

# Edmonton Metropolitan Region Board

## Regional Evaluation Framework

### Statutory Plan Review

#### City of Edmonton, 109 Street Corridor Area Redevelopment Plan Amendment

New Plan  Amendment

Board Reference Number: REF 2018-006

Proposed Municipality Bylaw No.: City of Edmonton Bylaw 18441

## 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 of the REF, a municipality must refer to the Board any statutory plan or statutory plan amendment where:

*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 statutory plan, “**109 Street Corridor Area Redevelopment Plan Amendment - Bylaw 18441**” (ARP) by City of Edmonton has been submitted to the EMRB for a REF review and evaluation.

## Background and Purpose

**Municipality:** City of Edmonton  
**Applicant:** City of Edmonton  
**Land Owner(s):**  
**First Reading Date:** June 25, 2018  
**Area of Site:** 0.29 hectares

**Current Population (2016):** 932,546  
**Population Projection (2044):** 1,394,300 to 1,562,200

**Proposed Changes:  
(Amendments Only)** Bylaw 16242, 109 Street Corridor Area Redevelopment Plan as amended, is hereby further amended by :  
a) Deleting Map 6 “Mixed Use Commercial District”, and substituting therefor a new Map 6 “Mixed Use Commercial District” attached hereto as Schedule “A” to this bylaw; and  
b) Deleting Section 3.2.3.9 in its entirety and substituting with  
“Building height will not exceed four floors (14.0 metres)

At locations that abut Whyte Avenue and form part of that higher order business corridor, building height may increase to six storeys (23 metres) where the storeys above the fourth storey consist of a hotel, apartment hotel, or residential development.

Building height above 14.0 meters may also be supported at the following location if done through a (DC2) Site Specific Development Control Provision to ensure the development is sensitive to and compatible with the surrounding development and aligns with the District's General Intent:

8307 - 109 street NW, legally described as Lots 9-15, Block 177, Plan N4000R”.

**Purpose:** The purpose of the ARP amendment is to allow for a 9-storey mixed use development with commercial uses located within the Metropolitan Core.

## Recommendation

That the *109 Street Corridor Area Redevelopment Plan Amendment - Bylaw 18441* be **APPROVED**.

## Summary/Discussion

The purpose of the City of Edmonton 109 Street Corridor Area Redevelopment Plan Amendment Bylaw 18441 is to enable the development of a 9 storey (33.0 meter) mixed use building on a parcel of land along 109 Street north of Whyte Avenue in the Garneau neighborhood, Edmonton, thereby increasing the allowable building height to over 14.0 meters within portions of the Plan Area. It falls under the Metropolitan Core and marked as Regional Core in Schedule 3A: Major Employment Areas of the EMRGP. It is a Major Employment Area with direct access to an iconic street that serves the whole of Edmonton as well as attracts people from around the region. As such, the EMRGP policies under economic competitiveness, integration of land use and infrastructure, transportation systems, community and housing, and Natural living systems apply to this amendment. Whereas agricultural, greenfield development, country residential, rural area policies do not apply to this amendment.

## Economic Competitiveness & Employment

The proposed development is within the Regional core and the requirement for ground floor commercial use will add to the employment opportunities/jobs in an easily accessible and high density urban area. This is reflected in the proposed uses and design of the proposed development.

## Natural Living Systems

Due to small area of application, the proposed Amendment does not include green space or natural features. It does not include linkages to the trail systems within the River Valley nor does it include provisions for environmental enhancement strategies such as stormwater systems that consider the impacts on the watershed, green technology, Low Impact Development (LID), green building practices, energy conservation strategies, etc. However these may be covered under the other policy areas of the plan and do not need to be included in the map change and height regulations.

## Communities and Housing

Being in the Metropolitan Core in the EMRGP and being comprised of a mix of residential and commercial uses the proposed development is reflective of the Growth Directions in Table 1C: Metropolitan Core. It significantly bolsters intensification in an accessible area while also providing market and the option for non-market housing. It introduces unit types that are not readily available within the region adding to the housing choices and caters to a vital and growing demographic cohort within the region.

## Integration of Land Use & Infrastructure

Being located on a Transit Avenue, the proposed development will capitalize on its direct access to existing public, private, and active transportation infrastructure. High density housing in this area will enable residents easy access to the rest of the City with minimal additional costs through the use of existing transportation infrastructure. In addition, the proposed development is in close proximity to a robust

social infrastructure such as schools, parks, hospitals, etc. Furthermore, increasing the allowable height within this area can increase residential units, thereby direct growth to places with existing infrastructure.

## Transportation Systems

The proposed development will have direct access to existing public, private, and active transportation facilities. In addition, it is within walking distance of an existing Edmonton Transit LRT stop - Health Sciences Jubilee Station. The proposed parking strategy reduces parking requirements and increases bike parking requirements. This has the ability to create multi-modal and integrated mobility within the area.

Overall, the proposed amendment will increase the allowable building height in certain areas and help direct growth to places with existing public, private, and active transportation infrastructure.

## Agriculture

Not Applicable in this location.


