



## REF 2018-009, City of Edmonton Ritchie Area Redevelopment Plan Amendment

### Recommendation

*EMRB Administration recommends that REF application 2018-009 be approved.*

### Background

On October 15, 2018, the EMRB received an application from the City of Edmonton (the City) for approval of a proposed amendment to the Ritchie Area Redevelopment Plan (ARP). The City submitted the proposed amendment pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 4.2 *A municipality must refer to the Board any proposed amendment to a statutory plan that meets one or more of the following conditions:*
- j) The plan area of the proposed amendment to the statutory plan includes a Park and Ride or Planned LRT line or the boundaries of the proposed amendment to the statutory plan are within 0.8 km of a Park and Ride or Planned LRT line as identified on Schedule 10B: Transportation Systems – Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan.*

EMRB Administration deemed the application complete on October 18, 2018.

### Application

The subject amendment proposes to redesignate a portion of land in the Ritchie Neighbourhood to allow for increased density in the form of medium density infill within the Metropolitan Core. The proposed amendment will increase the density within the ARP.

### Evaluation

EMRB Administration obtained the assistance of ISL Engineering and Land Services Ltd. to evaluate the application with respect to the REF requirements. The ISL evaluation (attached) reviewed the proposed ARP amendment in relation to the objectives of the Edmonton Metropolitan Region Growth Plan in Section 8 of the EMRB Regulation 189/2017, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in Section 8 in Schedule A of the REF Ministerial Order MSL 111/17. The ISL evaluation recommends that City of Edmonton's amendment to Ritchie ARP be approved by the EMRB.



## EMRB Administration Comments

The Ritchie ARP amendment is situated in the Metropolitan Core of the Metropolitan Regional Structure to 2044 (Schedule 2 of the Growth Plan) whereby the application is evaluated for its consistency with the principles and policies of this tier pursuant to the Policy Areas in the Growth Plan.

The proposed amendment to the ARP includes an area totalling approximately 0.09 ha. The nature of the amendment is minor as it redesignates two lots on the corner of 97 Street and 76 Avenue NW from single detached housing to medium density infill to allow for the development of row housing or stacked row housing.

The amendment enables the integration of land use and infrastructure by supporting a more compact development pattern and optimizing existing infrastructure. Developing at a higher density will concentrate people in a strategic location within the Metropolitan Core close to major employment areas. The site is in close proximity to transportation infrastructure including existing bus routes, the future LRT line, major pedestrian corridors and a cycle network.

The proposed increase in density represents a desire to infill existing areas and encourage intensification around existing and planned transportation infrastructure, consistent with the growth directions for the Metropolitan Core.

Overall, the proposed amendment to the Ritchie ARP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan.

EMRB Administration agrees with the REF Consultant evaluation and supports approval of the ARP amendment by the Edmonton Metropolitan Region Board.

## Recommendation

EMRB Administration recommends that REF 2018-009 be approved.

## Attachments

Evaluation	ISL Engineering and Land Services Ltd.
REF Documents	<ol style="list-style-type: none"><li>1. Cover Letter City of Edmonton Ritchie ARP</li><li>2. Bylaws 18562 and 18563 and Report to Council</li><li>3. Ritchie Area Redevelopment Plan</li></ol>