

The province has adopted the Regional Evaluation Framework (REF) Ministerial Order No: L: 111/1B for the Edmonton Metropolitan Region Boards review of statutory plans.

In reference to Ministerial Order No: L: 111/17, the following relevant conditions apply to proposed Centre in the Park Area Redevelopment Plan bylaw 1-2020:

- Section 4.1 New Statutory Plans.

The application is supported by Bylaw 3-2020 which proposes to amend the Municipal Development Plan bylaw 20-2017 to redesignate Plan 6133MC, Lot A from the Commercial Policy Area to the Urban Centre Policy Area. Bylaw 3-2020 is not being submitted under the Regional Evaluation Framework as none of the conditions under 4.2 Amendments to Statutory Plans of the Regional Evaluation Framework (REF) Ministerial Order No: L: 111/1B apply to the proposed amendment.

Purpose

The purpose of proposed bylaw 1-2020 is to repeal the existing Centre in the Park (CITP) Area Redevelopment Plan bylaw 55-2015 and replace it with a new CITP Area Redevelopment Plan which aligns with the 2017 Strathcona County Strathcona County Municipal Development Plan (MDP) and Edmonton Metropolitan Region Growth Plan.

The existing Centre in the Park Area Redevelopment Plan bylaw 55-2015 was originally completed in 1990 and has since been amended on several occasions. The document is outdated and requires replacement.

Centre in the Park is designated as the Urban Centre for Sherwood Park within the 2017 Strathcona County Municipal Development Plan.

Recommendation

Strathcona County recommends that the Edmonton Metropolitan Region Board approve this application.

Summary

Strathcona County began the preparation of the Centre in the Park Area Redevelopment Plan in 2018, in conformance with Strathcona County's Municipal Development Plan Bylaw 20-2017 and the Edmonton Metropolitan Region Growth Plan at the direction of Strathcona County Council.

Strathcona County uses specific terminology within statutory plans to increase clarity. Three levels of policy are used throughout the documents with required

policies being compulsory, encouraged policies needing acceptable justification for non-compliance and consider policies being evaluated on a case-by-case basis.

Justification

Section 8.1 of REF states that when evaluating a statutory plan or statutory plan amendment, the Board must consider whether approval and full implementation of the statutory plan would result in development that is consistent with the Edmonton Metropolitan Region Growth Plan. The following is a summary of how the proposed Centre in the Park Area Redevelopment Plan bylaw 1-2020 aligns with the Edmonton Metropolitan Region Growth Plan principles and objectives:

EMRB Growth Plan Principles and Objectives	Analysis
Guiding Principle: Promote global economic competitiveness and regional prosperity.	
<p>✓ 1.1: Promote global economic competitiveness and diversification of the regional economy.</p>	<p>The proposed Centre in the Park Area Redevelopment Plan provides for a variety of employment opportunities including the expansion of government, education, health, culture, technology, knowledge based industries and the arts sectors within an Urban Centre.</p> <p>The additional population provided for within the area will contribute to the available workforce for Major Employment Areas within Strathcona County and the region.</p>
<p>✓ 1.2: Promote job growth and the competitiveness of the Region's employment base.</p>	<p>The proposed Centre in the Park Area Redevelopment Plan provides for a variety of employment opportunities including the expansion of government, education, health, culture, technology, knowledge based industries and the arts sectors within an Urban Centre.</p>
<p>✓ 1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region.</p>	<p>The proposed Centre in the Park Area Redevelopment Plan provides opportunities for additional transit connections to Strathcona County's major transit terminals with commuter service to Edmonton.</p> <p>Opportunities for transit oriented development within the area support the establishment of these additional routes and potential transfer facilities within the area.</p>
<p>✓ 1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce.</p>	<p>The proposed plan provides for a complete community where individuals can live, work and play. Policies accommodate individuals of all ages, incomes and abilities through housing diversity, proximity of services, non-market housing opportunities, employment and transportation choice.</p> <p>As an Urban Centre the area is planned for significant densities with sub-regional services and high levels of multi-modal connectivity.</p>
Guiding Principle: Protect natural living systems and environmental assets	
<p>✓ 2.1: Conserve and restore natural living systems through an ecological network approach.</p>	<p>The proposed Centre in the Park Area Redevelopment Plan requires the conservation of the existing wildlife habitat and corridors that exist within this built up area.</p> <p>The proposed plan encourages the addition of new street trees, low impact development techniques, soft-scaping and</p>

