



**REF 2017-006**

**City of St. Albert**

**Proposed Municipal Development Plan Amendments**

**Recommendation**

*CRB Administration recommends that REF application 2017-006 be approved.*

**Background**

On April 18, 2017 the CRB received an application from the City of St. Albert (the City) for approval of a proposed Municipal Development Plan (MDP) amendment. The City submitted the statutory plan pursuant to the following submission criteria in the Regional Evaluation Framework (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.*

CRB Administration deemed the application complete on April 19, 2017.

**The Application**

The purpose of the text amendments to the MDP are to promote the building of multi-storey schools to maximize the use of reserve lands, ensure schools and park sites are dedicated early on in the residential build-out of new Area Structure Plans so the sites are available to meet the needs of local students and residents, and update the language to align with the Municipal Government Act with regards to taking extra municipal reserve (>10%) in higher density areas.

**Evaluation**

CRB Administration obtained the assistance of Lovatt Planning Consultants to evaluate the application with respect to the REF requirements. The Lovatt evaluation (attached) reviewed the proposed amendments in relation to the objectives of the Capital Region Growth Plan (the Growth Plan) in Section 11 of the Regulation, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in Section 5.4 of the Regional Evaluation Framework. The Lovatt evaluation recommends that the proposed Municipal Development Plan amendments be approved.

**CRB Administration Comments**

The proposed text amendments to the MDP are consistent with a number of Growth Plan policies including:

- Supporting the concentration and intensification of development within Priority Growth Areas in order to minimize the regional footprint;



- Maximizing the utilization of proposed and existing infrastructure through integrated planning and development; and,
- Strengthening of communities through support of development that improves the health and livability of neighbourhoods.

In this regard, CRB Administration considers the proposed MDP amendments to be consistent with Section 11 of the CRB Regulation, the criteria in the Regional Evaluation Framework, and the Principles and Policies of the Growth Plan.

CRB Administration with the third party's evaluation and supports approval of the Statutory Plan bylaw by the Capital Region Board.

## **Recommendation**

CRB Administration recommends that REF 2017-006 be approved.

## **Attachments**

Evaluation	Lovatt Planning Consultants
REF Documents	<ol style="list-style-type: none"><li>1. St. Albert - Itr CRB refer MDP School Sites apr10-2017</li><li>2. St. Albert - Council Report and Bylaw re MDP School Sites and MR April 3, 2017</li><li>3. St. Albert - MDP Section 9.0 Redline Version</li><li>4. St. Albert - Complete MDP for Posting BL33-2015 - Mar 21, 2016</li></ol>