

Edmonton Metropolitan Region Growth Plan

The Eaton and Emery ASP conforms to the following policies:

EMRGP POLICY	ASP COMPLIANCE
1. Economic Competitiveness & Employment Promote global economic competitiveness and regional prosperity.	
1.1 Promote global economic competitiveness and diversification of the regional economy	
1.1.1 Global economic competitiveness and diversification in the Region will be promoted by: h. attracting and retaining investment, businesses and workers by sustaining the high quality of life within the Region;	This ASP will provide a high quality of life for future residents by creating a complete neighbourhood with a mix of uses and transportation options.
1.2 Promote job growth and the competitiveness of the Region's employment base	
1.2.1 An adequate supply of lands shall be identified and protected by member municipalities to accommodate the employment projections in Schedule 1 and provide a variety of employment types and support economic diversification.	This ASP will provide variety of employment land uses within a Planned Employment Area. These land uses will contribute to the employment projections
1.2.2 Employment growth will be accommodated in: b. planned employment areas and smaller-scale local employment areas indicated on Schedule 3B;	This ASP will provide variety of employment land uses within a Planned Employment Area.
c. within urban communities and within centres in a compact form;	This ASP will provide variety of employment land uses within an Urban Community.
1.4 Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	
1.4.1 To improve housing diversity in the Region, market affordable and non-market housing will be planned and developed within close commuting distance to major employment areas and within centres, appropriate to the level of service and amenities identified in Table 1A-C.	This ASP will provide a variety of housing types within the Metropolitan Area, which is within a close commuting distance to major employment.

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1.4.3 To attract and retain a diverse range of workers, complete communities will be planned and developed appropriate to the scale and level of service identified in Table 1A-C and in accordance with the policies in the Communities and Housing policy area.	This ASP will create a complete community appropriate with the scale and level of service for the Metropolitan Area.
2. Natural Living Systems Protect natural living systems and environmental assets.	
2.3 Plan development to promote clean air, land and water and address climate change impacts	
2.3.1 The planning, design and construction of new development and infrastructure in greenfield areas and built-up urban areas will incorporate low-impact development and green building practices.	This ASP will create a complete community with a combination of residential and employment uses. This will promote alternative forms of transportation and reduce the impact of development.
3. Communities and Housing Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.	
3.1 Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages	
3.1.1 Built-up urban areas and greenfield areas will be planned and developed as complete communities generally in accordance with Table 1A-C.	This ASP will create a complete community in general accordance with the characteristics outlined for the Metropolitan Area.
3.1.4 In the metropolitan area, greenfield areas will be planned and developed as complete communities that: a. are compact, contiguous, and incorporate a mix of uses;	This ASP is contiguous with surrounding development and it will contain a mix of residential and employment uses.
b. are accessible and age-friendly;	This ASP features a multiway integrated into its design as shown in Figure 5 – Parks, Open Space, and Connectivity . The multiway provides connections between various land uses without the need of an automobile.
c. provide a diversity of housing options in terms of density and built form;	This ASP will provide a variety of housing types from single and semi-detached houses to townhouses and medium density buildings.
d. achieve the minimum greenfield density, in accordance with Schedule 6;	This ASP will have a density of 35.8 upnrha, which above is the minimum density target of 35 upnrha required in the City of Leduc.

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e. incorporate an interconnected street network and urban form to support active transportation;	The ASP will incorporate an interconnected street network as shown in Figure 4 – Land Use Concept .
f. integrate local services, amenities, institutional and commercial uses with residential development, within buildings and/or within a five-minute walk (400 metres);	This ASP will incorporate commercial uses as shown in Figure 4 – Land Use Concept .
g. incorporate higher density uses along existing and planned transit corridors and at major transit stations; and	This ASP will incorporate higher density uses towards the periphery of the neighbourhood along higher order roads as shown in Figure 4 – Land Use Concept .
h. provide high quality parks, trails and open spaces.	This ASP provides a network of parks and open spaces connected by trails as shown in Figure 5 – Parks, Open Space, and Connectivity .
3.1.5 Built-up urban areas and greenfield areas will be planned and developed to provide municipal public services and open spaces to support population growth.	This ASP is planned to provide open spaces as shown in Figure 5 – Parks, Open Space, and Connectivity .
3.2 Plan for and promote a range of housing options	
3.2.1 Housing will be planned and developed to address the changing demographics in the Region by including housing that offers a diversity of types, forms and levels of affordability to support a variety of lifestyle options, income levels and to meet the needs of all residents.	This ASP will provide a variety of housing types from single and semi-detached houses to townhouses and medium density buildings.
4. Integration of Land Use and Infrastructure Achieve compact growth that optimizes infrastructure investment.	
4.1 Establish a compact and contiguous development pattern to accommodate employment and population growth	
4.1.1 Employment and population growth will be planned and phased in a responsible manner and a contiguous pattern to accommodate the projections in Schedule 1 and in accordance with the Edmonton Metropolitan Regional Structure depicted in Schedule 2.	This ASP will provide residential and employment land uses to accommodate the population and employment projections and in accordance with the Metropolitan Regional Structure.
4.1.2 Employment and population growth will be accommodated in a compact form and a contiguous pattern within existing urban communities.	This ASP is contiguous with existing urban development.

