (i.e. single family gradually increasing to multiple family dwellings) were agreed to in communities which are to be developed immediately north of these residents.

West Jasper Place: (Community League area between Stony Plain Road and 95 Avenue, and 149 Street and 156 Street.) An informal citizens' group formed in 1978 after the community experienced an influx of rezonings (single family to duplex). A petition brought this issue to the attention of City Council. The Planning department was directed by Council to review their report on the area Jasper Place 156 Street Land Use Study, which had recommended that applications to rezone to duplex be considered on their own merit. A survey was conducted in 1979 and in May, 1980 a public meeting was held with over 500 residents in attendance. The Planning department maintained that duplex development should be permitted at the discretion of the development officer. Residents organized a campaign of letter-writing to City Hall and in September, 1980 a motion to zone the area RFI (Single family) received the unanimous support of City Council.



West Jasper Place District Park: A citizens' advisory committee was formed in the spring of 1980 to assist Parks and Recreation to develop a functional plan for a major park and sports facility, including pool and arena, for residents of West Jasper Place (west of 170 Street, and adjacent communities such as Wolf Willow and Westridge). A district park plan was first developed in 1970 but it was not considered a priority until community league representatives persisted in bringing it to the attention of Ward I aldermen. In early 1980, City Council agreed to increase its debenture borrowing guidelines for the department permitting the District Park project to proceed in stages with completion expected in 1984. Members of the citizen advisory committee include representatives from almost every community in West Jasper Place. The committee presented a draft of the functional plan at a public meeting in March, 1981 and the plan received the full support of the residents in attendance.

West Jasper Place Community Needs Survey An interagency committee has been meeting since July, 1981 to develop a survey method to identify needs of communities west of 170 Street. The survey would include: interviews of West Jasper Place residents, a community profile using civic census data, and public relations events such as public information meetings and community agency fairs. The survey was initiated by West Jasper Place Neighbourhoods Association and St. Timothy's Anglican Church.

West Edmonton Community Services Association (W.E.C.S.A.)

Registered Address: 15626 - 100A Avenue, T5P 0L6, 489-7794

W.E.C.S.A. is a non-profit society which incorporated in October, 1978. Membership in the organization has included representation from west end agencies and community groups such as: the Health Department, Parks and Recreation, Edmonton Social Services, West Jasper Place Neighbourhoods Association, Thorncliffe Community School and Junior High Schools in Jasper Place. The main activities of the organization are: information sharing, need identification for program planning, and support services for local projects (i.e. submitting or sponsoring applications for government grants and assisting with the administration of projects).

Parks and Recreation - West District - Jasper Place Recreation Centre,

15625 Stony Plain Road, 484-2257. The Centre operates and maintains public recreation facilities such as pools and arenas; scheduled community sponsored programs at public and separate schools; co-ordinates local playschool programs, and provides recreation leadership training to volunteers. In addition, district recreation co-ordinators offer assistance to community leagues and to residents who wish to develop recreation programs or facilities in their community.

Schools

See Appendix 1 for the list of schools in West Jasper Place.

Singles and Single Parents

Families and Children Together (F.A.C.T.) - an association for single parents - Ms. Klassen, 487-5336

West Edmonton Singles Together (W.E.S.T.) - an organization for singles.

Social Services

Alberta Social Services & Community Health - Centennial Mall District Office  
170 Street & Stony Plain Road, T5T 4B5 422-3100

Services provided through the Centennial Mall Office include child protection, financial assistance, family maintenance and adoption. Citizens affected by a decision on any matter under the Social Development Act may request a review by contacting the District Office of Citizen Appeal and Advisory Committee, Seventh Street Plaza, 10030 - 107 Street. 427-6379

Edmonton Social Services - Jasper Place Centre, 15626 - 100A Ave. T5P 0L6, 489-7794

Programs include counselling, family aide, groups, juvenile probation, home services for seniors, and consultation to community groups.

