

| EMRB Referral Chart: LDA17-0510 Allard Neighbourhood Area Structure Plan | | |
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| EMR Growth Plan Principles and Objectives | Plan Consistency | REF: Analysis for Proposed Plan Amendment |
| Guiding Principle Promote global economic competitiveness and regional prosperity. | | |
| 1.1: Promote global economic competitiveness and diversification of the regional economy | ✓ | Meets Policy 1.1.1.h - by "attracting and retaining investment, businesses and workers by sustaining the high quality of life within the Region" |
| 1.2: Promote job growth and the competitiveness of the Region's employment base | n/a | N/A - no commercial lands within application area |
| 1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region | n/a | N/A - no industrial lands within application area |
| 1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce | ✓ | Meets Policy 1.4.2 - "...TOD centres... will be planned and developed with a... diversity of housing..." The application allows for a wider diversity of housing types near a transit centre as the surrounding lands are zoned for single detached, semi-detached, and apartment housing, and this application will allow for row housing. |
| Guiding Principle Protect natural living systems and environmental assets. | | |
| 2.1: Conserve and restore natural living systems through an ecological network approach | n/a | N/A - there are no natural living systems within the application area |
| 2.2: Protect regional watershed health, water quality and quantity | ✓ | N/A - there are no natural living systems within the application area - drainage systems are supported by technical studies to protect the health of watersheds |
| 2.3: Plan development to promote clean air, land and water and address climate change impacts | n/a | N/A - there are no natural living systems within the application area |
| 2.4: Minimize and mitigate the impacts of regional growth on natural living systems | n/a | N/A - there are no natural living systems within the application area |

Guiding Principle

Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.

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| <p>3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages</p> | <p>✓</p> | <p>The amendment area is located within the Metropolitan Area</p> <p>Meets Policy 3.1.1 (Table 1B) & .3 - this application allows for development of a complete community, that is compact and contiguous with a range of housing options in terms of density and built form</p> <ul style="list-style-type: none"> - the street network allows access to the multi-use trail system along James Mowatt Trail SW to allow active transportation as well as access to the transit system - the proposed application parcel has a planned density of 45 du/nrha consistent with Schedule 6, see 4.3 below for more detail |
| <p>3.2: Plan for and promote a range of housing options</p> | <p>✓</p> | <p>Meets Policy 3.2.1 - this application increases the variety of housing types that are offered within the area, which allows a variety of lifestyles and affordability options</p> <p>Meets Policy 3.2.3 - this application includes row housing near a planned transit centre</p> |
| <p>3.3: Plan for and promote market affordable and non- market housing to address core housing need</p> | <p>n/a</p> | <p>N/A - this application does not change the housing affordability in the Allard NASP</p> |

Guiding Principle

Achieve compact growth that optimizes infrastructure investment.

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| <p>4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth</p> | <p>✓</p> | <p>Meets: This application provides contiguous planned and compact residential within an urban community near a transit centre and LRT station with connections to active transportation options, thereby promoting the reduction of auto dependency</p> |
| <p>4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint</p> | <p>n/a</p> | <p>N/A - this application is not located within a pre-existing built-up urban area, and is not a target for intensification</p> |

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| <p>4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities</p> | <p>X/✓</p> | <p>Does not meet the minimum greenfield density identified in Schedule 6, however, the Allard NASP was approved under the previous Growth Plan, where the density target for the area (Cw) was 30 - 40 du/nrha. Due to the grandfathering clause, this application maintains the density within this range, with a density of 37.1 du/nrha.</p> <p>Meets Policies 4.3.1.b,d, and e, 4.3.2 - application promotes the development of a contiguous and complete community in an existing urban area through compact development, and is allowing the development of the last undeveloped corner of an existing neighbourhood</p> <ul style="list-style-type: none"> - active transportation paths are included through the amendment area to provide connections to active networks and transit options - provides a mix of housing forms with access to multi-modal transportation options - in an area with long term water/drainage infrastructure <p>The amendment to allow row housing encourages for a better use of the infrastructure in the area, as it will no longer require cross-lot servicing through the parcel to the north. This removes the fragmentation of the parcel to the north</p> |
| <p>4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing</p> | <p>n/a</p> | <p>N/A - this application is not located in a rural growth area</p> |
| <p>4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs</p> | <p>✓</p> | <p>Meets Policy 4.5.3.c and d - amendment allows for the development of medium density housing near multi-modal transportation options, to allow for a range of incomes and physical abilities within the Allard neighbourhood</p> |
| <p>4.6: Prioritize investment and funding of regional infrastructure to support planned growth</p> | <p>n/a</p> | <p>N/A - this application does not affect the regional infrastructure</p> |
| <p>4.7: Ensure compatible land use patterns to minimize risks to public safety and health</p> | <p>n/a</p> | <p>N/A - this application is outside the regional buffer areas identified on Schedule 9</p> |

| Guiding Principle Ensure effective regional mobility. | | |
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| 5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity | n/a | N/A - this application is not affecting the regional transportation system |
| 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 | ✓ | Meets: The amendment area is only for a small parcel, and does not include transit facilities, however, it is designed to allow future residents to have access to a future light rail transit (LRT) facility |
| 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 | ✓ | Meets: The amendment allows for the efficient development of the site, by allowing access via the local road system rather than crossing another developable land parcel. This will allow for the effective use of the road system, as well as access to the future transit station |
| 5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world | n/a | N/A - this application does not affect the Edmonton International Airport |
| 5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions | n/a | N/A - this application is not affecting the regional transportation system |
| Guiding Principle Ensure the wise management of prime agricultural resources. | | |
| 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 | N/A - The site is not designated for agriculture |
| 6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses | n/a | N/A - The site is completing an existing neighbourhood to allow contiguous urban development |
| 6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system | n/a | N/A - The site is not designated for agriculture |