

Urban Form & Corporate Strategic Development  
City Planning

City of Edmonton  
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Edmonton AB T5J 0J4



July 4, 2018

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

Edmonton Metro Region Board

JUL 04 2018

RECEIVED

**Attention: Neal Sarnecki**

Dear Mr. Sarnecki

**RE: Referral of File LDA17-0313 - Edmonton Central, Garneau**

- **109 Street Corridor Area Redevelopment Plan Amendment - Bylaw 18441**
- **Rezoning Bylaw – Bylaw 18442**

Please accept this letter from the City of Edmonton requesting the Edmonton Metropolitan Region Board endorse the enclosed Bylaws 18441 and 18442 in reference to the Ministerial Order No. MLS:111/17. Edmonton City Council gave First and Second Reading to the above-noted Bylaws on June 25, 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 a parcel of land along the 109 Street north of Whyte Avenue in the Garneau neighbourhood, to allow for the development of 9-storey apartment. This parcel is located within 0.8 km of the planned Central Connector LRT within the Metropolitan Core identified as Downtown Edmonton on Schedule 2 of the Edmonton Metropolitan Region Growth Plan. The amendment effectively increases the density of the site from 0 du/ha to 593 du/ha.

Attached to the letter consists of the following supporting documents:

- Appendix 1: Bylaws 18441 and 18442 with the Urban Form and Corporate Strategic Development Report

- Appendix 2: 109 Street Corridor Area Redevelopment Plan Area

#### REVIEW REGARDING TRANSIT ORIENTED DEVELOPMENT (REF Section 4.2.i)

##### Edmonton Metropolitan Region Growth Plan (EMRGP)

The Edmonton Metropolitan Region Growth Plan (EMRGP) indicates objectives for development within 800 metres of planned LRT lines. These areas should accommodate growth through increased residential densities and the incorporation of higher density housing (Objective 4.5.4 and 4.5.5 of the EMRGP). The aspirational growth targets for these areas are 140-160 people + jobs per gross hectare and the Metropolitan Core is encouraged to further densify.

This parcel is located within 800 metres of a future planned LRT line, and therefore is guided by the EMRGP objectives and is well above the growth target. The parcel is 0.29 ha and has a maximum allowable density of 593 people per gross hectare based off a maximum of 178 units provided within the zone. 109 Street Corridor Area Redevelopment Plan sets no minimum density targets nor provides overall plan area statistics as is common throughout all Area Redevelopment Plans within the City of Edmonton. However, the plan amendment is to allow greater development rights above and beyond what is currently permitted.

#### CONCLUSION

In summary, the proposed plan amendment facilitates the redevelopment of a site into a high density residential development with commercial at the ground level. The proposal further supports the densification of the Metropolitan Core and enhances the characteristics of downtown Edmonton as a place of high density and diversity of 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 Travis Pawlyk, Senior Planner, overseeing this referral (780-496-5369).

Thank you for your time and attention to this matter.

Yours truly,



Fe Villamayor

Planning Coordination, City Planning Branch  
Urban Form and Corporate Strategic Development  
780-423-6888

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Enclosures