		native vegetation to increase the amount of natural features within the area.
✓	2.2: Protect regional watershed health, water quality and quantity.	The proposed plan is a significant distance from regional watershed features. Strathcona County will ensure that regional standards are met regarding regional watershed health, water quality and quantity.
✓	2.3: Plan development to promote clean air, land and water and address climate change impacts.	<p>The proposed Centre in the Park Area Redevelopment Plan aims to intensify an existing built up area. The plan focuses on principles of new urbanism which provide for an intense mix a uses and increased active transportation options to reduce reliance on automotive travel.</p> <p>Policies also provide opportunities for green energy, the continued use of the existing district energy system and green building practices.</p> <p>The proposed plan encourages the addition of new street trees, low impact development techniques, soft-scaping and native vegetation to increase the amount of natural features within the area.</p>
✓	2.4: Minimize and mitigate the impacts of regional growth on natural living systems.	The proposed Centre in the Park Area Redevelopment Plan aims to intensify a built-up urban area.
Guiding Principle: Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region		
✓	3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages.	<p>The proposed Centre in the Park Area Redevelopment Plan creates a complete community with housing diversity, transportation choice, employment opportunities, recreational opportunities, educational facilities and other community and market services.</p> <p>The redevelopment of the area will result in compact urban development with a diversity of services and supportive active transportation connections.</p> <p>The open space network within the area will provide for gathering spaces for social interaction and accommodate the needs of the existing educational facilities.</p>
✓	3.2: Plan for and promote a range of housing options.	Centre in the Park has been designated as an Urban Centre within Strathcona County's Municipal Development Plan. As such it is planned as a mixed-use area with substantive opportunities for medium and high density market and non-market residential development.
✓	3.3: Plan for and promote market affordable and non-market housing to address core housing need.	Centre in the Park has been designated as an Urban Centre within Strathcona County's Municipal Development Plan. As such it is planned to support a sub-regional level of service. Substantive opportunities for the continued use and expansion of existing non-market residential development within the area as well as opportunities for new, market affordable and non-market housing are offered within the plan policies.

Guiding Principle: Achieve compact growth that optimizes infrastructure investment		
✓	4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth.	The proposed Centre in the Park Area Redevelopment Plan aims to intensify a built-up urban area.
✓	4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint.	The proposed Centre in the Park Area Redevelopment Plan aims to intensify a built-up urban area.
N/A	4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities.	The proposed Centre in the Park Area Redevelopment Plan does not apply to a greenfield area.
N/A	4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing.	The proposed Centre in the Park Area Redevelopment Plan does not apply to a rural area.
✓	4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs.	Centre in the Park has been designated as an Urban Centre within Strathcona County's Municipal Development Plan. As such the proposed Centre in the Park Area Redevelopment Plan aspires to an overall density target of 100 du/nrha. Though it is not a designated TOD Centre within the Edmonton Metropolitan Region Growth Plan, the plan encourages development to strive for a density of 140 ppl+jobs/ha within the core main street policy area to support future transit and viability within the area.
✓	4.6: Prioritize investment and funding of regional infrastructure to support planned growth.	The proposed Centre in the Park Area Redevelopment Plan aims to intensify an existing built up area utilising existing regional infrastructure. As the area has been planned for redevelopment since 1990 the continued application of the principles from the original plan are anticipated to have little to no new impact on regional infrastructure systems.
N/A	4.7: Ensure compatible land use patterns to minimize risks to public safety and health.	Centre in the Park is outside of the regional buffer areas identified on Schedule 9: Land Use Buffers of the EMRGP.
Guiding Principle: Ensure effective regional mobility.		
✓	5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity.	The proposed Centre in the Park Area Redevelopment Plan provides opportunities for additional transit connections to Strathcona County's major transit terminals with commuter service to Edmonton. Opportunities for transit oriented development within the area support the establishment of these additional routes and potential transfer facilities within the area.

✓	5.2: Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable alternatives to private automobile travel, appropriate to the scale of the community.	<p>The proposed Centre in the Park Area Redevelopment Plan focuses on the provision of complete streets that can accommodate all users and the concentration and diversity of land uses that provide services within walking distance of most residents.</p> <p>The proposed Centre in the Park Area Redevelopment Plan provides opportunities for additional transit connections both locally and to Strathcona County's major transit terminals with commuter service to Edmonton.</p> <p>Opportunities for transit oriented development within the area support the establishment of these additional routes and potential transfer facilities within the area.</p>
✓	5.3: Coordinate and integrate land use and transportation facilities and services to support the efficient and safe movement of people, goods and services in both urban and rural areas.	<p>The proposed Centre in the Park Area Redevelopment Plan has evaluated the effect of the proposed redevelopment concept on the local transportation network to ensure safe and efficient movement of people and goods to and from the area.</p> <p>The area has been designed to ensure the efficient and functional utilization of the transit and contain parking requirement to ensure the least possible impact to pedestrian and highest and best use of land.</p> <p>Cross-sections for the area have been design with complete streets principles to ensure highly connected networks that accommodate all users.</p>
N/A	5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world.	<p>The proposed Centre in the Park Area Redevelopment Plan does not affect access to, and is not within the vicinity of, the Edmonton International Airport.</p>
✓	5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions.	<p>The proposed Centre in the Park Area Redevelopment Plan is centrally located within Sherwood Park.</p> <p>The type of development proposed within the plan area encourages a shift in the model split to a higher percentage of trips by transit or active transportation, reducing the overall impact to existing vehicular transportation routes within the area.</p> <p>As the area has been planned for redevelopment since 1990 the continued application of the principles from the original plan are anticipated to have little to no new impact on regional transportation systems.</p>
Guiding Principle: Ensure the wise management of prime agricultural resources.		
N/A	6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations.	<p>The proposed Centre in the Park Area Redevelopment Plan falls within a built-up urban area.</p>
N/A	6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses.	<p>The proposed Centre in the Park Area Redevelopment Plan falls within a built-up urban area.</p>

✓	6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system.	The proposed Centre in the Park Area Redevelopment Plan encourages the use of urban agriculture such as community gardens or rooftop gardens that contribute to the local or regional food system.
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