

The Province has adopted the Regional Evaluation Framework (REF) for the Capital Region Board’s review of statutory plans.

Strathcona County is referring proposed Municipal Development Plan Amendment Bylaw 42-2017 to the Capital Region Board pursuant to: *Section 3.1: A municipality must refer to the Board any proposed new Intermunicipal Development Plan, Municipal Development Plan and any proposed amendment to an Intermunicipal Development Plan or Municipal Development Plan.*

Purpose

Proposed Municipal Development Plan amendment Bylaw 42-2017 is intended to increase medium density residential in the Emerald Hills Area structure Plan area. The Plan has been prepared in conformance with both the existing Capital Regional Growth Plan and the Draft Edmonton Metropolitan Region Growth Plan. As the Edmonton Metropolitan Region Growth Plan has not been adopted by the province, justification within this report is based on the existing Capital Regional Growth Plan.

Recommendation

Strathcona County recommends that the Capital Region Board approve this application.

Summary

The subject Municipal Development Plan amendment proposes to change the policy area designation for approximately 3.35 hectares (8.28 acres) of land from Commercial Service Policy Area to Medium Density Residential Policy Area to facilitate consideration for a proposed medium-density residential development within Emerald Hills Area Structure Plan area. To ensure plan conformity, an amendment to the Emerald Hills Area Structure Plan is concurrently being considered by Strathcona County Council as well as a proposal to change the policy designation for the subject area in the North of Lakeland Drive Area Concept Plan.

Although not subject to the REF submission criteria, the concurrently proposed Emerald Hills Area Structure Plan Bylaw 44-2017 is being provided in support of the proposed Municipal Development Plan amendment Bylaw 42-2017 and to provide further context.

Justification

Section 5.4 of the REF sets the criteria for the Capital Region Board’s evaluation of proposals. These considerations are listed below, with a justification of each in the context of proposed Municipal Development Plan Bylaw Amendment 42-2017 (MDP amendment).

Criteria	Justification
5.4(a) Compatibility of the development with the objectives of the Capital Region Growth Plan (CRGP) as set out in Section 11 of the Regulation:	
✓ 11(a) To promote an integrated and strategic approach to planning for future growth in the Capital Region;	<ul style="list-style-type: none"> The MDP amendment contributes toward an integrated and strategic approach to planning for growth of Strathcona County and is consistent with the Capital Region Growth Plan.
✓ 11(b) To identify the overall development pattern and key future infrastructure investments that would best complement	<ul style="list-style-type: none"> The MDP amendment takes advantage of the location of existing development ensuring efficient use of existing

	existing infrastructure, services and land uses in the Capital Region, and maximize benefits to the Capital Region;	infrastructure and future infrastructure investments.
✓	11(c) To co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment.	<ul style="list-style-type: none"> The MDP currently includes policies regarding Intermunicipal cooperation.
5.4(b) Whether the approval and full implementation of the plan would result in a level, type, and pattern of development consistent with all of the following:		
(i) The Land Use Principles and Policies of the CRGP including the provisions for:		
✓	i. Buffer areas as shown on the Regional Buffer Areas Map in the Capital Region Growth Plan.	<ul style="list-style-type: none"> The proposed MDP Amendment is not within the Buffer areas as shown on the Regional Buffer Areas Map in the Capital Region Growth Plan.
✓	ii. Priority Growth Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan.	<ul style="list-style-type: none"> The MDP amendment is within the Sherwood Park Urban Service Area contained within Priority Growth Area 'B' of the Capital Region Growth Plan.
✓	iii. Cluster Country Residential Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan.	<ul style="list-style-type: none"> The MDP amendment area is not within the Cluster Country Residential Areas of the Capital Region Growth Plan.
✓	iv. Density targets as outlined in the Capital Region Growth Plan.	<ul style="list-style-type: none"> The MDP amendment adheres to the Capital Region Board's required density targets for Priority Growth Area 'B'.
✓	v. Outside Priority Growth Areas and Cluster Country Residential Areas.	<ul style="list-style-type: none"> The MDP amendment does not propose growth outside of the designated Priority Growth Areas and Cluster Country Residential Areas.
✓	(ii) The regional population and employment forecasts in the Capital Region Growth Plan;	<ul style="list-style-type: none"> The expected population and employment will not impact the regional forecasts to 2044 as depicted in those accepted by the Capital Region Board in May 2015.
✓	(iii) The regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan;	<ul style="list-style-type: none"> The MDP amendment will not result in generating traffic at levels that will impact Regional Transportation Infrastructure and is consistent with the regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan.
✓	(iv) The Intermunicipal Transit Network Plan of the Capital Region Growth Plan (Figures 8, 9 or 10 of the Capital Region Intermunicipal Transit Plan) and a Transportation Master Plan as approved by the City of Edmonton;	<ul style="list-style-type: none"> The area subject to the MDP amendment is not along a Regional Transit Route. The MDP amendment will result in additional population at a level that will not impact Regional Transit service and is consistent with the Intermunicipal Transit Network Plan and applicable Transportation Master Plans.
✓	(v) The regional infrastructure, and recreation, transportation and utility corridors as identified on the Regional	<ul style="list-style-type: none"> The MDP amendment will not result in a negative impact on and is consistent with the Regional Transportation

	Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure, and Regional Corridors maps of the Capital Region Growth Plan;	Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure, and Regional Corridors maps of the Capital Region Growth Plan.
✓	(vi) The boundaries and policies of the Alberta's Industrial Heartland ASP and the Edmonton International Airport ASP	• The proposal is outside the boundaries of the Heartland Policy ASP and Edmonton International Airport ASP thus not applicable.

