



REF 2018-013, City of Edmonton
Proposed Edmonton North Area Structure Plan Amendment
Proposed Crystallina Nera East Neighbourhood Structure Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2018-013 be approved.

Background

On December 11, 2018, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Edmonton (the City) for approval of the proposed amendments to the Edmonton North Area Structure Plan (ASP) and Crystallina Nera East Neighbourhood Structure Plan (NSP). The City submitted the proposed amendments to the ASP and NSP 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:*

k) 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 December 19, 2018.

Application

The proposed amendments involve map revisions and updates to statistics and text, in both Edmonton North ASP and Crystallina Nera East NSP. The proposed amendments include the expansion of a commercial site, reconfiguration of a stormwater facility, to allow for a broader range of low residential uses, as well as the redistribution of planned low and medium density residential land uses.

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 ASP and NSP 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 the City of Edmonton Crystallina Nera East NSP and Edmonton North ASP amendments be approved by the EMRB.



EMRB Administration Comments

The Edmonton North ASP and the Crystallina Nera East NSP are situated in the Metropolitan Area tier of the Metropolitan Region 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 intent of the proposed ASP amendment is to reflect the changes proposed in the NSP, and allow for a decrease in residential land to accommodate the expansion of a commercial site and the reconfiguration of a stormwater management facility. The ASP amendment will also allow for the use of Direct Control Provision (DC1) to ensure the effective use of land in sites with no rear lane access.

The intent of the NSP amendment is to redesignate lands to accommodate a balance of mixed uses (residential, commercial, public utility and school/parks) in the Crystallina Nera East neighbourhood and support the associated rezoning component of the application.

Given that both plans were approved under the Capital Region Growth Plan (CRGP), the approved planned residential densities are grandfathered under Section 8.2 of the REF. The proposed application retains the overall planned residential density of 35 dwelling units per net residential hectare (du/nrha), which falls within the density targets 30-45 du/nrha of the CRGP.

The amendments will allow for a greater range of housing options within Crystallina Nera East neighbourhood through an increased proportion of Medium Density Residential (MDR) units. In addition, the proposed commercial development is now found adjacent to the Transportation Utility Corridor, which better supports the efficient and safe movement of people and goods. The resulting development will ensure a compatible mix of land uses, and support compact and contiguous development in proximity to the nearby commercial and two major employment areas, the Canadian Force Base (CFB) Edmonton, and the Edmonton Energy and Technology Park (EETP).

Overall, the proposed amendments are consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

EMRB Administration agrees with the REF Consultant evaluation and supports approval of the proposed amendments to the Edmonton North ASP and Crystallina Nera East NSP by the Edmonton Metropolitan Region Board.

Recommendation

EMRB Administration recommends that REF 2018-013 be approved.



Attachments

Evaluation	ISL Engineering and Land Services Ltd.
REF Documents	<ol style="list-style-type: none">1. Cover Letter – Edmonton North ASP Amendment and Crystallina Nera East NSP Amendment2. Bylaw 18629 – Edmonton North ASP Amendment3. Bylaw 18631 – Crystallina Nera East NSP Amendment4. Bylaw 18632 - Rezoning5. Report to Council6. Crystallina Nera East NSP7. Edmonton North ASP