August 1, 2017

Our Reference: 12588

Capital Region Board
#1100 Bell Tower
10104 – 103 Avenue
Edmonton, Alberta  T5J 0H8

Attention: Neal Sarnecki
Manager, Regional Projects, Land Use

Dear Sir:

Reference: REF 2017-013, Proposed amendment to the Strathcona County Municipal Development Plan

Please find attached our statutory plan evaluation report for the above referral for Strathcona County.

If you have any questions, please contact Darren Young at 780.438.9000.

Sincerely,

Darren Young, RPP, MCIP, GISP
Senior Planner/GIS Specialist
Introduction

The Province has adopted the Regional Evaluation Framework for the Capital Region Board’s evaluation of statutory plans. Its purpose is to provide criteria to allow the Capital Region Board to evaluate new municipal statutory plans and statutory plan amendments to ensure consistency with the long-term regional interests identified in the Capital Region Growth Plan and the Capital Region Board Regulation.

Section 3.4 of the Regional Evaluation Framework (REF) states that a municipality must refer proposed statutory plans or statutory plan amendments to the Capital Region Board (CRB) after first reading and prior to third reading under certain conditions. Strathcona County has referred the proposed amendment to the Strathcona County Municipal Development Plan to the CRB per the following referral condition of the REF:

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

The purpose of the proposed amendment to the Strathcona County Municipal Development Plan is to designate approximately 3.35 hectares (ha) of land east of Sherwood Drive and north of Amberley Way from Commercial Service Policy Area to Medium Density Residential Policy Area, and to make changes to the definition of Medium Density Residential to increase the maximum density from 75 to 150 residential units per hectare.

Although not subject to REF, there is a corresponding bylaw to repeal and replace the Emerald Hills Area Structure Plan that would remove the Business Employment Area land use designation and introduce a Medium Density Residential Area land use designation to the ASP, update the Emerald Hills Centre Sustainability Summary and Development Concept Plan, and apply the land use designation to the subject lands.

Recommendation

That the amendment to the Strathcona County Municipal Development Plan be APPROVED.

Background Information

**Municipality:** Strathcona County  
**Applicant:** Select Engineering Consulting Ltd.  
**Owner:** Emerald Hills “E” GP Inc.  
**First Reading Date:** July 4, 2017  
**Amendment Area Location:** Located north of Amberley Way, south of Emerald Drive, west of Ebony Boulevard and east of Sherwood Drive.  
**Existing MDP Land Use Designation:** Commercial Service Policy Area  
**Proposed MDP Land Use Designation:** Medium Density Residential Policy Area

Summary

The proposed amendment to the Strathcona County Municipal Development Plan (MDP) involves a site-specific land use redesignation that is local in nature and an associated text amendment. On Map 13 Municipal Development Plan Policy Areas – Urban, the amendment redesignates 3.35 ha of land in northern Sherwood Park from Commercial Service Policy Area to Medium Density Residential Policy Area. It also includes a revised definition for Medium Density Residential to facilitate an increase of the maximum density from 75 to 150 residential units per hectare. There is a corresponding bylaw to repeal and replace the Emerald Hills Area Structure Plan, which is not subject to the REF.

The intent of the MDP amendment is to align with the corresponding bylaw to repeal and replace the Emerald Hills Area Structure Plan (ASP), which introduces medium density residential development to this portion of the plan area that serves as a transitional use between commercial uses located to the north and low density residential uses located to the south across Amberley Way.
**Evaluation Criteria**

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 MDP amendment promotes an integrated and strategic approach to planning for future growth in the Capital Region by locating medium density residential development in close proximity to municipal transit and adjacent to commercial development that reduces reliance on automobiles for future residents.

11(b)(i) 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

» The proposed MDP amendment will provide an opportunity to optimize existing infrastructure in the area by introducing medium density residential uses in place of commercial uses. The medium density residential uses will also complement adjacent commercial uses to the west and north by providing a larger local market to access their goods and services.

11(b)(ii) to identify the overall development pattern and key future infrastructure investments that would maximize benefits to the Capital Region

» The proposed MDP amendment maximizes benefits to the Capital Region by introducing more intensive forms of residential development that significantly exceed existing residential development patterns.

11(c) to co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment

» The proposed MDP amendment sustains economic growth by providing a larger local market to access goods and services within the nearby commercial uses. It strengthens communities by introducing a greater variety of housing types and integrating medium density residential uses with nearby transit, open space and commercial uses. It also contributes to a healthy environment as the location of medium density residential uses adjacent to commercial uses reduces reliance on automobiles to access employment, goods and services.

