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File: B.19.5.4

April 2, 2020

Karen Wichuk, Chief Executive Officer
Edmonton Metropolitan Region Board
#1100 Bell Tower
10104 – 103 Avenue NW
Edmonton, AB T5J 0H8

Attention: Karen Wichuk

Dear Karen Wichuk:

**Re: City of St. Albert – Regional Evaluation Framework (REF) Application
Bylaw 5/2020 – North Ridge Area Structure Plan Amendment**

Please accept this letter from the City of St. Albert requesting the Edmonton Metropolitan Region Board (EMRB) to review Bylaw 5/2020, which is an amendment to the North Ridge Area Structure Plan (ASP).

Ministerial Order

This matter is being referred to the EMRB in accordance with the Ministerial Order No. MLS: 111/17.

Submission Criteria

The application is being referred to the EMRB as it meets the following submission criteria under Section 4.2 (c) of the Regional Evaluation Framework (REF) 2.0:

- 4.2 (c) The proposed statutory plan amendment would result in a change to the boundaries of an Area Structure Plan.



Bylaw

On March 16, 2020, the City Council of St. Albert approved first reading of the Bylaw, that the Bylaw be referred to the EMRB, and that the Public Hearing for the Bylaw be adjourned until a later date to allow for a decision from the EMRB. The council motions are as follows:

1. That Bylaw 5/2020, being amendment 1 to the North Ridge Area Structure Plan 4/2015, be read a first time.
 - CARRIED UNANIMOUSLY
For: Brodhead, Heron, Hansen, Hughes, Joly, and MacKay
2. That Bylaw 5/2020 be referred to the Edmonton Metropolitan Region Board (EMRB) for a decision.
 - CARRIED UNANIMOUSLY
For: Brodhead, Heron, Hansen, Hughes, Joly, and MacKay
3. That the Public Hearing on Bylaw 5/2020 be scheduled for June 15, 2020.
 - CARRIED UNANIMOUSLY
For: Brodhead, Heron, Hansen, Hughes, Joly, and MacKay

Please refer to the attached *Council Report and Attachments* for Administration's report to Council.

A copy of the current North Ridge ASP, without the proposed amendments, is also attached; see *North Ridge Area Structure Plan – Current*.

Purpose of Bylaw

The purpose of Bylaw 5/2020 is to expand the North Ridge neighbourhood boundary and create a second phase of the neighbourhood. Phase 1 is completely developed. Phase 2 is located north of the existing Villeneuve Road right-of-way, which forms the northern boundary of Phase 1. This amendment establishes the land uses and circulation patterns within North Ridge Phase 2.

The new North Ridge Phase 2 ASP plan area is 49 hectares± (121 acres±). Please refer to **Figure 1: Location Map**.

