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File: B.23.1.7

December 6, 2018

Edmonton Metro Region Board

DEC 10 2018

RECEIVED

Karen Wichuk, Chief Executive Officer  
Edmonton Metropolitan Region Board  
#1100 Bell Tower  
10104 – 103 Avenue NW  
Edmonton, AB T5J 0H8

Attention: Karen Wichuk

Dear Karen Wichuk:

**Re: City of St. Albert – Regional Evaluation Framework (REF) Application  
Bylaw 16/2018 – Erin Ridge North Area Structure Plan Amendment**

Please accept this letter from the City of St. Albert requesting the Edmonton Metropolitan Region Board (EMRB) to review Bylaw 16/2018, which is to amend the Erin Ridge North Area Structure Plan (ASP).

**Ministerial Order**

This matter is being referred to the EMRB in accordance with the Ministerial Order No. MLS: 111/17.

**Submission Criteria**

The application is being referred to the EMRB as it meets the following submission criteria under Section 4.2 (g) and (j) of the Regional Evaluation Framework (REF) 2.0:

- 4.2(g) The proposed statutory plan amendment results in a decrease of the planned density of the statutory plan area.



- 4.2 (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.

### **Bylaw**

On December 3, 2018, the City Council of St. Albert approved first reading of the bylaw, that the bylaw be referred to the EMRB, and that the public hearing for the bylaw be adjourned until a later date to allow for a decision from the EMRB. The council motions are as follows:

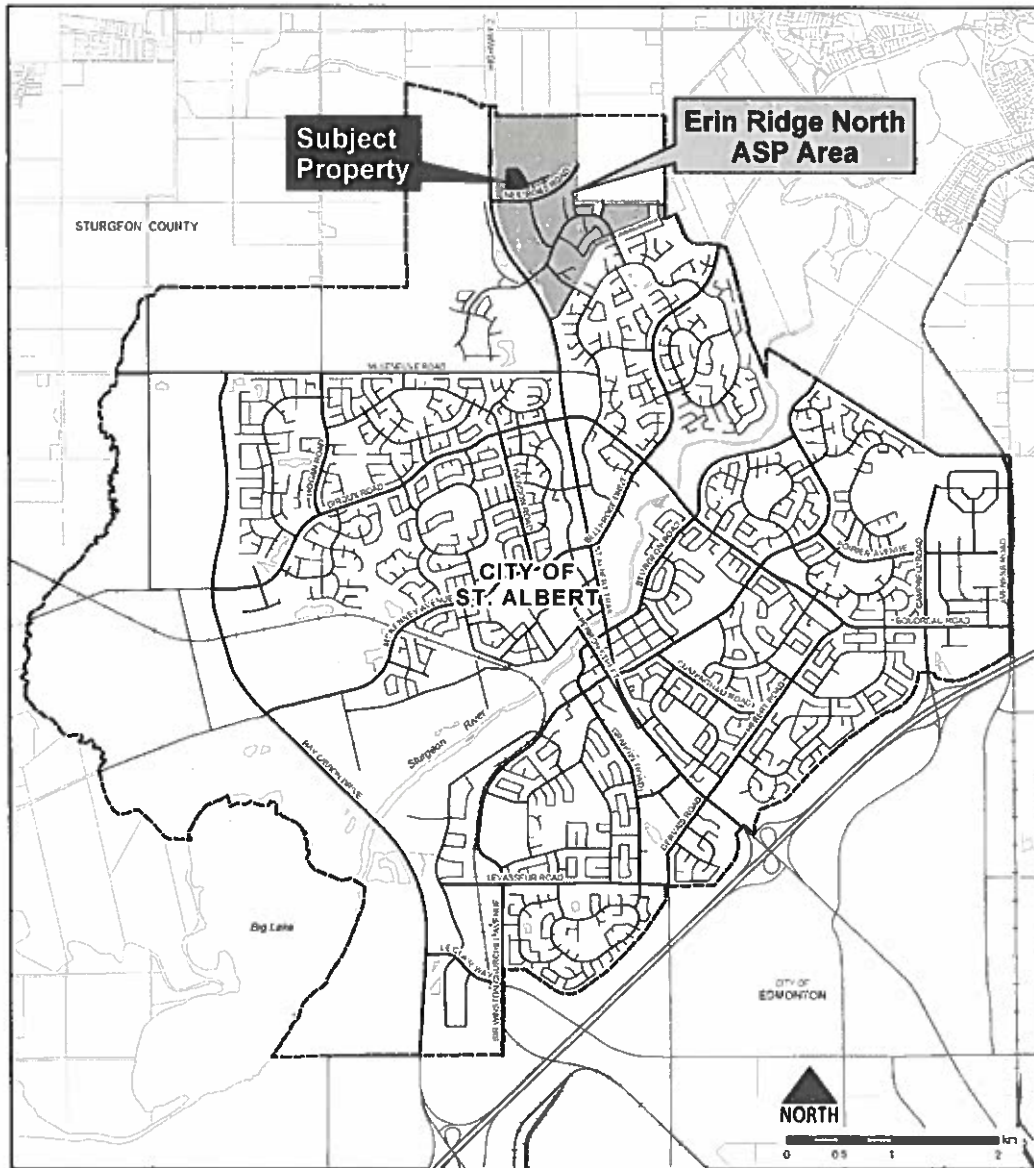
1. That Bylaw 16/2018, being amendment 7 to Erin Ridge North Area Structure Plan Bylaw 33/2009, be read a first time.
  - CARRIED UNANIMOUSLY  
For: Brodhead, Heron, Hansen, Hughes, Joly, MacKay, and Watkins
2. That Bylaw 16/2018 be referred to the Edmonton Metropolitan Region Board (EMRB) for a decision.
  - CARRIED UNANIMOUSLY  
For: Brodhead, Heron, Hansen, Hughes, Joly, MacKay, and Watkins
3. That the public hearing for Bylaw 16/2018 be scheduled on February 25, 2019.
  - CARRIED UNANIMOUSLY  
For: Brodhead, Heron, Hansen, Hughes, Joly, MacKay, and Watkins