5.4(b) Whether the 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:

» In addition to being evaluated for consistency with the following five specific provisions, the proposed amendment to the Strathcona County MDP has also been evaluated for consistency with the Land Use Principles and Policies of the Growth Plan. For more information on the consistencies with the applicable Principles and Policies, refer to Attachment 1.
i. Buffer areas as shown on the Regional Buffer Areas map in the Capital Region Growth Plan

- The area subject to the proposed Strathcona County MDP is wholly within the final 350 m of the southeast Edmonton Garrison Approach Path, which is identified as a compatibility buffer on Figure 3 of the October 2009 Addendum to the Capital Region Growth Plan. The proposed amendment, the balance of the MDP and the associated Emerald Hills ASP bylaw are all silent on the presence of the Edmonton Garrison Approach Path. However it is noted that a policy is included in Strathcona County’s new MDP (see REF 2017 010) to require “compliance with the Edmonton Garrison Heliport Zoning Regulations.” It is also observed that low density residential development to the southwest is also within the Edmonton Garrison Approach Path, as are both low and medium density residential uses within the same approach path 7 km to the northwest in northeast Edmonton.

ii. Priority Growth Areas (PGAs) as shown on the Priority Growth Areas and Cluster Country Residential Areas (PGAs and CCRAs) map in the Capital Region Growth Plan

- The subject area is located within the conceptual boundaries of PGA “B”. The proposed amendment to the Strathcona County MDP will increase the residential density within the Emerald Hills ASP, and result in development that is consistent with PGAs.

iii. Cluster Country Residential Areas (CCRAs) as shown on the Priority Growth Areas and Cluster Country Residential Areas (PGAs and CCRAs) map in the Capital Region Growth Plan

- Not applicable.

iv. Density targets as outlined in the Capital Region Growth Plan

- The residential density target assigned to PGA “B” is 30-45+ dwelling units per net residential hectare (du/nrha). The proposed amendment to the Strathcona County MDP to redesignate 3.35 ha of land for medium density residential purposes will increase the planned maximum density of the Emerald Hills ASP from 62.3 du/nrha to 70.9 du/nrha. Thus, the proposed amendment will result in development that is consistent with the density targets as outlined in the Capital Region Growth Plan.

v. Outside Priority Growth Areas (PGAs) and Cluster Country Residential Areas (CCRAs)

- Not applicable.

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

- The proposed amendment to the Strathcona County MDP will have a negligible impact on the County’s overall population and employment forecasts to 2044 as presented in the Growth Plan, or those subsequently accepted by the Capital Region Board in May 2015. Rather, the proposed amendment will likely only internally redistribute the County’s future population and employment growth.
(iii) The regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan

» Not applicable as no regional transportation facilities are present within or adjacent to the area subject to the proposed Strathcona County MDP amendment.

Regional Transit Network:

» Refer to Evaluation Criteria 5.4(b)(iv) in this report.

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

Intermunicipal Transit Network Plan:

» Not applicable as no intermunicipal transit route or facilities are present within or adjacent to the area subject to the proposed Strathcona County MDP amendment.

Edmonton Transportation Master Plan:

» 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

Regional Transportation Infrastructure:

» Refer to Evaluation Criteria 5.4(b)(iii) and (iv) in this report.

Regional Water and Wastewater Infrastructure:

» Not applicable as no regional water and wastewater lines are present within or adjacent to the area subject to the proposed Strathcona County MDP amendment.

Regional Power Infrastructure:

» Not applicable as no regional power facilities are present within or adjacent to the area subject to the proposed Strathcona County MDP amendment.

Regional Corridors:

» Not applicable as no regional corridors are present within or adjacent to the area subject to the proposed Strathcona County MDP amendment.

