



## Introduction

The Province has adopted the Regional Evaluation Framework (REF) for the Capital Region Board's review of statutory plans. The City of St. Albert has referred a proposed amendment to the Municipal Development Plan to the Capital Region Board pursuant to REF Section 3.1 *A Municipality must refer to the Board any proposed new Intermunicipal Development Plan, Municipal Development Plan and any proposed amendment.*

## Purpose

The purpose of the Municipal Development Plan text amendment is to:

- Promote building of multi-storey schools;
- Ensure schools and accompanying park sites are dedicated early in new residential areas; and,
- Align the language in the MDP to that of the Municipal Government Act (MGA s668) with regard to taking additional municipal reserve in higher density areas.

## Recommendation

That Capital Region Board **APPROVE** the amendment to the City of St. Albert Municipal Development Plan.

## Summary

The City of St. Albert is proposing text amendments to its Municipal Development Plan regarding the dedication, timing and efficiency of school sites. Promoting multi-storey schools will reduce the building footprint and allow for more open space that is highly valued by residents. Requiring school sites to be dedicated once 30 percent of the gross residential area is subdivided will benefit school children and families in new neighbourhoods.

A policy clarifying the dedication of additional Municipal Reserve for higher density residential developments may allow the City to pursue more dedication where appropriate.

## Evaluation Criteria

Section 5.4 of REF lists the criteria the Board must consider in evaluating statutory plans.

**5.4(a) Compatibility of the development with the objectives of the Capital Region Growth Plan 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;**

- The proposed amendments speak to local issues and are not regionally significant. Affected stakeholders were consulted.

<p>✓ <b>11(b) To identify the overall development pattern and key future infrastructure investments that would best complement existing infrastructure, services and land uses in the Capital Region, and maximize benefits to the Capital Region;</b></p> <ul style="list-style-type: none"> <li>• The proposed text amendments are consistent with the intent of the Capital Region Growth Plan by clarifying the timing, allocation and distribution of Municipal Reserve lands.</li> </ul>
<p>✓ <b>11(c) To co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment;</b></p> <ul style="list-style-type: none"> <li>• The allocation and distribution of school sites and park space are vital elements for strong communities.</li> </ul>

**5.4(b) Whether approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with all of the following:**

**(i) The Land Use Principles and Policies of the Capital Region Growth Plan including the provisions for:**

<p>✓ i. Buffer areas as shown on the Regional Buffer Areas map in the Capital Region Growth Plan;</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<p>✓ ii. Priority Growth Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;</p>	<ul style="list-style-type: none"> <li>• The site is located within “PGA B”. The text amendments provide clarity regarding the dedication of additional Municipal Reserve for high density residential areas.</li> </ul>

<p>✓ iii. Cluster Country Residential Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<p>✓ iv. Density targets as outlined in the Capital Region Growth Plan; and</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<p>✓ v. Outside Priority Growth Areas and Cluster Country Residential Areas.</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>

✓ **(ii) The regional population and employment forecasts in the Capital Region Growth Plan.**

- Not applicable.

✓ **(iii) The regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan.**

- Not applicable.

✓ (iv) **The Intermunicipal Transit Network Plan of the Capital Region Growth Plan (Figures 8, 9 or 10 of the Capital Region Intermunicipal Transit Network Plan) and a Transportation Master Plan as approved by the City of Edmonton.**

- Not applicable.

✓ (v) **The regional infrastructure, and recreation, transportation and utility corridors as identified on the Regional Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure, and Regional Corridors maps of the Capital Region Growth Plan.**

- Not applicable.

✓ (vi) **The boundaries and policies of the Alberta's Industrial Heartland Area Structure Plans (ASPs) and the Edmonton International Airport Area Structure Plan.**

- Not applicable.

### **Attachments**

1. Evaluation of the City of St. Albert Municipal Development Plan amendment against the Principles and Policies of the Capital Region Land Use Plan.

<p>✓ I. PROTECT THE ENVIRONMENT AND RESOURCES</p> <ul style="list-style-type: none"><li>A. Preserve and protect the environment.</li><li>B. Preserve agricultural land.</li><li>C. Protect natural resources.</li><li>D. Minimize the impact of development on regional watersheds and air sheds.</li><li>E. Minimize the impact of heavy industrial development.</li></ul>	<ul style="list-style-type: none"><li>• Not applicable.</li></ul>
<p>✓ II. MINIMIZE REGIONAL FOOTPRINT</p> <ul style="list-style-type: none"><li>A. Identify, Protect and Prioritize Lands for Regional Infrastructure</li><li>B. Concentrate New Growth Within Priority Growth Areas</li><li>C. Allow Growth Outside of Priority Growth Areas</li><li>D. Support Expansion of Medium and Higher Density Residential Housing Forms</li><li>E. Support Cluster Country Residential Development</li></ul>	<ul style="list-style-type: none"><li>• The proposal to reduce the building footprint by constructing multi-storey schools is aligned with the desire to concentrate growth.</li></ul>
<p>✓ III. STRENGTHEN COMMUNITIES</p> <ul style="list-style-type: none"><li>A. Create Inclusive Communities</li><li>B. Support Healthy Communities</li><li>C. Support Public Transit</li><li>D. Support Innovative and Affordable Housing Options</li></ul>	<ul style="list-style-type: none"><li>• Increasing the potential amount of open space supports active lifestyles and healthy communities.</li></ul>
<p>✓ IV. INCREASE TRANSPORTATION CHOICE</p> <ul style="list-style-type: none"><li>A. Integrate Transportation Systems with Land Use</li><li>B. Support the Expansion of Transit Service in Various Forms</li></ul>	<ul style="list-style-type: none"><li>• Not applicable.</li></ul>
<p>✓ V. ENSURE EFFICIENT PROVISION OF SERVICES</p> <ul style="list-style-type: none"><li>A. Design Integrated Physical Infrastructure within the Region</li><li>B. Maximize Utilization of Existing Infrastructure</li></ul>	<ul style="list-style-type: none"><li>• Establishing thresholds for school site dedication contributes to the integration of required infrastructure early on in the development process.</li></ul>



VI. SUPPORT REGIONAL ECONOMIC DEVELOPMENT

- A. Ensure a Supply of Land To Sustain a Variety Of Economic Development Activities
- 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
- C. Support Regional Prosperity
- D. Position the Capital Region Competitively on the World Stage

- Establishing thresholds for school site dedication ensures that land is available when needed.
- Increasing the size of open spaces will increase the attractiveness of the community and the health residents.