Please refer to the attachment entitled: *Council Report and Attachments*, for Administration's report to Council on December 3, 2018.

A copy of the Erin Ridge North ASP, without the proposed amendments, is also attached, see *Erin Ridge North Area Structure Plan – Current*.

### **Purpose of Bylaw**

The purpose of Bylaw 16/2018 is to amend the Erin Ridge North ASP by changing the designation of the lands at 130 Element Drive North from Medium/High Density Residential (MHDR) to Medium Density Residential (MDR). The site at 130 Element Drive North contains an area of 1.63 hectares ±. Please refer to **Figure 1: Location Map**.



**Figure 1: Location Map**

**Background**

On January 22, 2018, a development permit application was submitted for 57 townhouse units at 130 Element Drive North. The development permit was approved in accordance to the previous Land Use Bylaw, as it was in conformance with the Medium/High Density Residential (R4) District. On February 5, 2018, amendments were approved by Council

to the residential sections of the Land Use Bylaw. Amendments were made in order that the Land Use Bylaw would align with the new residential density targets introduced under the new EMRB Growth Plan (EMRGP). Please refer to **Table 1: Land Use Bylaw Amendments**.

**Table 1: Land Use Bylaw Amendments**

Proposed Development	Site Density Target (Pre-February 5, 2018)	Site Density Target - Amended (Post-February 5, 2018)
Townhouse Development in Medium Density Residential (R3A)	35 – 94 du/nrha	40 – 94 du/nrha
Townhouse Development in Medium / High Density Residential (R4)	All townhousing developments in an R4 District must comply with the requirements for development in the R3A District (35 – 94 du/nrha).	94 – 141 du/nrha

Subsequent to the approved Land Use Bylaw amendments, the developer proposed to increase the number of townhouse units on the site from 57 to 70, which is an increase of 13 townhouse units. This new proposal would require a new development permit application that would be reviewed in accordance to the amended Land Use Bylaw. Please refer to **Table 2: Change in ASP Densities**, which shows the proposed change in densities upon the site and overall ASP.

**Table 2: Change in ASP Densities**

Proposed Development	ASP Density (Planned)	Site Density (Built)	ASP Density (Built)
57 Townhouse Units	141 du/nrha	35 du/nrha	33 du/nrha
70 Townhouse Units	43 du/nrha*	43 du/nrha	34 du/nrha

\* Built density

Based on the comparison between **Table 1** and **Table 2**, the developer is unable to achieve their proposed 70-unit townhouse in the R4 District, however, it can be achieved under the R3A District. Therefore, the developer has submitted an application to redistrict the subject lands from R4 to R3A, and consequentially, an amendment to the Erin Ridge North ASP from MHDR to MDR. Please note that the current development

permit for 57 townhouse units is still valid until a decision is made for the proposed amendments.

### ***Planning Context***

The Erin Ridge North ASP was approved under the Capital Region Growth Plan 2009 (CRBGP) and St. Albert's Municipal Development Plan (MDP), which both state that ASP densities must meet a minimum of 30 dwelling units per net residential hectare.

- **CRBGP Addendum: October 2009 Addendum, Table 3:**

The density target (dwelling units / net residential hectare) for Priority Growth Area B, which includes St. Albert, is 30 - 45+.