(vi) The boundaries and policies of the Alberta’s Industrial Heartland (AIH) Area Structure Plans (ASPs) and the Edmonton International Airport (EIA) Area Structure Plan (ASP)

» Not applicable.
Attachments

Attachment 1 – Consistency with the Land Use Principles and Policies of the Capital Region Growth Plan
Attachment 2 – Bylaw 42-2017, Schedule “A”
Attachment 1: Consistency with the Land Use Principles and Policies of the Capital Region Growth Plan

### Core Principle I: Protect the Environment and Resources

<table>
<thead>
<tr>
<th>Principle</th>
<th>Consistent</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Preserve and Protect the Environment</td>
<td>✔</td>
<td>The proposed amendment introduces medium density residential uses adjacent to commercial development, which can reduce reliance on automobiles with walkable access to employment opportunities, goods and services.</td>
</tr>
<tr>
<td>B. Preserve Agricultural Lands</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>C. Protect Natural Resources</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>D. Minimize the Impact of Development on Regional Watersheds and Airsheds</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>E. Minimize the Impact of Heavy Industrial Developments</td>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>

### Core Principle II: Minimize Regional Footprint

<table>
<thead>
<tr>
<th>Principle</th>
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<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Identify, Protect and Prioritize Lands for Regional Infrastructure</td>
<td>n/a</td>
<td>No regional infrastructure is present within or adjacent to the proposed amendment area.</td>
</tr>
<tr>
<td>B. Concentrate New Growth Within Priority Growth Areas</td>
<td>✔</td>
<td>The proposed amendment introduces more intensive forms of residential development that significantly exceed existing residential development patterns in this portion of the Emerald Hills ASP.</td>
</tr>
<tr>
<td>C. Allow Growth Outside of Priority Growth Areas</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>D. Support Expansion of Medium and Higher Density Residential Housing Forms</td>
<td>✔</td>
<td>The proposed amendment provides a greater proportion of higher density residential units and therefore provides a greater diversity of housing forms.</td>
</tr>
<tr>
<td>E. Support Cluster Country Residential Development</td>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>
### Core Principle III: Strengthen Communities

<table>
<thead>
<tr>
<th>Principle</th>
<th>Consistent</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Create Inclusive Communities</td>
<td>✓</td>
<td>The proposed amendment introduces and integrates medium density residential uses adjacent to open space to the east and commercial uses to the west and the north.</td>
</tr>
<tr>
<td>B. Support Healthy Communities</td>
<td>✓</td>
<td>The proposed amendment supports healthy communities as the new medium density residential uses will support nearby municipal transit and will have easy access to open spaces to the east.</td>
</tr>
<tr>
<td>C. Support Public Transit</td>
<td>✓</td>
<td>The proposed amendment provides higher density residential uses in proximity to Emerald Drive to the north that services as a municipal transit route.</td>
</tr>
<tr>
<td>D. Support Innovative and Affordable Housing Options</td>
<td>✓</td>
<td>The proposed amendment introduces a greater variety of housing types that provide for the diversity of housing needs in the Capital Region.</td>
</tr>
</tbody>
</table>

### Core Principle IV: Increase Transportation Choice

<table>
<thead>
<tr>
<th>Principle</th>
<th>Consistent</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Integrate Transportation Systems with Land Use</td>
<td>✓</td>
<td>The proposed amendment to integrate medium density residential uses with adjacent commercial development reduces the need to travel for employment opportunities, goods and services.</td>
</tr>
<tr>
<td>B. Support the Expansion of Transit Service in Various Forms</td>
<td>✓</td>
<td>The proposed amendment expands the ridership potential to support transit service by introducing medium density residential in close proximity to an existing municipal transit route.</td>
</tr>
</tbody>
</table>
### Core Principle V: Ensure Efficient Provision of Services

<table>
<thead>
<tr>
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<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Design Integrated Physical Infrastructure with the Region</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>B. Maximize Utilization of Existing Infrastructure</td>
<td>✔</td>
<td>The proposed amendment provides an opportunity to optimize existing infrastructure in the area by introducing medium density residential uses in place of commercial uses.</td>
</tr>
</tbody>
</table>

### Core Principle VI: Support Regional Economic Development

<table>
<thead>
<tr>
<th>Principle</th>
<th>Consistent</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Ensure a Supply of Land to Sustain a Variety of Economic Development Activities</td>
<td>n/a</td>
<td>Although the proposed amendment will result in a reduction in commercial land supply, the 3.35 ha loss is not significant at a regional scale.</td>
</tr>
<tr>
<td>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</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>C. Support Regional Prosperity</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>D. Position the Capital Region Competitively on the World Stage</td>
<td>✔</td>
<td>The proposed amendment supports an inclusive community that can attract a diverse range of people and supports and healthy, inclusive and sustainable community.</td>
</tr>
</tbody>
</table>
Attachment 2: Bylaw 42-2017, Schedule “A”