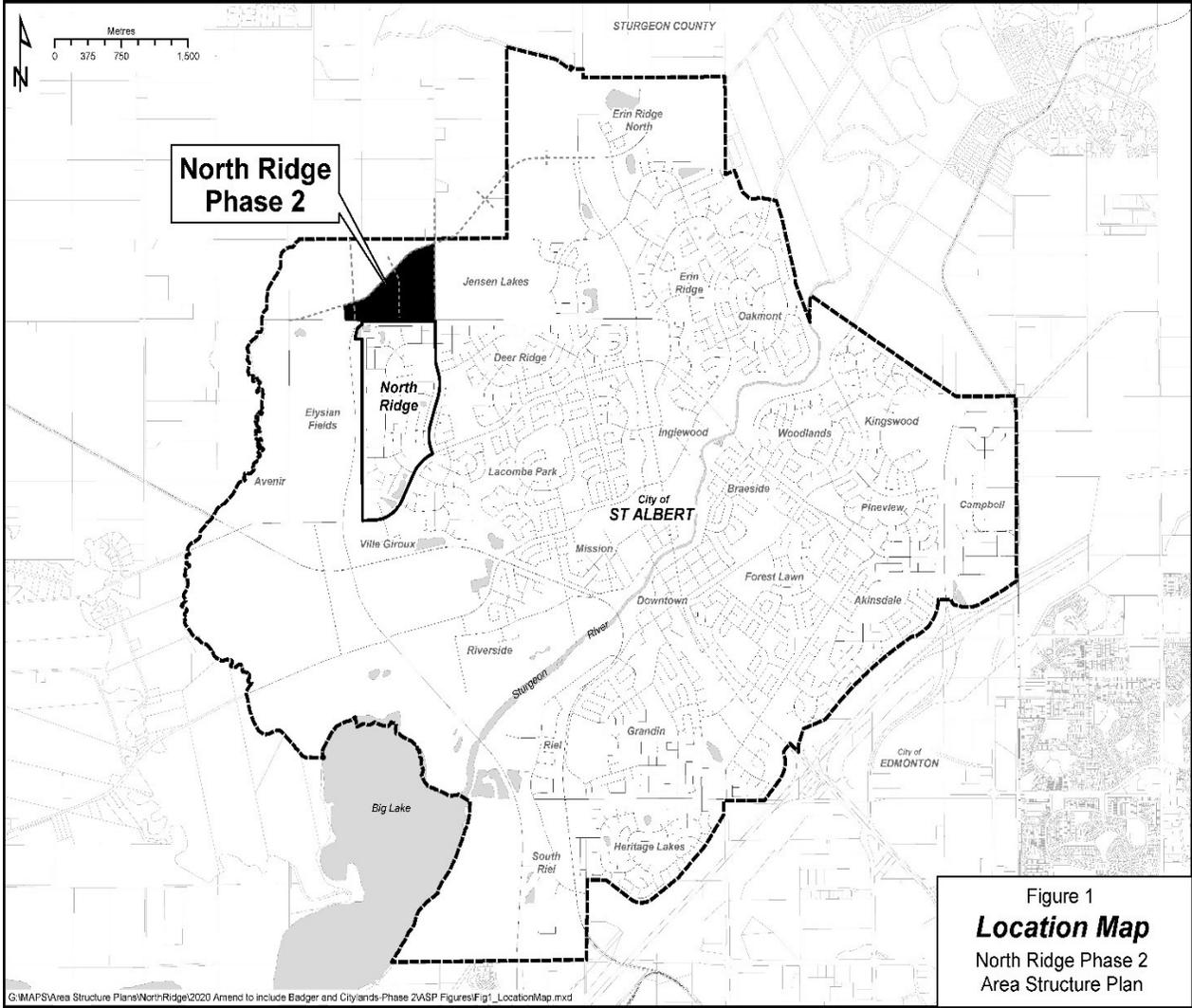


Figure 1: Location Map

Area Structure Plan Vision

North Ridge Phase 2 will be designed to be walkable and to promote the use of public parks and open spaces, while providing a range of compact and efficient housing types. The land uses will include a large stormwater management facility, connected parks and walkways, and a commercial site, creating focal points within a pedestrian friendly neighbourhood.

Background

The original North Ridge Area Structure Plan (ASP) was approved by Council through Bylaw 4/2015 on February 2, 2015, replacing Bylaw 38/98.

Select Engineering, on behalf of Badger Land Development Corporation, submitted an application on April 23, 2019 to amend the North Ridge Area Structure Plan Bylaw.

The amendment lands are located in the northwest quadrant of St. Albert and are bounded by:

- Villeneuve Road to the south,
- Ray Gibbon Drive and Crown lands to the west,
- Fowler Way to the north, and
- Hogan Road / Range Road 255 and Jensen Lakes neighbourhood to the east.

The east half of quarter section SE-18-54-25-4 is owned by Badger Land Development Corporation (see attached *Figure 3 – Land Ownership*). They are proposing a 26 hectare± (64 acres±) development in the area north of Villeneuve Road and south of the proposed Fowler Way. This area will be called Phase 2.

The west half of quarter section SE-18-54-25-4 is owned by the City, except for a 2 hectare± parcel located in the southwest corner, which is owned by Altalink and contains an electrical substation. The City-owned lands do not have any future land use planned at this time and will be designated as *Future Development Area* in the ASP.

To the west of this quarter section is a former landfill, located in the southwest corner of the amendment area. The former landfill is part of Plan 042 6146, Block 1, Lot 2 and a portion of it will be included in the *Future Development Area*, while the rest will be used for the future extension of Ray Gibbon Drive.

When the *Future Development Area* lands are developed, an amendment to the North Ridge ASP will be required.

The amendment to the North Ridge ASP has proposed land use designations (see attached *Figure 2 – Future Land Use Map*) of low density residential, medium density residential, commercial, park, and stormwater management facility. More details can be found in the attached *North Ridge Area Structure Plan – Phase 2 Amendment*.

Planning Context

The North Ridge ASP was approved under the Capital Region Growth Plan 2009 (CRBGP) and St. Albert's Municipal Development Plan (MDP), which both state that ASP densities must meet a minimum of 30 dwelling units per net residential hectare.

