

Attachments for REF Referral for  
MDP Amendment and Tussic Area Structure Plan

7. Memorandum Report for the Tussic Area Structure Plan regarding the Edmonton Metropolitan Region Growth Plan Compliance

**President:**

Armin A. Preiksaitis  
BES, RPP, FCIP

August 7, 2018

Our File No: 15 - 014

**MEMORANDUM REPORT**  
**Tussic Area Structure Plan**  
**Edmonton Metropolitan Region Growth Plan Compliance**

**EMAILED**

Attention: Miles Dibble  
Sustainability Planner  
4905-51 Avenue  
Stony Plain, AB T7Z 1Y1

Dear Mr. Dibble:

**RE: Memorandum Report on the Town of Stony Plain Tussic Area Structure Plan's compliance with the Edmonton Metropolitan Region Growth Plan (EMRGP)**

## **1.0 Introduction**

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The Province of Alberta has adopted the Regional Evaluation Framework (REF) 2.0 as the criteria for the Edmonton Metropolitan Region Board's evaluation of statutory plans. The purpose of the REF is to allow the Edmonton Metropolitan Region Board (EMRB) to evaluate new statutory plans and statutory plan amendments to ensure consistency with the *Edmonton Metropolitan Region Growth Plan* (EMRGP).

Pursuant to Section 4.1 of the REF:

*A municipality must refer to the Board any proposed new statutory plan, except for*


- a) a new sub-area structure plan that is subordinate to and consistent with its higher order area structure plan or area redevelopment plan;*
- b) a new area structure plan for country residential development within the districted and/or designated country residential areas as depicted on Schedule 2: Edmonton Metropolitan Regional Structure to 2044 in the Edmonton Metropolitan Region Growth Plan; or,*
- c) a new area structure plan in a town or village with a population of less than 5000 that is consistent with the town or village municipal development plan.*


As part of the development of the Tussic Area Structure Plan (ASP), a review of the EMRGP was conducted to identify whether or not the draft ASP was in compliance with the vision, goals, and policies



in the EMRGP. Stony Plain and the Tussic ASP fall under the Metropolitan Area policy tier as defined in the EMRGP. Direction for growth within these areas include planning greenfield areas that are compact and contiguous with a range of housing types, that support the growth of major and local employment areas, and support the development of market affordable and non-market housing.

The EMRGP has six Regional Policy Areas that respond to the challenges and opportunities that face the Edmonton Metropolitan Region over the next 50 years. These six interrelated Policy Areas guide the member municipalities in planning and developing Communities and Housing, Natural Living Systems, Economic Competitiveness and Employment, Integration of Land Use and Infrastructure, Agriculture, and Transportation Systems. *Table 2.0 Policies* summarizes each of the Policy Areas, their policies, and how the Tussic ASP aligns with them.


## 2.0 Policies


Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
 Guiding Principle <b>Promote global economic competitiveness and regional prosperity.</b>		
1.1: Promote global economic competitiveness and diversification of the regional economy	N/A	The Tussic ASP focuses on residential uses containing lands for housing, schools, and open spaces. Little commercial, and no industrial land is included, and economic competitiveness and diversity do not apply.
1.2: Promote job growth and the competitiveness of the region's employment base	✓	The ASP sets aside land for residential development that will support the population growth identified in Section 2.4 of the EMRGP. This area will support the major and local employment areas identified in <i>Schedule 3A and 3B</i> of the EMRGP in the Town of Stony Plain, the City of Spruce Grove, and the City of Edmonton.
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the region	✓	The ASP provides direct road connections to Highway 628 and easy access to Highway 16A, both of which are major transportation links to the rest of the region. The new proposed arterial roadway along the north boundary of the ASP will help move people and goods through the area and into the new residential developments.

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
1.4: Promote the livability and prosperity of the region and plan for the needs of a changing population and workforce	✓	A variety of housing options from low density single detached houses to medium density townhouses and semi-detached to high density low rise apartments are planned for Tussic. It will be a complete community with the provision of residential development, commercial uses, a school, and parks and open spaces.
 <b>Guiding Principle</b> <b>Protect natural living systems and environmental assets.</b>		
2.1: Conserve and restore natural living systems through an ecological network approach	✓	<p>The topography and natural features of the ASP area will be maintained and enhanced, where feasible, through dedication of environmental reserves to reduce site disturbance. The existing Atim Creek has been historically altered by various human activities. One development objective of the ASP is to restore and naturalize portions of Atim Creek through a partial realignment and incorporation as part of the open space network for the ASP area.</p> <p>A portion of the existing mixedwood forest within Tussic is proposed to be preserved as a natural area park (MR) space.</p>
2.2: Protect regional watershed health, water quality and quantity	✓	Wherever possible, significant wetlands, as identified through the Desktop Biophysical Site Assessment, will be preserved and integrated into the stormwater management system for the ASP area. As previously indicated, portions of the existing – altered – Atim Creek will be realigned, enhanced and incorporated into the open space network, where feasible.
2.3: Plan development to promote clean air, land and water and address climate change impacts	✓	The ASP includes parks and open spaces, preservation of a tree stand, and maintaining the Atim Creek watercourse.
2.4: Minimize and mitigate the impacts of regional growth on natural living systems	✓	The ASP includes parks and open spaces, preservation of a tree stand, and maintaining the Atim Creek watercourse. The planned natural area park will provide natural habitat, a wildlife corridor, and create linkages with nearby parks and open spaces.

