

# Edmonton Metropolitan Region Board Regional Evaluation Framework Statutory Plan Review

## City of St. Albert Erin Ridge North Area Structure Plan Amendment

New Plan  Amendment

Board Reference Number: REF 2018-012

Proposed Municipality Bylaw No.: Bylaw 16/2018

### Introduction

The Province 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) and policies and directions it sets out.

Pursuant to Section 4.2 (g) and (j) of the REF 2.0:

*A municipality must refer to the Board any proposed amendment to a statutory plan, that meets one or more of the following conditions:*

- g) The proposed statutory plan amendment results in a decrease of the planned density of the statutory plan area.*
- 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.*

An application to amend an existing statutory plan, the *Erin Ridge North Area Structure Plan* (ASP), has been submitted to the EMRB by the City of St. Albert for a REF review and evaluation.

## Background and Purpose

<b>Municipality:</b>	City of St. Albert
<b>Applicant:</b>	City of St. Albert
<b>Land Owner(s):</b>	Landrex Ventures
<b>First Reading Date:</b>	December 3, 2018
<b>Area of Municipality:</b>	48.45 square kilometers
<b>Current Population (2018):</b>	66,082
<b>Population Projection (2044):</b>	90,100 – 118,000
<b>Proposed Changes: (Amendments Only)</b>	To redistrict the 130 Element Drive North from Medium/High Density (R4) to Medium Density Residential District (R3).

**Purpose:** The purpose of Bylaw 16/2018 is to amend the Erin Ridge North ASP by changing the designation of lands at 130 Element Drive North from Medium/High Density Residential (MHDR) to Medium Density Residential (MDR).

## Recommendation

That Bylaw 16/2018 amending the *Erin Ridge North Area Structure Plan* be **Supported**.

## Summary/Discussion

This evaluation reviewed the proposed amendment to the Erin Ridge ASP in relation to the Guiding Principles of the EMRGP (2017), the objectives and policies of the EMRGP, and the evaluation criteria in the evaluation framework. The proposed ASP is consistent with the requirements as demonstrated throughout the evaluation, therefore this evaluation recommends that the proposed Erin Ridge ASP be Supported.

With this recommendation of support, however, there is one aspect of the proposed amendment that the evaluation would like to make note of. A portion of this site and a majority of the ASP area falls within 800 meters of an LRT line and/or Transit Oriented Development Centre and therefore is classified as a Transit Oriented Development in the EMRGP. With the proposed change to the site from the currently designated *Medium / High Density Residential* to *Medium Density Residential* in the Erin Ridge ASP, results in a density reduction that may need to be addressed in the future. The EMRB has aspiration targets for TOD sites that municipalities are encouraged to try to achieve and demonstrate how they are working towards this target. Even though the ASP was approved prior to the adoption of the EMRGP, and therefore it is grandfathered, with this reduction in land use designation, the City of St. Albert is encouraged to try and achieve the TOD aspirational targets by setting higher density targets for the remaining *Medium / High Density Residential* areas outlined in the Erin Ridge ASP. This will make up the gap created by the proposed amendment and demonstrate commitment to the aspirational TOD Intensification Target set out in the EMRGP by the City of St. Albert.

## Economic Competitiveness & Employment

The proposed ASP amendment creates housing options through the rezoning and density change. This promotes the livability and prosperity of the region by allowing for housing options that can adapt to the needs of the population and a changing workforce.

## Natural Living Systems

Amending the Erin Ridge ASP show the City of St. Albert's efforts to reduce the impacts of regional growth on natural living systems by advocating for contiguous development in a higher density housing form. This reduces the need for additional land and infrastructure that may impact natural living systems.

## Communities and Housing

The proposed ASP amendment creates the opportunity for a range of housing options through the rezoning and density change. The site is located adjacent to an existing shopping centre and allows for contiguous growth from existing neighborhoods within the City of St. Albert. This ensures the efficient use of existing infrastructure and minimizes the development footprint of the City.

## Agriculture

The proposed amendment site is adjacent to existing development and is contiguous to the City of St. Albert. It does not fragment any existing agricultural land and minimizes conversion of agricultural land.


