



**REF 2017-021, City of Edmonton
Proposed Horse Hill Area Structure Plan and Marquis Neighbourhood
Structure Plan**

Recommendation

EMRB Administration recommends that REF application 2017-021 be approved.

Background

On November 20, 2017 the EMRB received an application from the City of Edmonton (the City) for approval of the proposed Horse Hill Area Structure Plan (ASP) and Marquis Neighbourhood Structure Plan (NSP) amendments. The City submitted the ASP and NSP amendments 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:*
- f) The boundaries of the proposed amendment to the statutory plan are within 0.8 km of a pipeline corridor as depicted on Schedule 8B: Energy Corridors in the Edmonton Metropolitan Region Growth Plan.*
 - j) The boundaries of the proposed amendment to the statutory plan intersect with a Recreation Trail Corridor as depicted on Schedule 10B: Transportation Systems – Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan.*
 - k) 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.*

And,

- l) The boundaries of the proposed statutory plan amendment are within 1.6 km of the boundaries of the Edmonton International Airport or the Alberta's Industrial Heartland Area Structure Plans in Sturgeon County, Lamont County, Strathcona County, Fort Saskatchewan, and the Edmonton Energy and Technology Park in Edmonton.*

EMRB Administration deemed the application complete on November 24, 2017.



Application

The purpose of the proposed ASP and NSP amendments are to redesignate uses within the Marquis neighbourhood Town Centre area and adjust maps and statistics in both the Horse Hill ASP and Marquis NSP. The net difference in the statutory plans is accounting for a revision to the intersection alignment of Manning Drive and Meridian Street, an increase in residential density, a decrease in commercial use area and minor changes to service uses in the neighbourhood.

Evaluation

EMRB Administration obtained the assistance of ISL Engineering and Land Services to evaluate the application with respect to the REF requirements. The ISL evaluation (attached) reviewed the proposed ASP and NSP amendments 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 both the proposed ASP and NSP amendments be approved.

EMRB Administration Comments

The Marquis NSP amendment and subsequent Horse Hill ASP amendment are situated in the Metropolitan Area Tier of the metropolitan structure (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.

ASP

The proposed Horse Hill ASP amendment redesignates a portion of existing Residential land to road right-of-way due to changes in the conceptual alignment of the future intermunicipal road connection from Manning Drive to Strathcona County to the southeast. Manning Drive and the future roadway are identified as a Regional Arterial and a Regional Expressway (Schedule 10A of the Growth Plan) and will support future regional mobility of goods and people. In addition, the Horse Hill ASP amendment reconfigures a number of land use designations within the previously planned future Town Centre and includes a revision to future road right-of-way dedication requirements for the future interchange and the planned realignment of 18 Street NE at Manning Drive. The overall change in the ASP increases the planned residential density, aligning with the principle of compact growth that optimizes infrastructure investment in the Growth Plan.

NSP

The Marquis NSP is located within the Horse Hill ASP. There are a number of changes to the planned land use that the NSP amendment proposes. At the future interchange for the planned realignment of 18 Street NE at Manning Drive, less right-of-way is now required (southeast corner) for the interchange meaning additional Business Employment lands will be accommodated to support the Region's commercial and employment growth. Conversely, additional right-of-way is required (southwest corner) resulting in a reduction of Town Centre lands. Furthermore, proposed amendments to the NSP strive to develop complete



communities by reconfiguring the Transit Centre and interface between High Density Residential and Stormwater Management Facility sites adjacent to the future Capital LRT line. This policy will support future development and decisions that integrate land use and transportation infrastructure. Lands designated Main Street Retail and Town Centre Commercial are swapped and the Potential Fire Station has been redesignated to accommodate for an increase in Low Rise and Medium Density Residential uses.

Section 8.2 of the REF states that when evaluating a statutory plan amendment to a statutory plan (other than a Municipal Development Plan) that was approved by the Board under the *Capital Region Growth Plan: Growing Forward*, the Board may use the density targets of that plan rather than the density targets of the EMRGP. While the ASP and NSP were originally adopted under *Capital Region Growth Plan: Growing Forward* and subject to those density targets, the proposed ASP and NSP amendments actually increase the planned residential density from 38.6 dwelling units per net residential hectare (du/nrha) to 43.6 du/nrha demonstrating the desire for compact growth and striving toward the new density targets outlined in the EMRGP (45 du/nrha for the City of Edmonton).

Overall, the proposed amendments to the Horse Hill ASP and the Marquis NSP are consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8 of the EMRB Regulation.

EMRB Administration agrees with the REF Consultant evaluation and supports approval of the ASP and NSP amendments by the Edmonton Metropolitan Region Board.

Recommendation

EMRB Administration recommends that REF 2017-021 be approved.

Attachments

Evaluation ISL Engineering and Land Services

REF Documents

1. EMRB Cover Letter Edmonton Horse Hills ASP Marquis NSP
2. Bylaw 18197 - REF
3. Bylaw 18198 - REF
4. Horse Hills ASP Consolidated REF
5. Marquis NSP Consolidated REF
6. Bylaw 18199
7. Bylaw 18200