

Urban Form & Corporate Strategic Development
City Planning

City of Edmonton
6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton AB T5J 0J4



October 18, 2018

Edmonton Metropolitan Region Board
#1100 Bell Tower
10104 -103 Avenue NW
Edmonton, AB T5J 0H8

Attention: Neal Sarnecki

Dear Mr. Sarnecki

RE: Referral of File LDA18-0277 -Edmonton, Ritchie

- **Ritchie Area Structure Plan Amendment - Bylaw 18562**
- **Rezoning Bylaw – draft Bylaw 18563**

Please accept this letter from the City of Edmonton requesting the Edmonton Metropolitan Region Board endorse the enclosed Bylaws 18293 and 18294 in reference to the Ministerial Order No. MLS:111/17. Edmonton City Council gave First and Second Reading to the above-noted Bylaws on October 10, 2018.

The application is being referred as it meets the following submission criteria under Section 4.2 of the Regional Evaluation Framework (REF):

- 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 Rails to 2044 in the Edmonton Metropolitan Region Growth Plan.

In summary, the subject plan amendment proposes to redesignate two parcels of land along 76th Avenue in the Ritchie neighbourhood, to allow for the development of medium density infill. These parcels are located within 0.8 km of the planned Central Connector LRT within the Metropolitan Core identified as Built-Up Urban Area on Schedule 2 of the Edmonton Metropolitan Region Growth Plan. The amendment effectively increases density of the site from 36 du/ha to a maximum of 80 du/ha.

The Enclosure to the letter consists of the following supporting documents:

- Appendix 1: Bylaws 18562 and 18563 with the Urban Form and Corporate Strategic Development Report to Council
- Appendix 2: Existing Approved Ritchie Area Redevelopment Plan

CONCLUSION

In summary, the proposed plan amendment facilitates the redevelopment of a site into a medium residential development. The proposal further supports densification of the Metropolitan Core and optimization of existing services meeting the Edmonton Metropolitan Region Growth Plan Objectives. As such, the City requests the referral be endorsed.

If you have any questions or require further assistance with this matter, please contact me at 780-496-6068.

Thank you for your time and attention to this matter.

Yours truly,



Stuart Carlyle
Planner,
Planning Coordination, City Planning Branch
Urban Form and Corporate Strategic Development
780-496-6068

SC
Enclosures