West Jasper Place Neighbourhoods Association

Thorncliffe Shopping Centre,  
8230 - 175 Street, T5T 1V1 487-8918

Appendix 1  
SCHOOLS SERVING WEST JASPER PLACE

ELEMENTARY

* Afton	16604 - 91 Avenue	484-3263
Aldergrove	8525 - 182 Street	487-5182
Belmead	9011 - 132 Street	487-2502
Callingwood	17335 - 76 Avenue	487-0727
* Elmwood	16325 - 83 Avenue	489-6749
Good Shephard	18225 - 57 Avenue	
* Lynnwood	15451 - 84 Avenue	489-5400
Ormsby Place	134 Street & 64 Avenue	481-4646
* Rio Terrace	7608 - 154 Street	487-1760
St. Benedict	18015 - 93 Avenue	487-2733
St. Justin	8405 - 175 Street	487-2264
St. Martha	7240 - 180 Street	487-4594
Thornccliffe	8215 - 175 Street	487-2061

ELEMENTARY & JUNIOR HIGH

* H.E. Beriault (gr. 1-9)	8125 - 167 Street	489-5490
Laurier Heights	8210 - 142 Street	483-5352

JUNIOR HIGH

* Hillcrest	16400 - 80 Avenue	489-2516
* Stratford	8715 - 153 Street	484-3381
* St. Thomas More	9610 - 165 Street	484-2434

SENIOR HIGH

* Jasper Place	8950 - 163 Street	484-5581
* St. Francis Xavier	9250 - 163 Street	489-2571

\* SCHOOLS LOCATED OUTSIDE OF THE WEST JASPER PLACE COMMUNITY.