- **St. Albert MDP, Section 4.11 (1):**

The design of residential neighbourhoods should have a minimum of 30 dwelling units per net residential hectare with a minimum of 30% medium and/or high density residential, the proportion to be determined at the ASP stage.

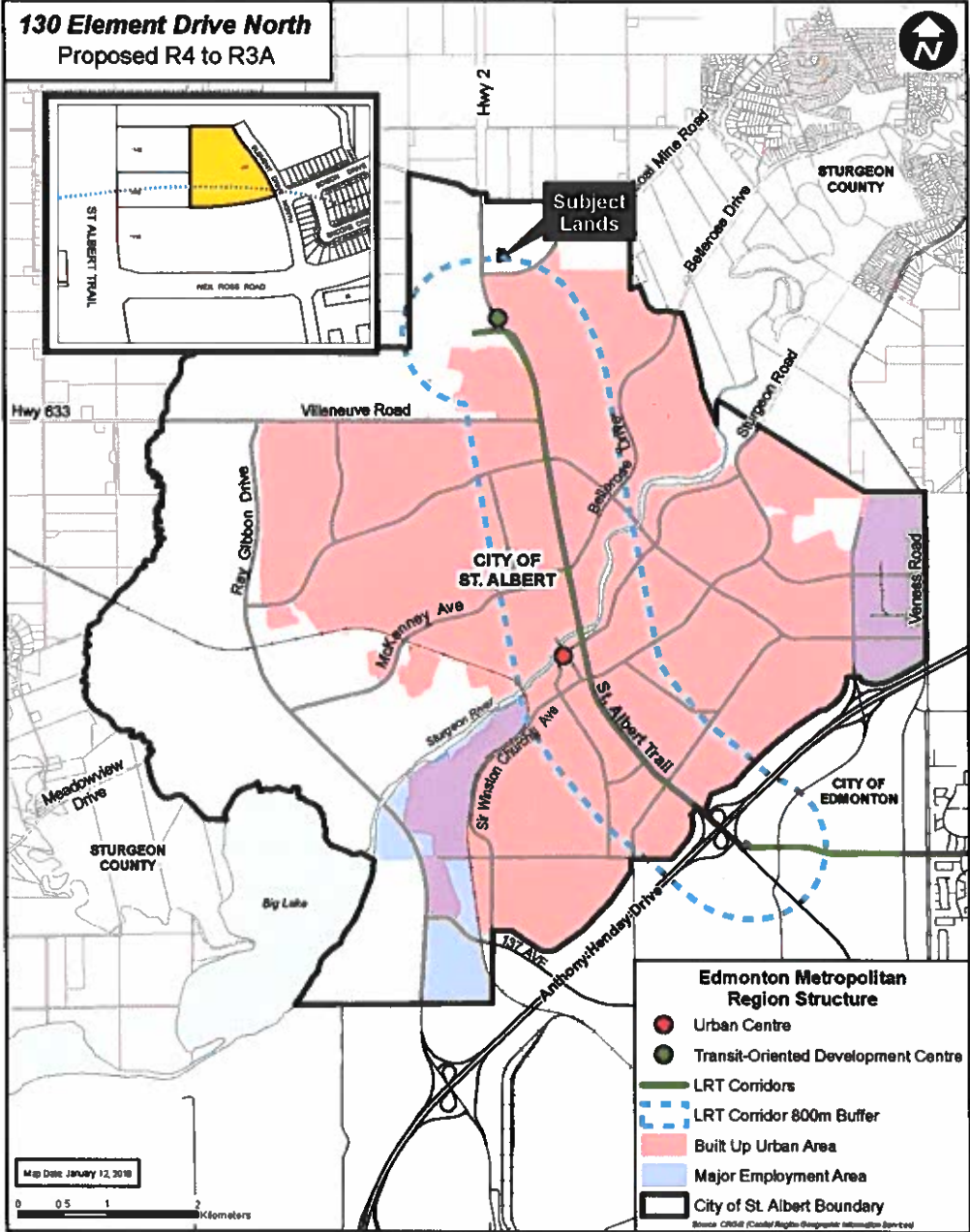
The Erin Ridge North ASP planned for an overall neighbourhood density of 38 du/nrha, however, the proposed 70-unit townhouse would result in a density of 34 du/nrha, which is a decrease of 4 du/nrha. Regardless, the proposed development still enables the minimum density requirement of 30 du/nrha to be met, under the CRBGP that the Erin Ridge North ASP was approved by. While a decrease of 4 du/nrha is substantial, approval of the proposed amendment will result in an increased built density from the existing approved development permit.