## Evaluation Criteria


Section 8.1 of the REF states that *“When evaluating a statutory plan or statutory plan amendment, the Board must consider whether approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with the Edmonton Metropolitan Region Growth Plan.”*



## Policy Tiers

Edmonton Metropolitan Regional Structure	Applicable Policy Tier(s)
Metropolitan Core	N/A
Metropolitan Area	Applicable
Rural Area	N/A

## 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	
1.2: Promote job growth and the competitiveness of the region's employment base	N/A	
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region	N/A	
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	✓	Creates housing options for current and future populations and the changing workforce.
Provides an appropriate service and amenity level in accordance with Table 1A-B	✓	Provides contiguous development that provides a range of housing options.
Developing infrastructure that aligns with Schedule 8A and 8B	N/A	


Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
Employment Growth is accommodated in Employment Areas outlined in Schedule 3A, 3B, and 3C	N/A	
<p>Guiding Principle</p>  <p><b>Protect natural living systems and environmental assets.</b></p>		
2.1: Conserve and restore natural living systems through an ecological network approach	N/A	
2.2: Protect regional watershed health, water quality and quantity	N/A	
2.3: Plan development to promote clean air, land and water and address climate change impacts	N/A	
2.4: Minimize and mitigate the impacts of regional growth on natural living systems	✓	Advocates for contiguous development in a higher density housing form. This reduces the need for additional land and infrastructure that may impact natural living systems.
Identifies and incorporates features to protect ESA that aligns with Schedule 4.	N/A	
Achieve the minimum densities in accordance with Schedule 6.	✓	Meets the minimum greenfield density of 40 du/nrha with a site density of 43 dwelling units per net residential hectare.
Complete a housing needs assessment for each Sub-Region in Schedule 5.	N/A	


Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
<p>Guiding Principle</p>  <p><b>Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</b></p>		
<p>3.1: Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages</p>	N/A	
<p>3.2: Plan for and promote a range of housing options</p>	✓	Provides for housing options for residents of St. Albert.
<p>3.3: Plan for and promote market affordable and non-market housing to address core housing need</p>	N/A	
<p>Plan and phase to accommodate projections in Schedule 1 – Population and Employment Projections and in accordance with Schedule 2 – Edmonton Metropolitan Regional Structure.</p>	N/A	
<p>Guiding Principle</p>  <p><b>Achieve compact growth that optimizes infrastructure investment.</b></p>		

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth	✓	Establishes contiguous development in the City of St. Albert.
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	✓	Will allow for growth in the built up urban area in St. Albert that will optimize the use of existing infrastructure and minimize the expansion footprint.
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	✓	This greenfield area is contiguous to existing development and located next to a shopping centre.
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	N/A	
4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	✓	This amendment site is located next to an existing shopping centre and is within 800 meters of a planned LRT Development Area. This will help concentrate population in the TOD Area.
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	N/A	
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	✓	There are no incompatible land uses in the surrounding area.



Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
Accommodate residential growth to meet intensification targets in Schedule 6 – Greenfield Density, Centres, and Intensification Targets.	✓	Meets the minimum greenfield density of 40 du/nrha with a site density of 43 dwelling units per net residential hectare.
Country residential development is not on prime agricultural land identified in Schedule 11 – Agricultural Land Suitability Ratings and is not within the regional commuter shed identified in Schedule 7 – Regional Commuter Shed.	N/A	
Develop areas that align with the appropriate Tier characteristics in Table 1A-B.	✓	Provides contiguous development that provides a range of housing options.
Advocate for future infrastructure lines to co-locate in existing and planned multi-use corridors identified on Schedule 8A and 8B.	N/A	
Protects resource extraction areas identified on Schedule – 9 Land Use Buffers.  Respect and identify recommendations for safety and risk management within the land use buffers identified in Schedule 9 – Land Use Buffers.	N/A	

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
Guiding Principle  <b>Ensure effective regional mobility.</b>		
5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	<b>N/A</b>	
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	<b>N/A</b>	
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	<b>N/A</b>	
5.4: Support the Edmonton International Airport as northern Alberta’s primary air gateway to the world	<b>N/A</b>	

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	N/A	
Plan and develop transportation systems that align with Schedule 10A-C.	N/A	
<p>Guiding Principle</p>  <p><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	N/A	
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	✓	This site is adjacent to existing development and is contiguous to the City of St. Albert. It does not fragment any existing agricultural land.
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	N/A	