## Appendix 2

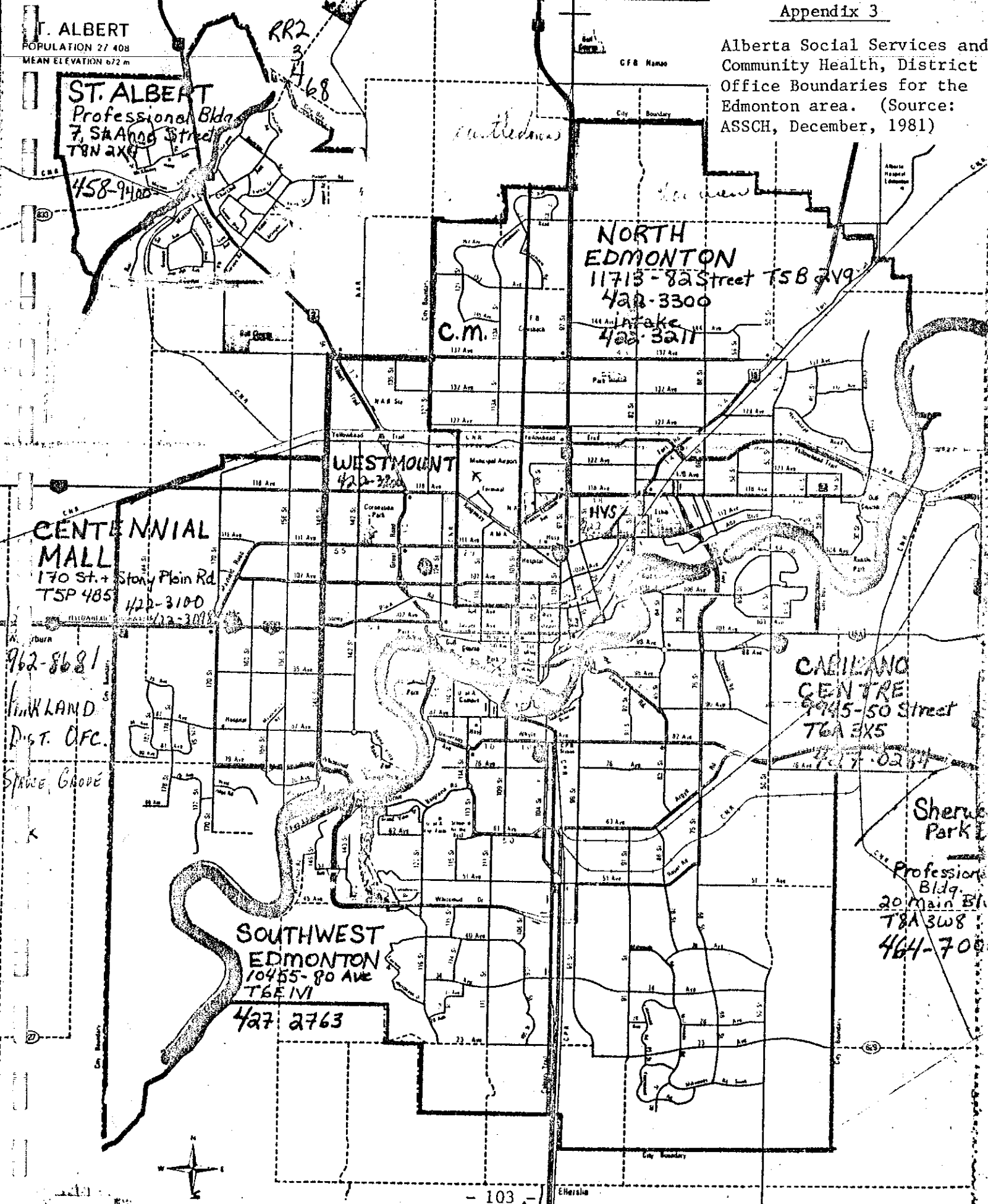
### Community School Characteristics

The community education process ideally exhibits all of the following characteristics:

1. There is an effective and systematic community/interagency co-operative relationship and interagency commitment to the use of the community education process.
2. Strong emphasis is placed on facilitating informed citizen involvement in local needs identification, decision making, problem solving, and program implementation.
3. Priority is placed on full utilization of existing local human and physical resources as a basis for considered community action in the common interest.
4. The community school and other community agencies and resources are viewed as integral parts of a total community education system.
5. Emphasis is placed on encouraging community self-help, volunteerism, community initiative and self-renewal through the process of community education.
6. An important aspect is the development of opportunities and training so local lay and professional people can assume community leadership roles.
7. There is an offering of supplementary and alternative educational opportunities for community members, regardless of age, to extend their skills and interest and to bring about community improvements. Education is viewed as a lifelong process. All positive forms of education are considered potentially useful in this regard, including the use of technology and the mass media.

An important underlying goal in the above considerations is the fostering of a sense of community.

Alberta Social Services and  
Community Health, District  
Office Boundaries for the  
Edmonton area. (Source:  
ASSCH, December, 1981)



Appendix 4  
Definitions for Table 7.1  
on Status of Residential Land in  
the City of Edmonton

**REGISTERED LAND:**

"Registered" refers to the legal establishment of parcels within a plan of subdivision, as recorded in the Alberta Land Titles Office.

**VACANT SERVICED LAND:**

"Vacant Serviced Land" refers to registered parcels of land which have been released by the Land Development Coordination Branch for the issuance of building permits. This reflects complete underground servicing to all lots and, at minimum, gravelled access roads.

**POTENTIAL SINGLE FAMILY DWELLINGS:**

"Potential Single Family Dwellings" refers to the potential number of residential units which may be developed in areas under the RF1, RF2, RF3, RF4, and RPL Land Use districts, as established by the Land Use Bylaw (1980). These are approximately equivalent to the R-1 (RF1) and R-2 (RF4) zoning classifications previously used to designate single family areas.

**POTENTIAL MULTIPLE FAMILY DWELLINGS:**

"Potential Multiple Family Dwellings" refers to the estimated number of dwellings that would be created if a parcel of land under a specific multiple family Land Use district was developed. This estimate is derived by multiplying the area of a parcel of land by the average number of permitted dwelling units per hectare for the Land Use district. The multiple family Land Use districts are RF5, RF6, RA7, RA8 and RA9; these replace the R-2A, R-3, R-3A, and P-3 zoning classifications previously used, with some variation in development regulations.

**P.D.U.:**

"P.D.U." refers to "potential dwelling units".

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The conversion to the Land Use Bylaw has caused several adjustments in the designation of multiple family land, and in the calculation of potential dwelling units. While the R-2A zone converts easily to RF5 (with no change in permitted densities), significant adjustments were made in converting R-3 and R-4 to RA7, and R-5 and R-3A to RA8. In both cases the permitted density has nearly doubled, requiring adjustments in the calculation of potential dwelling units in these areas. As a result, the total number of multiple family P.D.U.'s has increased in this report as the new permitted densities were applied to any site with no previous development. Where development of a site had already commenced, previous density calculations (P.D.U.'s) were maintained. This was based on the assumption that development plans for the site had been worked out according to the regulations in the Zoning Bylaw prior to the approval of the Land Use Bylaw.