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<p>4.1.4 Non-residential uses including commercial, retail, and institutional uses in built-up urban areas and greenfield areas will be planned and developed in a compact form to reduce auto dependency, enhance connectivity and create vibrant mixed use areas with on-site or adjacent residential uses to meet the needs of the local community.</p>	<p>The non-residential uses within this ASP are adjacent to residential uses which will create opportunities for reduced auto dependency.</p>
<p>4.3 Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities</p>	
<p>4.3.1 Greenfield areas shall be part of a new statutory plan and planned, developed and phased in a contiguous pattern to:</p> <p>a. achieve the minimum greenfield density as identified in Schedule 6;</p>	<p>This ASP will have a density of 35.8 upnrha, which above is the minimum density target of 35 upnrha required in the City of Leduc.</p>
<p>b. provide a mix of land uses in a compact form, including a mix of residential and employment uses to support the creation of complete communities;</p>	<p>This ASP will include a mix of residential and employment land uses to support the creation of complete communities.</p>
<p>c. incorporate innovative and sustainable development standards to achieve compact development;</p>	<p>This ASP encourages a variety of housing types and a mix of residential and employment land uses to achieve compact development.</p>
<p>d. incorporate an interconnected street network and open space network to support active transportation and transit viability, where applicable; and</p>	<p>This ASP provides an interconnected street, multiway, and open space network. This network supports active transportation.</p>
<p>e. provide for a mix of housing forms and housing options that are attainable in areas close to existing and planned major and local employment areas and multi-modal transportation access.</p>	<p>This ASP provides a variety of housing types with higher densities planned near local employment areas.</p>
<p>4.3.2 Greenfield areas will only be considered for development in locations that meet all of the following criteria:</p> <p>a. are part of an existing urban community;</p>	<p>This ASP is located within the City of Leduc.</p>
<p>b. are contiguous to planned areas approved through a statutory plan or are adjacent to existing or planned infrastructure or support the logical and orderly extension of infrastructure;</p>	<p>This ASP is contiguous to planned areas and adjacent to existing infrastructure.</p>

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c. have long term municipal storm, water and wastewater servicing capacity to accommodate the planned development;	This ASP has long term municipal storm, water, and wastewater servicing capacity as shown in Figures 7, 8, and 9.
4.3.3 Phasing strategies will be used to stage the development and build-out of greenfield areas to: a. ensure that existing agricultural activities on prime agricultural lands remain in operation for as long as possible; and	This ASP generally phases development from the southwest to northeast as shown in Figure 10 – Development Staging Plan. This will provide contiguous development and align growth with infrastructure.
b. align growth with existing and planned regional infrastructure.	
4.7 Ensure compatible land use patterns to minimize risks to public safety and health	
4.7.1 Safety and risk management shall be required for existing and future sites for airports, petrochemical clusters and previously planned locations for heavy industrial uses, refineries and ancillary facilities in the Region. Safety and risk management buffers are indicated on Schedule 9. Member municipalities shall: a. ensure that a risk management assessment is completed and implemented in accordance with accepted leading practices, such as the standards established by the Major Industrial Accidents Council of Canada; and	A Risk Assessment evaluating the Keyera Energy Ltd. Highly Volatile Product pipeline corridor was submitted as a background report to support this ASP. This Risk Assessment was completed using standards set by the Major Industrial Accident Council of Canada. The results of this Risk Assessment were implemented into the Land Use concept as shown in Figure 4 – Land Use Concept.
4.7.2 A transition of land uses will be required within the regional buffer areas to prevent or mitigate the adverse effects from odour, noise and other contaminants and minimize risk to public health and safety as identified on Schedule 9. This includes but is not limited to: the Edmonton International Airport and other regional airports; CFB Edmonton; the Transportation Utility Corridor (TUC); resource extraction areas; Alberta’s Industrial Heartland; coal power generation plants; and any future multi-use corridors. Transitional land uses may include passive open space, berms, light and medium industrial land uses, business and commercial land uses, and agricultural uses.	This ASP complies with the AVPA. A portion of this ASP is located within the NEF 30 contour line. The AVPA prohibits residential land uses within an NEF 30 contour line or greater. Commercial and employment land uses are planned within the NEF 30 line as shown in Figure 4 – Land Use Concept.

