October 6, 2016

Our Reference: 12588

Capital Region Board
#1100 Bell Tower
10104 – 103 Avenue
Edmonton, Alberta T5J 0H8

Attention: Neal Sarnecki
Manager, Regional Projects, Land Use

Dear Sir:

Reference: REF 2016-006, Proposed amendment to the Riverview Area Structure Plan, City of Edmonton

Please find attached our statutory plan evaluation report for the above referral for the City of Edmonton.

If you have any questions, please contact Shauna Kuiper at 780.438.9000.

Sincerely,

[Signature]

Darren Young, RPP, MCIP
Senior Planner
Introduction

The Province has adopted the Regional Evaluation Framework for the Capital Region Board’s evaluation of statutory plans. Its purpose is to provide criteria to allow the Capital Region Board to evaluate new municipal statutory plans and statutory plan amendments to ensure consistency with the long-term regional interests identified in the Capital Region Growth Plan and the Capital Region Board Regulation.

Section 3.4 of the Regional Evaluation Framework (REF) states that a municipality must refer proposed statutory plans or statutory plan amendments to the Capital Region Board (CRB) after first reading and prior to third reading under certain conditions. The City of Edmonton has referred the proposed amendment to the Riverview Area Structure Plan (ASP) to the CRB per the following referral conditions of the REF:
3.2 A municipality must refer to the Board any other statutory plan or statutory plan amendment where:

a) one or more of the following conditions exist:

   (iv) the plan boundaries are within 0.8 km of a road identified in the Regional Transportation Infrastructure map of the Capital Region Growth Plan;

and he’s

b) the statutory plan or statutory plan amendment proposes land uses that would add to, alter, interrupt or interfere with;

   (ii) the distribution, expansion, and/or integrated development of regional infrastructure, and recreation, transportation and utility corridors as identified on the Regional Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure and Regional Corridors maps in the Capital Region Growth Plan or conservation buffers as shown on the Regional Buffers Areas map of the Capital Region Growth Plan.

Advisements

1. In reviewing the REF application, it was observed that there were terminology inconsistencies between the ASP’s land use concept maps and corresponding statistical tables. Terminology inconsistencies were also present between the ASP and the associated Stillwater Neighbourhood Structure Plan (NSP). In the preparation of this evaluation report, the land use designation terminology used is derived from Attachments 2d, 2e and 2f of the City of Edmonton’s Bylaw 17735 package.

2. A perceived misalignment between the ASP and the NSP was also observed in reviewing the REF application relative to density assumptions applying to mixed use sites within the amendment area. The footnote presented following the ASP’s statistical tables states “Mixed Use areas are divided amongst Residential Uses (50%) and Non-Residential Uses (50%) (e.g. Total area is 5.6 ha; area of residential is 2.8 ha and non-residential is 2.8 ha)” while the NSP did not apply this assumed split to its corresponding Mixed Use/Residential land use designation. The City has elaborated that the ASP statement applies to The Uplands neighbourhood only and has confirmed the intent of the NSP is for this land use designation to achieve its assumed residential density across the entirety of the subject lands. The City has outlined options for it to address the above observation within a future amendment to the Riverview ASP.

Purpose

The purpose of the proposed amendment to the Riverview Area Structure Plan (ASP) is to reflect the detailed planning conducted to support preparation of the proposed Stillwater Neighbourhood Structure Plan (NSP). While the proposed amendment does not affect the policy framework of the Riverview ASP, it would result in changes to the land use concept as an outcome of more detailed planning activities at the neighbourhood level. These changes include:
• Removing the Town Centre Commercial designation in the northeast corner of Stillwater in favour of increased land area designated as Mixed Use/Main Street Retail;
• Adjusting the sizes of Community Commercial nodes in the southwest and northwest corners of Stillwater;
• Refining the delineation of the four wetland features, and subsequent Environmental Reserve, Natural Area and adjacent Residential designations; and
• Refinement of the configurations of School/Park sites and the Public Utility Lot as a result of transportation network adjustments at the NSP level.

As a result of these proposed land use changes, there are corresponding changes to the residential, population and density statistics. Overall, there is an increase in the developable area by 12.65 ha, and a population increase of 1,433 for the plan area.

Recommendation

That the amendment to the Riverview Area Structure Plan be APPROVED.