It is worth noting that when it comes to calculating planned residential densities for ASPs, St. Albert's practice is to apply the highest density value within the prescribed density range. This ensures that sufficient servicing capacity is accounted for, to plan and enable development of any listed use (and corresponding density), as outlined within the Land Use District. In this case, the site at 130 Element Drive North, which is designated as Medium/High Residential Density, has a planned density range of 94 – 141 du/nrha. Therefore, the planned number of dwelling units for this site of 1.63 ha ±, is 226 dwelling units, as stated in the Erin Ridge North ASP.

Moreover, as neighbourhoods are built out and when a St. Albert ASP is amended, the residential statistics are amended to reflect the actual built densities (see **Table 2**). St. Albert's ASPs are essentially "living documents", to ensure that both the planned and built densities comply with the CRBGP for a minimum density requirement of 30 du/nrha.

**Transit Oriented Development**

As stated, this application is being referred to the EMRB under the submission criteria of Section 4.2 (j). Please refer to **Figure 2: LRT Corridor 800 m Buffer Map**.



**Figure 2: LRT Corridor 800 m Buffer Map**

As shown by **Figure 2**, the proposed LRT corridor is located along St. Albert Trail, and Transit Oriented Development (TOD) is proposed immediately north of this LRT corridor. While a portion of the subject lands are located within 800 metres of the LRT corridor buffer, TOD was not considered as part of the Erin Ridge North ASP, as per the St. Albert MDP.

- **St. Albert MDP, Section 18.9:**

The City will consider a Park and Ride facility near St. Albert Trail (formerly Hwy 2) north of Villeneuve Road (not Coal Mine Road as stated in the CRBGP). This site is also proposed as Transit Oriented Development (TOD).

Whereas the new EMRGP outlines the following:

- **EMRGP, Schedule 6:**

The aspirational TOD centres density target (people + jobs / gha) is 140 – 160.

- **EMRGP, Section 4.5.5:**

In the metropolitan core and metropolitan area, TOD centres will be identified, planned and developed as locations around major transit stations to accommodate growth through increased residential and/or employment densities within 800 metres of the major transit station in accordance with the TOD centres density target in Schedule 6.

Therefore, as the Erin Ridge North ASP was drafted prior to the new EMRGP, the ASP's planned residential densities do not support the standard density targets for TODs set out by the EMRGP. Also, as the proposed LRT corridor is located along St. Albert Trail, St. Albert Trail was formerly a highway, and its design is not pedestrian-oriented.

### ***Edmonton Metropolitan Region Growth Plan***

While the Erin Ridge North ASP was approved under the CRBGP, the proposed amendments also support other relevant policies of the EMRGP, such as housing diversity. There is also a trend towards townhousing in the housing market, as stated by the developer.

- **EMRGP, Section 3.1.4 (c):**

In the metropolitan area, greenfield areas will be planned and developed as complete communities that provide a diversity of housing options in terms of density and built form.

- **EMRGP, Section 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.

- **EMRGP, Section 4.3.1 (e):**

Greenfield areas shall be part of a new statutory plan and planned, developed and phased in a contiguous pattern to 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.

While the plan density of the Erin Ridge North ASP does not support the prescribed minimum requirement of 40 du/nrha, the site density at 130 Element Drive North meets this requirement by proposing 43 du/nrha (**Table 2**).

- **EMRGP, Schedule 6:**

The minimum greenfield residential density (du/nrha) for St. Albert is 40.

- **EMRGP, Section 3.1.4 (d):**

In the metropolitan area, greenfield areas will be planned and developed as complete communities that achieve the minimum greenfield density, in accordance with Schedule 6.

- **EMRGP, Section 4.3.1 (a):**

Greenfield areas shall be part of a new statutory plan and planned, developed and phased in a contiguous pattern to achieve the minimum greenfield density as identified in Schedule 6.



Karen Wichuk, CEO  
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### **Consultants**

The consultant for the subject matter is Invistec Consulting Ltd., on behalf of Landrex Ventures (2106844 Alberta Ltd.), the land owner.

WSP Canada Inc. is also a consultant, on behalf of Landrex Hunter Ridge Inc, another developer in Erin Ridge North.

### **Requested Action**

The City of St. Albert is requesting that the Edmonton Metropolitan Region Board provide a decision regarding Bylaw 16/2018.

If more time is required by the EMRB Administration to reach a decision, please advise the undersigned in order that the public hearing, on February 25, 2019, can be postponed. The City of St. Albert requests that a decision be provided prior to this date.

### **Contact Information**

Should there be any questions, please contact the undersigned at 780-418-6617 or [ttsui@stalbert.ca](mailto:ttsui@stalbert.ca).

Thank you for your time and attention to this matter.

Sincerely,



Tracy Tsui, RPP, MCIP  
Planner

Attachments:      *Att 1: Council Report and Attachments*  
                          *Att 2: Erin Ridge North Area Structure Plan – Current*  
                          *USB Flash Drive*