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<p>5. Transportation Systems Ensure effective regional mobility.</p>	
<p>5.2 Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable and attractive alternatives to private automobile travel, appropriate to the scale of the community</p>	
<p>5.2.3 Active transportation networks and facilities will be integrated into transportation and land use planning to provide safe, comfortable and reliable travel for pedestrians and cyclists within greenfield areas and built-up urban areas, and provide nonmotorized linkages to transit services, adjacent neighbourhoods and employment and recreational destinations, where applicable.</p>	<p>This ASP integrates a variety of residential and non-residential land uses with an open space and multiway network, as shown in Figure 5 – Parks, Open Space, and Connectivity, to provide safe and reliable travel for pedestrians and cyclists.</p>
<p>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</p>	
<p>5.3.1 The locations, types, scale and built form of residential, commercial, institutional and industrial uses will be planned and developed to optimize the use of transportation infrastructure to ensure efficient, convenient and safe movement of people and goods.</p>	<p>This ASP plans the type, scale, and built form of residential and commercial uses to optimize transportation infrastructure. With the highest density uses supported by higher order infrastructure.</p>
<p>5.3.2 The locations, types, scale and built form of development, including related parking regulations, will be actively managed with transit service, routing and alignment planning to foster a modal shift towards transit and active transportation modes.</p>	<p>This ASP plans for a multiway network, as shown in Figure 5 – Parks, Open Space, and Connectivity, to provide safe and reliable travel for pedestrians and cyclists and encourage active transportation modes.</p>
<p>5.4 Support the Edmonton International Airport as northern Alberta’s primary air gateway to the world</p>	
<p>5.4.2 Regional and municipal land use plans shall comply with Airport Vicinity Protection Area Regulation (AVPA).</p>	<p>This ASP complies with the AVPA. A portion of this ASP is located within the NEF 30 contour line. The AVPA prohibits residential land uses within an NEF 30 contour line or greater. Commercial and employment land uses are planned within the NEF 30 line as shown in Figure 4 – Land Use Concept.</p>
<p>6. Agriculture Ensure the wise management of prime agricultural resources.</p>	
<p>6.1 Identify and conserve an adequate supply of prime agricultural lands to provide a secure local food source for future generations</p>	

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<p>6.1.3 In the metropolitan area, prime agricultural lands identified through the land evaluation and site assessment tool shall be conserved for agricultural purposes for as long as possible, recognizing that these lands will urbanize over time to accommodate growth.</p>	<p>This ASP generally phases development from the southwest to northeast as shown in Figure 10 – Development Staging Plan. This will provide contiguous development, which will reduce the fragmentation of land for agricultural use. The allows for the retention of lands for agricultural uses until needed for development.</p>
<p>6.2 Minimize the fragmentation and conversion of prime agricultural lands for non-agricultural uses</p>	
<p>6.2.1 The fragmentation and conversion of prime agricultural lands shall be minimized when planning alignments for and developing multi-use corridors. Where no reasonable alternative can be demonstrated, mitigation measures to protect prime agricultural lands and existing agricultural operations on adjacent and surrounding lands will be adopted and implemented to minimize and mitigate the potential for land use conflicts.</p>	<p>This ASP generally phases development from the southwest to northeast as shown in Figure 10 – Development Staging Plan. This will provide contiguous development to avoid the fragmentation of prime agricultural lands.</p>
<p>6.2.4 In the metropolitan area, the fragmentation and conversion of prime agricultural lands for non-agricultural uses will only be considered when the proposed development meets all of the following criteria:</p> <p>a. the lands are contiguous with built-up urban areas and/or planned areas;</p>	<p>This ASP is contiguous with built-up urban areas.</p>
<p>b. the lands are required to accommodate municipal employment and population projections in accordance with Schedule 1;</p>	<p>This ASP will contribute to the population and employment projections for the City of Leduc.</p>
<p>c. if residential uses are proposed, the lands are within a proposed statutory plan in conformance with the applicable minimum greenfield density identified in Schedule 6;</p>	<p>This ASP will have a density of 35.8 upnrha, which above is the minimum density target of 35 upnrha required in the City of Leduc.</p>