Background Information

Municipality: City of Edmonton
Applicant: Stantec
Owner: Multiple landowners
First Reading Date: August 22, 2016
Location of Amendment Area: South of 23 Avenue NW (Maskêkosihk Trail NW), west of 199 Street NW, north of Amendment Area:
Existing ASP Land According to Attachment 2d in Bylaw 17735 package:
Use Designations Residential, Town Centre Commercial, Mixed Use/Main Street Retail, Community
(amenagement area):
Proposed ASP Land According to Attachment 2e in Bylaw 17735 package:
Use Designations Residential (↑), Mixed Use/Main Street Retail (↑), Community Commercial (↑),
School/Park (↓), Natural Area (↑), Environmental Reserve (↓), Public Utility Lot (↑)
[Town Centre Commercial designation has been removed]

Summary

The proposed amendment to the Riverview ASP redistributes lands uses as a result of more detailed planning in preparation of the proposed Stillwater NSP. The amendment includes:

• An overall increase in net residential area;
• An increase in the proportion of medium and higher density residential units within Stillwater from 28.4% to 38.1%;
• Replacing the Town Centre Commercial node with a smaller Mixed Use/Main Street Retail node;
• Minor adjustments to the Community Commercial nodes in the southwest and northwest portions of the amendment area;
• Revised delineations of the Environmental Reserve and Natural Area designations; and
• Revised delineations of the School/Park sites and the Public Utility Lot as a result of the realignment of collector and arterial roads.
Evaluation Criteria

5.4(a) Compatibility of the development with the objectives of the Capital Region Growth Plan as set out in Section 11 of the Regulation:

11(a) to promote an integrated and strategic approach to planning for future growth in the Capital Region

» The proposed ASP amendment promotes an integrated and strategic approach to planning for future growth in the Capital Region by reflecting the outcomes of the detailed planning to support at the NSP level for Stillwater and the ultimate development of this neighbourhood. The proposed amendment does not impact the policy framework that aligns with and implements policies contained within The Way We Grow, Edmonton’s Municipal Development Plan (MDP), and the integration of a number of Growth Plan’s principles, policies including the density target assigned to the southwest portion of the City of Edmonton.

11(b)(i) to identify the overall development pattern and key future infrastructure investments that would best complement existing infrastructure, services and land uses in the Capital Region

» The proposed changes in land use designation will not impact the logical extension of infrastructure, services and land use in the Capital Region. The Riverview ASP is located immediately south of the Edgemont neighbourhood, which is in its early stages of development, and will enable the logical extension of infrastructure, services and land use in the Capital Region. An interchange adjacent to the ASP that provides access to Anthony Henday Drive is already in place and will serve the future realigned 23 Avenue (Maskêkosih Trail) through the plan area that continues as Highway 627 into Parkland County to the west.

11(b)(ii) to identify the overall development pattern and key future infrastructure investments that would maximize benefits to the Capital Region

» The proposed amendment to the Riverview ASP does not include any changes to the overall development pattern, or investments to key infrastructure within the Capital Region.

11(c) to co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment

» The proposed amendment to the Riverview ASP includes the redesignation of land from Town Centre Commercial to Mixed Use/Main Street Retail. This change in land use designation will still provide employment opportunities, and does not impact the ASP’s Business Employment land use designation, which is outside of the amendment area adjacent to Anthony Henday Drive.

» The reconfiguration of the School/Park, Natural Area and Environmental Reserve sites do not impact the connections to the North Saskatchewan River Valley, destinations within the plan area, or the policy framework that supports strong communities.
5.4(b) Whether the approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with all of the following:

(i) The Land Use Principles and Policies of the Capital Region Growth Plan including the provisions for:

» In addition to being evaluated for consistency with the following five specific provisions, the proposed amendment to the Riverview ASP has also been evaluated for consistency with the Land Use Principles and Policies of the Growth Plan. For more information on the consistencies with the applicable Principles and Policies, refer to Attachment 1.

   i. Buffer areas as shown on the Regional Buffer Areas map in the Capital Region Growth Plan

   » The proposed amendment does not impact the protection of regional buffer areas in the ASP as depicted in the Growth Plan.

   ii. Priority Growth Areas (PGAs) as shown on the Priority Growth Areas and Cluster Country Residential Areas (PGAs and CCRAs) map in the Capital Region Growth Plan

   » The subject area is located within the conceptual boundaries of PGA Cw. The proposed Riverview ASP provides for future development that is appropriate to PGAs.

   iii. Cluster Country Residential Areas (CCRAs) as shown on the Priority Growth Areas and Cluster Country Residential Areas (PGAs and CCRAs) map in the Capital Region Growth Plan

   » Not applicable.

   iv. Density targets as outlined in the Capital Region Growth Plan

   » The Riverview ASP is located within the conceptual boundaries of PGA Cw, which is assigned a density target range of 30-40 dwelling units per net residential hectare (du/nrha). The existing ASP has an overall planned residential density of 31.7 du/nrha. Within the existing ASP, the Stillwater neighbourhood was originally planned to have a residential density of 30.9 du/nrha. Thus, the existing ASP already falls within the density target range that applies to PGA Cw, both overall and within the Stillwater neighbourhood.