#### REGISTERED LAND:

"Registered" refers to the legal establishment of parcels within a plan of subdivision, as recorded in the Alberta Land Titles Office.

#### VACANT SERVICED LAND:

"Vacant Serviced Land" refers to registered parcels of land which have been released by the Land Development Coordination Branch for the issuance of building permits. This reflects complete underground servicing to all lots and, at minimum, gravelled access roads.

#### POTENTIAL SINGLE FAMILY DWELLINGS:

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#### POTENTIAL MULTIPLE FAMILY DWELLINGS:

"Potential Multiple Family Dwellings" refers to the estimated number of dwellings that would be created if a parcel of land under a specific multiple family Land Use district was developed. This estimate is derived by multiplying the area of a parcel of land by the average number of permitted dwelling units per hectare for the Land Use district. The multiple family Land Use districts are RF5, RF6, RA7, RA8 and RA9; these replace the R-2A, R-3, R-3A, and P-3 zoning classifications previously used, with some variation in development regulations.

#### P.D.U.:

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The conversion to the Land Use Bylaw has caused several adjustments in the designation of multiple family land, and in the calculation of potential dwelling units. While the R-2A zone converts easily to RF5 (with no change in permitted densities), significant adjustments were made in converting R-3 and R-4 to RA7, and R-5 and R-3A to RA8. In both cases the permitted density has nearly doubled, requiring adjustments in the calculation of potential dwelling units in these areas. As a result, the total number of multiple family P.D.U.'s has increased in this report as the new permitted densities were applied to any site with no previous development. Where development of a site had already commenced, previous density calculations (P.D.U.'s) were maintained. This was based on the assumption that development plans for the site had been worked out according to the regulations in the Zoning Bylaw prior to the approval of the Land Use Bylaw.

Appendix 5

Bylaw Numbers for Area Structure and  
Neighborhood Structure Plans (Source:  
City of Edmonton, Planning Department,  
December 1981)

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	<u>Bylaw Number</u>
West Jasper Place South Area Structure Plan	5768
West Jasper Place North Area Structure Plan	5708
Dechene Neighborhood Structure Plan	5768
La Perle Neighborhood Structure Plan	5776
Jamieson Place (Lessard) Structure Plan	5915
Lymburn (Willowdale) Structure Plan	6033
Aldergrove Extension Structure Plan	5991
Belmead Structure Plan	6619
Lymburn Structure Plan	6666
Dechene Structure Plan	5926



Appendix 6  
LAND USE DISTRICTS

The following descriptions provide general information on the various land use Districts which the City applies to guide and regulate the use and development of land. These condensed descriptions are for the purpose of convenience only. Bylaw 5996, the Land Use Bylaw and all amendments thereto may be purchased at the Planning Department, Maps and Publications Counter, 11th Floor, 10020 - 101A Avenue (428-3423), and should be consulted in interpreting and applying the Bylaw. Questions concerning the interpretation and application of the Bylaw may be directed to the Land Use Control Section (428-3450) of the Planning Department.

Residential Districts

RF1 - SINGLE DETACHED RESIDENTIAL DISTRICT - A district permitting only single detached housing. Other residential and residential related uses such as semi-detached housing, homecrafts and group homes may be approved at the discretion of the Development Officer, subject to the right of appeal to the Development Appeal Board.

RF2 - LOW DENSITY INFILL DISTRICT - A district usually applied to existing developed areas of the City, in which single family housing is permitted. The District provides for sensitive infill at a higher density by including semi-detached housing as a discretionary use.

RFL - PLANNED LOT RESIDENTIAL DISTRICT - A district primarily for single detached housing, providing greater flexibility of site size and site design on a planned basis. Semi-detached housing, up to four units of row housing and other residential-related uses may be approved at the discretion of the Development Officer.

RF3 - LOW DENSITY REDEVELOPMENT DISTRICT - A district usually applied to existing developed areas permitting single and semi-detached housing. On appropriately sized sites, duplex housing and up to four units of row or apartment housing are discretionary uses, through conversion, infill or redevelopment.