## 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	<b>Applicable</b>
Metropolitan Area	<b>N/A</b>
Rural Area	<b>N/A</b>

## Policies

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
<p>Guiding Principle</p>  <p><b>Promote global economic competitiveness and regional prosperity.</b></p>		
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	✓	At present, the existing land use of the site within the 109 Street Corridor ARP does not allow for any jobs/employment opportunities. The proposed development is located within a Major Employment Area and will include commercial space thereby will increase jobs/employment opportunities.
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region	✓	The amendment will locate jobs and people on a transportation corridor. Increasing allowable building height in this area will direct growth along a Transit Avenue. This will allow for higher number of residents in the area which will connect a higher number of people to other parts of the City of Edmonton via private, public, and active modes of transportation.
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	✓	The amendment area is located on a designated Transit Avenue of the City of Edmonton.  The proposed amendment can create opportunities family housing units and a greater diversity of housing and unit types in the area. Providing housing options for young professionals bordering an iconic street (Whyte Avenue) will help attract and retain a diverse range of workers within the region.
Provides an appropriate service and amenity level in accordance with Table 1A-C	✓	The Proposed Amendment will create opportunities consistent with Table 1C: Metropolitan Core, specifically, it creates employment in a Major Employment Area and provides opportunities for housing.
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	✓	The Proposed Amendment includes mixed use development and commercial uses that could create employment opportunities/jobs in a Major Employment Area.
<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	N/A	
Identifies and incorporates features to protect ESA that aligns with Schedule 4.	N/A	


Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
Achieve the minimum densities in accordance with Schedule 6.	✓	The proposed amendment is to redesignate the subject from institutional to a mix of residential and commercial land uses. This will allow for an increase in residential and employment opportunities. This amendment falls under Aspirational Intensification Targets in Schedule 6 of the EMRGP. This target for the City of Edmonton is applied on a municipal-wide basis and includes both the built-up urban area and the metropolitan core. The amendment demonstrates an effort by the City of Edmonton to push towards intensification of the metropolitan core that will be reflected in the overall density of the City and move the City as a whole towards this aspirational intensification target.
Complete a housing needs assessment for each Sub-Region in Schedule 5.	N/A	
<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>		
3.1: Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages	✓	<p>The Proposed Amendment includes mixed use development that can provided housing for young professional/students and families creating a range of choices for different age groups and income levels.</p> <p>Being within an employment center and in close proximity to numerous community services, and with direct multi-modal transportation access, it helps develop a complete community.</p> <p>The Proposed Amendment is consistent with Table 1C: Metropolitan Core, specifically, it creates employment in a Major Employment Area and provides affordable and non-market housing.</p>

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
3.2: Plan for and promote a range of housing options	✓	The Proposed Amendment includes microunits, a type of housing which is limitedly available within the region, increasing the range of housing within the community. Furthermore, it is ideally located near the biggest educational institutes, that is, an area close to services and amenities used by the section of the demographic that would prefer microunits.
3.3: Plan for and promote market affordable and non-market housing to address core housing need	✓	Mixed use development could include both market affordable and non-market housing.
Plan and phase to accommodate projections in Schedule 1 – Population and Employment Projections and in accordance with Schedule 2 – Edmonton Metropolitan Regional Structure.	N/A	
<p>Guiding Principle</p>  <p><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	✓	<p>The Amendment Area is located near existing transportation and utility infrastructure and within an established neighbourhood in the City of Edmonton.</p> <p>The amendment can increase residents in the area.</p>
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	✓	<p>The Amendment Area is located in existing built-up urban area and on a Transit Avenue.</p> <p>By increasing building heights in this area this amendment will direct growth to an existing built-up urban area and a Transit Avenue.</p>



Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	N/A	
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 location is within the Metropolitan Core and will accommodate a mix of commercial and higher density residential along a transit corridor in Edmonton. It will provide employment opportunities and a range of housing options to serve the nearby University of Alberta and established neighbourhood.
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	N/A	
Accommodate residential growth to meet intensification targets in Schedule 6 – Greenfield Density, Centres, and Intensification Targets.	✓	The amendment will change the current density of the site from 0 du/ha to 581 du/ha.
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	

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
Develop areas that align with the appropriate Tier characteristics in Table 1A-C.	✓	The Mixed Use Commercial District proposed for the area could include market and non-market housing and is located on a transit corridor within a high density urban area.
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	
<p>Guiding Principle</p>  <p><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	N/A	
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	✓	The amendment will create a density of 581 du/ha on a Transit Avenue in a walkable neighborhood. It is also waking distance from an existing LRT stop - Health Sciences Jubilee Station. There is also a protected bike lane immediately adjacent to the proposed development that is supported by the greater number of bike parking stalls than required.

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
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 Proposed Amendment promotes high density housing adjacent to existing public, private, and active transportation infrastructure. Furthermore, 109 Street is a Regional Arterial road that connects to the south.
5.4: Support the Edmonton International Airport as northern Alberta’s primary air gateway to the world	N/A	
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	
Guiding Principle  <b>Ensure the wise management of prime agricultural resources.</b>		
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	N/A	

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	N/A	