   » The ASP amendment and its associated NSP propose to increase the planned residential density of the Stillwater neighbourhood to 34.1 du/nrha, which is up 10% from its previously planned density of 30.9 du/nrha. This increase in density is achieved through the application of a land use concept within Stillwater that allows for residential built forms ranging from single detached housing to low rise apartments as well as two mixed use sites. In terms of impacts at the ASP level, the increased density within Stillwater increases the ASP’s overall planned density to 32.3 du/nrha.
In summary, the overall planned density of 32.3 du/nrha within the proposed ASP amendment and the planned density of 34.1 du/nrha within the proposed Stillwater NSP are both consistent with the density target range applied to PGA Cw within the Growth Plan.

v. Outside Priority Growth Areas (PGAs) and Cluster Country Residential Areas (CCRAs)

» Not applicable.

(ii) The regional population and employment forecasts in the Capital Region Growth Plan

Population Forecasts:

» As a result of the proposed amendment, there is an increase in the total estimated population for the Riverview ASP from 50,422 to 51,855. The estimated increase is negligible and will have no impact to the City’s overall population growth forecasts as presented in the Growth Plan.

Employment Forecasts:

» The proposed amendment to the ASP does not include any estimate of future jobs within the plan area. Provision of such in ASPs is not a prescribed requirement of the Municipal Government Act. The proposed change in land use designation from Town Centre Commercial to Mixed Use/Main Street Retail is not of regional significance, and will have a negligible impact on the regional employment forecasts. The proposed amendment also does not impact the lands designated as Business Employment to the northeast of the amendment area, and other employment opportunities beyond the boundaries of the amendment area.

(iii) The regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan

» The proposed amendment to the Riverview ASP would result in development that is consistent with the road, highway, railway and transit networks as shown on the Regional Transportation Infrastructure map in the Growth Plan.

Regional Transit Network:

» Refer to Evaluation Criteria 5.4(b)(iv) in this report.

(iv) The Intermunicipal Transit Network Plan (ITNP) of the Capital Region Growth Plan (Figures 8, 9 or 10 of the Capital Region ITNP), and a Transportation Master Plan (TMP) as approved by the City of Edmonton

» The proposed amendment to the Riverview ASP would result in development that is consistent with Edmonton’s TMP and the regional transit network as depicted on Figures 8 through 10 of the ITNP.
(v) The regional infrastructure, and recreation, transportation and utility corridors as identified on the Regional Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure, and Regional Corridors maps of the Capital Region Growth Plan

Regional Transportation Infrastructure:
» Refer to Evaluation Criteria 5.4(b)(iii) and (iv) in this report.

Regional Infrastructure and Corridors:
» The proposed amendment to the Riverview ASP will result in development that is consistent with the regional water, wastewater and power infrastructure and the regional corridors as depicted on Figures 2 through 4 of the December 2009 Addendum to the Growth Plan.

(vi) The boundaries and policies of the Alberta’s Industrial Heartland (AIH) Area Structure Plans (ASPs) and the Edmonton International Airport (EIA) Area Structure Plan (ASP)
» Not applicable.

Attachments
Attachment 1 – Consistency with the Land Use Principles and Policies of the Capital Region Growth Plan
Attachment 2 – Bylaw 17735 Amendment to Riverview Area Structure Plan
Attachment 1: Consistency with the Land Use Principles and Policies of the Capital Region Growth Plan

<table>
<thead>
<tr>
<th>Core Principle I: Protect the Environment and Resources</th>
<th>Consistent</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Preserve and Protect the Environment</td>
<td>✓</td>
<td>The delineation of wetland features as a result of subsequent assessments has resulted in an overall reduction in the areas protected by Environmental Reserve while modestly increasing adjacent lands designated as Natural Area. The subsequent assessments and their outcomes have no impact on the policies and framework to the preservation and protection of the natural environment in the plan area.</td>
</tr>
<tr>
<td>B. Preserve Agricultural Lands</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>C. Protect Natural Resources</td>
<td>n/a</td>
<td>The amendment does not impact the policies that govern development surrounding abandoned and operation well sites within the plan area.</td>
</tr>
<tr>
<td>D. Minimize the Impact of Development on Regional Watersheds and Airsheds</td>
<td>n/a</td>
<td>The proposed amendment does not impact policies within the Riverview ASP that support low impact development to increase the filtration of stormwater and manage runoff areas.</td>
</tr>
<tr>
<td>E. Minimize the Impact of Heavy Industrial Developments</td>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>
### Core Principle II: Minimize Regional Footprint