RF4 - SEMI-DETACHED RESIDENTIAL DISTRICT - A district intended primarily for semi-detached housing, but also permitting single detached housing. Duplex housing, up to four units of row housing, and other residential-related uses are discretionary.

RF5 - ROW HOUSING DISTRICT - A district permitting row, linked and semi-detached housing generally developed to a maximum of 42 dwellings/hectare (ha), on sites less than 1.4 ha. Similar developments on larger sites and single detached housing are discretionary uses.

RF6 - MEDIUM DENSITY MULTIPLE FAMILY DISTRICT - A district permitting stacked row, linked, semi-detached and duplex housing, generally developed to a maximum of 80 dwellings/ha, on sites less than 1.4 ha. Similar developments on larger sites, family oriented apartments and single detached housing are discretionary uses.

RA7 - LOW RISE APARTMENT DISTRICT - A district permitting apartment, stacked row, and linked housing of not more than four storeys, developed to a maximum of 125 dwellings/ha on sites less than 1.4 ha. Similar developments on larger sites, single detached, semi-detached and duplex housing are discretionary uses.

RA8 - MEDIUM RISE APARTMENT DISTRICT - A district permitting apartment, stacked row and linked housing developed to a maximum of 225 dwellings/ha on suitably sized sites. Greater floor area may be developed if family-oriented housing is provided on the lower floors. Similar developments on larger sites, single detached, semi-detached and duplex housing are discretionary uses.

RA9 - HIGH RISE APARTMENT DISTRICT - A district permitting apartment, stacked row and linked housing, developed to a maximum of 325 dwellings/ha on suitably sized sites. In addition, similar developments on larger sites, single detached, semi-detached and duplex housing, personal service shops, convenience retail stores, professional office and clinics are discretionary.

RMX - RESIDENTIAL MIXED USE DISTRICT - A district allowing a mixture of residential uses or a mixture of residential, commercial and community service uses as specified in an Area Structure or Area Redevelopment Plan. The District can only be applied in conjunction with a Statutory Plan Overlay (see Overlays).

RR - RURAL RESIDENTIAL DISTRICT - A district permitting single detached housing of a permanent nature in a rural setting without provision of a full range of urban utility services.

RRH - MOBILE HOME DISTRICT - A district permitting mobile homes in a mobile home park or subdivision. Single detached housing is a discretionary use.

# Appendix 7

## Census Tract and Enumeration Areas for West Jasper Place Neighborhoods in 1981 and 1980 (See Map A.1 for 1981 Census Boundaries)

<u>Neighborhood(s)</u>	<u>1981 Census Census Tract: Enumeration Area</u>	<u>1980 Census Census Tract: Enumeration Area</u>
(NE) La Perle, Terra Losa, Summer Lea	6.02: 1	6: 1
Belmead	6.02: 2, 3, 4, 5, 6	6: 2, 3, 5, 6, 7
Aldergrove	6.05: 1-5 inclusive	6: 8, 9, 10, 14, 15
Thornccliffe	6.03: 1-3 inclusive	6: 4, 11, 12, 13
Lymburn	6.04: 1	6: 16
Callingwood North	6.04: 2, 3, 4, 5	6: 17, 18, 19, 20
Callingwood South and Gariepy	6.06: 6, 7, 8, 9	6: 21, 22, 23, 30
Ormsby Place	6.06: 1, 2, 3, 4, 5	6: 24, 25, 26, 27, 28, 31
(SW) Jamieson Place, Dechene, Donsdale and Westcliffe	6.06: 10	6: 29
Westridge	7.02: 1, 4	7: 8, 9
Oleskiw	7.02: 5	7: 10

# Census Tract and Enumeration Area Boundaries for West Jasper Place

1. NE: La Perle, Terra Losa, Summer Lea
2. Belmead
3. Aldergrove
4. Thorncliffe
5. Lynburn
6. Callingwood North
7. Callingwood South/Gariepy
8. Ormsby Place
9. SW: Jamieson Place, Dechene, Donsdale, Westcliffe
10. Westridge
11. Oleskiw

