

Urban Form & Corporate Strategic Development
City Planning

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May 16, 2019

Edmonton Metropolitan Region Board
#1100 Bell Tower
10104 -103 Avenue NW
Edmonton, AB T5J 0H8

Edmonton Metro Region Board

MAY 16 2019

RECEIVED

Attention: Sharon Shuya, Director of Regional Planning

Dear Sharon,

RE: Referral of File LDA18-0364 - Charlesworth

- **Southeast Area Structure Plan Amendment - Bylaw 18834**
- **Charlesworth Neighbourhood Structure Plan Amendment - Bylaw 18835**
- **Rezoning Bylaw – Charter Bylaw 18836**

Please accept this letter from the City of Edmonton requesting the Edmonton Metropolitan Region Board (EMRB) endorse referred Bylaws 18834 and 18835, in reference to Ministerial Order No. MLS:111/17, the Regional Evaluation Framework (REF). The related rezoning bylaw and Council Report information attached, provide context and rationale for the proposed plan amendments.

The application is being referred as it meets the following submission criteria under Section 4.2, of the REF:

- j) The boundaries of the proposed statutory plan amendment are within 0.8 km of a planned LRT line or future Park and Ride facility

Relevant conditions under REF Section 5.0 - Referral of Statutory Plans:

- 5.1 Statutory plans or statutory plan amendments referred to the Capital Region Board pursuant to sections 4 must be referred to the Board after 1st reading and before 3rd reading of a bylaw or bylaws; and
- 5.2 A statutory plan or statutory plan amendment referred by a municipality to the Board must include:
 - a) the proposed statutory plan or statutory plan amendment bylaw;
 - b) sufficient documentation to explain the statutory plan or statutory plan amendment;

- c) sufficient information to ensure that the statutory plan or statutory plan amendment can be evaluated pursuant to the evaluation criteria in section 8.0; and
- d) a copy of the most recent amended plan without the proposed amendment.

The following documents are attached to this letter:

- Attachment 1: Bylaws 18834, 18835, Charter Bylaw 18836, City Planning Council Report
- Attachment 2: Existing Southeast Area Structure Plan (ASP) Consolidation
- Attachment 3: Existing Charlesworth Neighbourhood Structure Plan (NSP) Consolidation
- Attachment 4: EMRB Referral Chart - Charlesworth Application LDA18-0364

On May 13, 2019, Edmonton City Council passed first and second reading of the proposed plan amendments (Bylaws 18834 and 18835) and the associated proposed rezoning (Charter Bylaw 18836), following closure of the Public Hearing.

The proposed ASP and NSP amendment will redesignate a 7.95 hectare parcel of land designated as Institutional/City Level Park site to Commercial (1.54 ha), and Institutional (5.04 ha) with the balance of the parcel (1.37 ha) used for transportation and site access purposes. This land use change supports the associated proposed rezoning application. The NSP Bylaw includes an administrative update correcting the boundaries of a natural area/open space to align with the higher level ASP. The natural area/open space is already zoned appropriately.

Current plan policies allow commercial uses only as accessory to institutional/community uses on the corner site, which the applicant has indicated limits potential for development to proceed on the vacant site. This application will remove development restrictions, facilitating more timely redevelopment plans for both institutional/community and commercial uses on separate adjacent lots, being furthered under a proposed subdivision of the subject site.

The applicant on record is Matthew Gratton, Stantec, Edmonton, Alberta.

Following receipt of the EMRB's endorsement of the proposed plan amendments under Bylaw 18834 and 18835, City Planning will prepare the application for Council's consideration of the third and final reading.

If you have any questions or require further assistance with this matter, please contact Beatrice McMillan, Senior Planner, overseeing this referral (780-496-6177).

Thank you for your time and attention to this matter.

Yours truly,



Fe Villamayor

Bylaw Amendment Officer, Planning Coordination,
City Planning, Urban Form and Corporate Strategic Development

CC: Livia Balone; Tim Ford; Beatrice McMillan; Sean Conway; Christine Fitzpatrick