Principles and Objectives	Consistent ✓ ✘ N/A	Comments on Consistency
 <p>Guiding Principle <b>Recognize and celebrate the diversity of communities and promote an excellent quality of life across the region.</b></p>		
3.1: Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages	✓	The ASP falls under the Metropolitan Area policy tier. With an approximate 35 du/ha density it meets the minimum greenfield density outlined in Schedule 6. This is achieved by providing a variety of housing types from single detached, to semi-detached, to apartment style with access to parks and open spaces, neighbourhood retail, and an interconnected street network.
3.2: Plan for and promote a range of housing options	✓	A range of housing options is planned to include low density residential in the form of single detached and semi-detached development, medium density residential such as town housing, and high-density housing in the form of low rise apartment buildings.
3.3: Plan for and promote market affordable and non-market housing to address core housing need	✓	The Tussic ASP proposes residential land uses to accommodate a diversity of ages, income levels and family types.
 <p>Guiding Principle <b>Achieve compact growth that optimizes infrastructure investment.</b></p>		
4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth	✓	The ASP is immediately adjacent to existing residential areas to the west and the north. It ensures contiguous development of residential areas in the Town of Stony Plain.

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	✓	The ASP demonstrates contiguous growth for the Town and is a growth area that allows for logical and cost efficient extension of existing services and infrastructure.
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	✓	This location for residential development provides a great base for complete communities within Stony Plain. It will act as a link between the communities of High Park to the west and South Creek and the Fairways to the north. The planned street network, new arterial road, multi-use trails, and parks will allow for vehicular and active transportation links between these communities, helping to create a more complete and robust transportation system.
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	N/A	The ASP is not within the Rural Policy Area.
4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	✓	The ASP includes low, medium, and high density residential areas, a commercial area, and parks for residents to enjoy that aligns with <i>Table 1B: Metropolitan Area</i> .
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	✓	Servicing policies within the ASP call for joint-use of pipeline corridors, transportation corridors, transmission lines, and other utility right-of- ways that would extend to regional infrastructure.
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	✓	Land uses within the ASP are compatible with the nearby residential areas and agricultural areas. No significant hazards or adverse effects will result from the development.

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
 <p>Guiding Principle <b>Ensure effective regional mobility.</b></p>		
5.1: Develop a regional transportation system to support the growth of the region and enhance its regional and global connectivity	✓	The ASP includes the addition of an arterial roadway along the north boundary of the ASP and a system of collector and local roadways with multiple access points on the north, south, west, and east sides of the ASP. A multi-use trail runs throughout the ASP for cycling and pedestrian use. There is excellent access to both Highway 628 adjacent to the south, while Highway 16A is approximately 3.2km to the north and can be accessed via Golf Course Road and Veterans Boulevard.
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	✓	Although no transit is currently available in the Town of Stony Plain, the ASP can accommodate future transit service. All residential development within the ASP is within 400 – 800 metres of a collector road that could support a transit route when implemented.
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	✓	The ASP includes the addition of an arterial roadway along the north boundary of the ASP and a system of collector and local roadways with multiple access points on the north, south, west, and east sides of the ASP. Direct connections for non-motorized transportation will be provided by an interconnected network of multi-use trails and sidewalks. There is access to both Highway 628 adjacent to the south, while Highway 16A is approximately 3.2km to the north and can be accessed via Golf Course Road and Veterans Boulevard.
5.4: Support the Edmonton International Airport as northern Alberta’s primary air gateway to the world	✓	The Tussic ASP falls outside of the Airport Vicinity Protection Area Regulation and does not pose any conflicts. There is no interference with access to the Edmonton International Airport.
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	✓	The ASP aligns with Alberta Transportation’s 2017-2020 Provincial Construction Program that includes upgrades and maintenance along Highway 628 to better serve users.

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
 <p>Guiding Principle <b>Ensure the wise management of prime agricultural resources.</b></p>		
6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations	✓	By proposing to develop the area of this ASP at higher densities than other existing areas of Stony Plain, it will reduce the amount of land required to house and service a certain growth population and thereby conserve surrounding agricultural lands that would otherwise be consumed by development.
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	✓	Locating growth for the Town of Stony Plain in the ASP aims to logically extend growth in a contiguous manner that does not further fragment agricultural lands surrounding the town. The ASP is contiguous to residential development to the west and north and will provide links between them.
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	✓	Tussic ASP maintains and improves transportation infrastructure that supports access to agricultural lands and markets for goods through the addition of the arterial road on the north boundary.



### 3.0 SUMMATION

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From our analysis and knowledge of the Edmonton Metropolitan Region Growth Plan, the Tussic Area Structure Plan meets and exceeds the vision, goals, and applicable policies laid out in the Growth Plan. The Tussic ASP aims to responsibly manage and accommodate the population projections for the Town of Stony Plain outline in *Schedule 1: Population and Employment Projections 2014-2044*. The ASP falls within the Metropolitan Area Policy Tier according to *Table 1: The Policy Tiers* and will help the Town grow in a responsible, compact, and contiguous manner in a form and at a scale appropriate to its context.

The Tussic ASP will work to ensure the Town of Stony Plain coordinates responsible growth with the region by providing housing choices, parks and open spaces, and an excellent quality of life that responds to the scale of the Town and region. It will contribute to compact growth and the logical and efficient extension of services and infrastructure. Transportation networks and infrastructure outlined in the ASP will ensure the continued effective movement of people and goods in the Town and throughout the region. These outcomes will be achieved while still ensuring wise management of prime agricultural resources and being sensitive to natural living systems and environmental assets.

Respectfully Submitted,

PARIOPLAN INC.



Armin A. Preiksaitis, BES, RPP, FCIP  
President

CC. Jamie Kitlarchuk, Project Manager, Qualico Communities