- **CRBGP Addendum: October 2009 Addendum, Table 3:**

The density target (dwelling units / net residential hectare) for Priority Growth Area B, which includes St. Albert, is 30 - 45+.

- **St. Albert MDP, Section 4.11 (1):**

The design of residential neighbourhoods should have a minimum of 30 dwelling units per net residential hectare with a minimum of 30% medium and/or high density residential, the proportion to be determined at the ASP stage.

The current North Ridge ASP has 24.5 dwelling units per net residential hectare (du/nrha), which met the Capital Region Board Growth Plan target in place at the time the North Ridge ASP was approved.

North Ridge Phase 2 must conform to the 2016 Edmonton Metropolitan Region Growth Plan (EMRGP). The proposed ASP amendment area will meet the current EMRB density of 40 dwelling units per net residential hectare (du/nrha), as per Schedule 6: Greenfield Density.

- **EMRBGP: October 2016, 3.1.4:**

In the metropolitan area, greenfield areas will be planned and developed as complete communities that:

- a. are compact, contiguous, and incorporate a mix of uses;
- b. are accessible and age-friendly;
- c. provide a diversity of housing options in terms of density and built form;
- d. achieve the minimum greenfield density, in accordance with Schedule 6;
- e. incorporate an interconnected street network and urban form to support active transportation;
- f. integrate local services, amenities, institutional and commercial uses with residential development, within buildings and/or within a five-minute walk (400 metres);

- g. incorporate higher density uses along existing and planned transit corridors and at major transit stations; and
- h. provide high quality parks, trails and open spaces.

Complete communities are designed to meet the needs of all people at all stages of life given the resources available and the size and situation of the particular community. A complete community could be a neighbourhood that includes housing, offices, daycare and a grocery store with accessible transit nearby.

North Ridge Phase 2 includes neighbourhood commercial located near two multi-family sites, all of which are located along a neighbourhood connector road (Hogan Road) that will have transit service. All residents will be within 400 metres walking distance of a bus stop.

- **EMRBGP: October 2016, 3.2.2:**

Within the built-up urban area and centres, infill development, more compact housing forms and increased density will be encouraged to achieve a more diverse housing stock in the Region.

North Ridge Phase 2 includes a mix of single-detached house, single-detached house with a suite, semi-detached, duplex housing, and townhousing forms, including smaller lots with rear lane access. There are two multi-family sites that will include townhouses and apartments, as well as medium density residential sites located in the interior.

- **EMRBGP: October 2016, 4.3.2:**

Greenfield areas will only be considered for development in locations that meet all of the following criteria:

- a. are part of an existing urban community;
- b. are contiguous to planned areas approved through a statutory plan or are adjacent to existing or planned infrastructure or support the logical and orderly extension of infrastructure;
- c. have long term municipal storm, water and wastewater servicing capacity to accommodate the planned development; and
- d. an agricultural impact assessment has been completed to identify the potential adverse impacts of the proposed development on prime agricultural lands and existing agricultural operations, in accordance with the policies in the Agriculture policy area.

North Ridge Phase 2 is an expansion of the North Ridge neighbourhood located to the south and will receive utility services via extensions from North Ridge. An Agricultural Impact Assessment (AIA) was conducted by the applicant and found that the proposed amendment is in alignment of the Edmonton Metropolitan Regional Growth Plan policy direction contained within Section 6.2.4.

Density Calculation

When it comes to calculating planned residential densities for ASPs, St. Albert's practice is to apply the highest density value within the prescribed density range. This ensures that sufficient servicing capacity is accounted for, to plan and enable development of any listed use (and corresponding density), as outlined within the Land Use District.

Moreover, as neighbourhoods are built out and when a St. Albert ASP is amended, the residential statistics are amended to reflect the actual built densities. St. Albert's ASPs are essentially "living documents", to ensure that both the planned and built densities comply with the CRBGP for a minimum density requirement of 30 du/nrha. New greenfield developments are required to comply with the EMRB for a minimum density requirement of 40 du/nrha. The North Ridge Phase 2 planned density is 40 du/nrha.

Boundary Change

As stated, this application is being referred to the EMRB under the submission criteria of Section 4.2 (c):

The proposed statutory plan amendment would result in a change to the boundaries of an Area Structure Plan

Revising the boundaries of a statutory plan is a signal of future growth. Ensuring the growth is undertaken in a responsible manner and is supported by infrastructure and amenities consistent with the Growth Plan requires a regional review.

This amendment is adding 48.8 hectares± (120.6 acres±) to the existing North Ridge Area Structure Plan.