<table>
<thead>
<tr>
<th>Principle</th>
<th>Consistent</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Identify, Protect and Prioritize Lands for Regional Infrastructure</td>
<td>n/a</td>
<td>The proposed amendment does not impact the protection of regional infrastructure within the plan area. The policies that protect regional infrastructure are not subject to the proposed amendment.</td>
</tr>
<tr>
<td>B. Concentrate New Growth Within Priority Growth Areas</td>
<td>✓</td>
<td>The proposed amendment to the Riverview ASP will promote the development of land that is appropriate for PGAs, and will meet the density target for PGA Cw.</td>
</tr>
<tr>
<td>C. Allow Growth Outside of Priority Growth Areas</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>D. Support Expansion of Medium and Higher Density Residential Housing Forms</td>
<td>✓</td>
<td>The proposed amendment increases the ASP’s net residential area by 12.65 ha and all residential land use typologies experience net increases including the medium and higher density housing forms.</td>
</tr>
<tr>
<td>E. Support Cluster Country Residential Development</td>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>

### Core Principle III: Strengthen Communities

<table>
<thead>
<tr>
<th>Principle</th>
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<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Create Inclusive Communities</td>
<td>n/a</td>
<td>The proposed amendment does not impact policies and land uses within the ASP that support commercial, business employment and open space to support the development of an inclusive community.</td>
</tr>
<tr>
<td>B. Support Healthy Communities</td>
<td>n/a</td>
<td>The proposed amendment does not impact policies within the ASP that enable connections to the North Saskatchewan River Valley and destinations within the plan area.</td>
</tr>
<tr>
<td>C. Support Public Transit</td>
<td>n/a</td>
<td>The proposed amendment does not impact policies within the ASP that support public transit.</td>
</tr>
<tr>
<td>D. Support Innovative and Affordable Housing Options</td>
<td>✓</td>
<td>The proposed changes in land use designation that affect residential land use are consistent with the policy framework in the ASP with respect to affordable housing options.</td>
</tr>
</tbody>
</table>
### Core Principle IV: Increase Transportation Choice

<table>
<thead>
<tr>
<th>Principle</th>
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<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Integrate Transportation Systems with Land Use</td>
<td>n/a</td>
<td>The proposed amendment does not impact the ASP’s policies as they relate to transportation infrastructure. The ASP designates a road network, transit centre and opportunities for active transportation.</td>
</tr>
<tr>
<td>B. Support the Expansion of Transit Service in Various Forms</td>
<td>n/a</td>
<td>The proposed amendment does not impact the ASP’s objectives and policies associated with providing public transit infrastructure and access to public transit. It also does not impact the provision of shared use paths and connection to destinations within the plan area and to networks through the North Saskatchewan River Valley.</td>
</tr>
</tbody>
</table>

### Core Principle V: Ensure Efficient Provision of Services

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<thead>
<tr>
<th>Principle</th>
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<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Design Integrated Physical Infrastructure with the Region</td>
<td>n/a</td>
<td>The proposed amendment does not alter the ASP’s objectives with respect to using sustainable technologies during development, the utilization of alternative energy, xeriscaping, low impact development and neighbourhood design.</td>
</tr>
<tr>
<td>B. Maximize Utilization of Existing Infrastructure</td>
<td>n/a</td>
<td>The proposed amendment does not impact the ASP’s staging of development, or the extension of infrastructure to the plan area.</td>
</tr>
</tbody>
</table>
Core Principle VI: Support Regional Economic Development

<table>
<thead>
<tr>
<th>Principle</th>
<th>Comments</th>
<th>Consistent</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Ensure a Supply of Land to Sustain a Variety of Economic Development Activities</td>
<td>✓</td>
<td>The proposed amendment includes the removal of the Town Centre Commercial land use designation. This land use is replaced by the Mixed Use/Main Street Retail land use designation, which includes a mix of retail, office, civic, and/or residential uses. This change in land use designation will continue to provide opportunities for a variety of economic development activities.</td>
</tr>
<tr>
<td>B. Attract and Retain Individuals and Families with a Diverse Range of Skills to the Capital Region to Satisfy the Region’s Economic Development Goals</td>
<td>n/a</td>
<td>The proposed amendment to the Riverview ASP does not impact the land use designations and policy framework that would provide a variety of social, educational, recreation and cultural amenities to attract a range of residents to the plan area.</td>
</tr>
<tr>
<td>C. Support Regional Prosperity</td>
<td>n/a</td>
<td>The Business Employment lands that are located outside of the amendment area to the northeast will not be impacted by the proposed amendment.</td>
</tr>
<tr>
<td>D. Position the Capital Region Competitively on the World Stage</td>
<td>n/a</td>
<td>The proposed amendment to the Riverview ASP will have no impact on the policy framework that supports an inclusive and healthy community, or the provision of employment opportunities and amenities to attract and retain a diverse range of people.</td>
</tr>
</tbody>
</table>
Attachment 2: Bylaw 17735 Amendment to Riverview Area Structure Plan

Note:
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.