In addition, the MDP amendment must be consistent with the Land Use Principles and Policies of the Capital Region Growth Plan. These Principles are listed below with a justification of each in the context of proposed Municipal Development Plan Amendment Bylaw 42-2017 (MDP).

Criteria	Justification
I. PROTECT THE ENVIRONMENT AND RESOURCES	
✓ A. Preserve and protect the environment.	• The area subject to the MDP amendment is within a planned area of the Sherwood Park Urban Service Area and will not create any additional negative impacts on the natural environment within the region.
✓ B. Preserve agricultural land.	• The area subject to the MDP amendment is within a planned area of the Sherwood Park Urban Service Area and will not have an impact on areas designated for agriculture within the region.
✓ C. Protect Natural Resources	• The area subject to the MDP amendment is within a planned area of the Sherwood Park Urban Service Area and will not have an impact on natural resources within the region.
✓ D. Minimize the impact of development on regional watersheds and air sheds.	• The area subject to the MDP amendment is within a planned area of the Sherwood Park Urban Service Area and will not have an increased impact on regional watersheds and air sheds within the region.
✓ E. Minimize the impact of heavy industrial development.	• The MDP amendment is not proposing any additional heavy industrial development.
II. MINIMIZE REGIONAL FOOTPRINT	
✓ A. Identify, Protect and Prioritize Lands for Regional Infrastructure	• The MDP amendment will not impose negative effects on the existing regional infrastructure.
✓ B. Concentrate New Growth Within Priority Growth Areas	• The MDP amendment concentrates new growth within Priority Growth Area B and provides an opportunity for intensification within an existing urban area, supports multimodal connectivity and uses existing infrastructure and servicing.
✓ C. Allow Growth Outside of Priority Growth Areas	• The MDP amendment will not direct growth outside of the priority growth areas.
✓ D. Support Expansion of Medium and Higher	• The MDP amendment proposes medium

	Density Residential Housing Forms	density residential housing supporting a community of mixed uses, housing diversity, transit oriented development, multimodal connectivity and higher densities within an existing urban area.
✓	E. Support Cluster Country Residential Development	<ul style="list-style-type: none"> The MDP amendment is outside of the Cluster Country Residential area.
III. STRENGTHEN COMMUNITIES		
✓	A. Create Inclusive Communities	<ul style="list-style-type: none"> The MDP amendment integrates uses with adjacent developments to improve connectivity and accessibility to local parks, open space, commercial and community services.
✓	B. Support Healthy Communities	<ul style="list-style-type: none"> The MDP amendment supports walkability and creates opportunities for all ages to benefit from access to recreation facilities and open space in close proximity.
✓	C. Support Public Transit	<ul style="list-style-type: none"> The MDP amendment is located to take advantage of existing and planned transit infrastructure.
✓	D. Support Innovative and Affordable Housing Options	<ul style="list-style-type: none"> The MDP amendment proposes intensification and further diversification of residential housing within an existing serviced urban area.
IV. INCREASE TRANSPORTATION CHOICE		
✓	A. Integrate Transportation Systems with Land Use	<ul style="list-style-type: none"> The MDP amendment takes advantage of existing and planned transportation infrastructure and provides urban development that reduces reliance on the automobile.
✓	B. Support the Expansion of Transit Service in Various Forms	<ul style="list-style-type: none"> The MDP amendment will result in additional residents being able to utilize the existing designated transit within the area, which contributes to the overall viability and long term sustenance of the transit system.
V. ENSURE EFFICIENT PROVISION OF SERVICES		
✓	A. Design Integrated Physical Infrastructure within the Region	<ul style="list-style-type: none"> The lands subject to the MDP amendment will use existing regional infrastructure.
✓	B. Maximize Utilization of Existing Infrastructure	<ul style="list-style-type: none"> The lands subject to the MDP amendment will use existing infrastructure.
VI. SUPPORT REGIONAL ECONOMIC DEVELOPMENT		
✓	A. Ensure a Supply of Land To Sustain a Variety Of Economic Development Activities	<ul style="list-style-type: none"> The MDP amendment provides housing in close proximity to employment centers.
✓	B. Attract and Retain Individuals and Families with a Diverse Range of Skills to the Capital Region to Satisfy the Region's Economic Development Goals	<ul style="list-style-type: none"> The MDP amendment will support employment in the building industry and provide additional housing choice in the community.
✓	C. Support Regional Prosperity	<ul style="list-style-type: none"> The MDP amendment lands provide housing in close proximity to employment to the west, north and within Emerald Hills plan area.
✓	D. Position the Capital Region Competitively on the World Stage	<ul style="list-style-type: none"> The MDP amendment contributes towards the development of complete communities that create opportunities for all ages, incomes and abilities.