



**Attachment 5: EMRB Referral Chart**

<b>EMRB Referral Chart: LDA18-0538 Desrochers Neighborhood Area Structure Plan</b>		
<b>EMR Growth Plan Principles and Objectives</b>	<b>Area Structure Plan Consistency (X/✓ or NA)</b>	<b>REF: Analysis for Proposed Plan Amendments and Notes</b>
Guiding Principle <b>Promote global economic competitiveness and regional prosperity.</b>		
1.1: Promote global economic competitiveness and diversification of the regional economy	NA	<b>NA</b> – The application is a residential rezoning, not commercial or employment based.
1.2: Promote job growth and the competitiveness of the Region's employment base	✓	<b>Meets</b> Policy 1.2.3b "planning for and <u>promoting intensification and increasing employee density in areas with multimodal transportation</u> access in the metropolitan core and <u>metropolitan area</u> ."
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region	NA	<b>NA</b> - This application is not about moving goods or services.
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	✓	<b>Meets</b> Policies 1.4.1 and 1.4.3 improving housing diversity and attracting a diverse range of workers. As per Table 1B: Metropolitan Area, "Growth Directions", this application provides additional and compatible housing types and supports building TOD developments to higher densities.

Guiding Principle <b>Protect natural living systems and environmental assets.</b>		
2.1: Conserve and restore natural living systems through an ecological network approach	NA	<b>NA</b> - There are no designated natural systems within the application area.
2.2: Protect regional watershed health, water quality and quantity	✓	<b>Meets</b> Policies 2.2.3 as drainage studies were conducted and approved, to support the increased density.
2.3: Plan development to promote clean air, land and water and address climate change impacts	✓	<b>Meets</b> Policies 2.3.1 and 2.3.4 as LID and Green Building opportunities will be available at the Development Permit Stage, and because providing increased opportunities to live near LRT systems will reduce car dependency and help mitigate climate change.
2.4: Minimize and mitigate the impacts of regional growth on natural living systems	NA	<b>NA</b> - There are no designated natural systems within the application area.
Guiding Principle <b>Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</b>		
3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages	✓	<b>Meets</b> Policy 3.1.1 by " <u>Built-up urban areas</u> and greenfield areas will be planned and developed as complete communities"  The application provides high density housing choices within the residential neighbourhood to promote a complete community through a range of housing choices.  <b>Meets</b> Policy 3.1.4g to " <u>Incorporate higher density uses along existing and planned transit corridors</u> and at major transit stations."
3.2: Plan for and promote a range of housing options	✓	<b>Meets</b> Policy 3.2.1 Housing will be planned and developed to address the changing

		<p>demographics in the Region by <u>including housing that offers a diversity of types</u>, forms and levels of affordability to support a variety of lifestyle options, income levels and to meet the needs of all residents.</p> <p><b>Meets</b> Policy 3.2.3 <u>The greatest density and diversity of housing</u> in terms of type, form and affordability, including row housing and low, mid and <u>high-rise buildings</u>, will be <u>directed to centres and areas with existing or planned regional infrastructure, transit</u> and amenities, at a scale appropriate to the community.</p>
3.3: Plan for and promote market affordable and non-market housing to address core housing need	NA	<b>NA</b> - The Desrochers NASP does not designate this area for affordable housing and the development is planned as market housing.
Guiding Principle <b>Achieve compact growth that optimizes infrastructure investment.</b>		
4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth	✓	<p><b>Meets</b> Policy 4.1.1 Employment and population growth will be planned and phased in a responsible manner and a contiguous to accommodate the projections in Schedule 1 and in accordance with the Edmonton Metropolitan Regional Structure depicted in Schedule 2.</p> <p>This development increases the population and unit density of the Desrochers neighbourhood.</p> <p><b>Meets</b> Policy 4.1.2 Employment and population growth will be accommodated in a compact form and a contiguous pattern within existing urban communities.</p> <p>Development is contiguous with other Desrochers development.</p>



<p>4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint</p>	<p>✓</p>	<p><b>Meets</b> Policy 4.2.2 <u>Intensification will be directed to rural centres, sub-regional centres, urban centres, TOD centres, the metropolitan core and downtown Edmonton, brownfield sites and along transit corridors at a form and scale appropriate to the community and corresponding level of service.</u></p> <p>Intensification is along a planned LRT line and provides appropriate transitions to surrounding development.</p> <p><b>Meets</b> Policy 4.2.4 <u>Intensification will optimize existing and planned infrastructure.</u> Infrastructure investments to support intensification will be identified and planned appropriately.</p> <p>The increased density is adjacent to a planned LKRT line.</p>
<p>4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities</p>	<p>✓</p>	<p><b>Meets</b> – Policy 4.3.1 Greenfield areas shall be part of a new statutory plan and planned, developed and phased in a contiguous pattern to:</p> <ul style="list-style-type: none"> <li>a. <u>achieve the minimum greenfield density as identified in Schedule 6;</u></li> <li>b. <u>provide a mix of land uses in a compact form, including a mix of residential and employment uses to support the creation of complete communities;</u></li> <li>c. incorporate innovative and sustainable development standards to achieve compact development;</li> <li>d. incorporate an interconnected street network and open space network to support active transportation and transit viability, where applicable; and</li> <li>e. <u>provide for a mix of housing forms and housing options that are attainable in areas close to existing and planned major and local employment areas and multi-modal transportation access.</u></li> </ul>

		The amendment increases planned density to 55 du/nrha, higher than the Schedule 6 targets, as well as providing a mix of residential uses, and providing a mix of housing forms and options in areas close to LRT access.
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	NA	<b>NA</b> - This application is not located in a rural growth area.
4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	NA	<b>NA</b> - Desrochers is not identified as a “centre” on Schedule 2.
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	NA	<b>NA</b> - This is a residential application and does not directly affect the regional infrastructure.
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	NA	<b>NA</b> – The application is located near no identified risk sources.
<b>Guiding Principle</b> <b>Ensure effective regional mobility.</b>		
5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	NA	<b>NA</b> - The application does not affect the regional transportation system.
5.2: Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable alternatives to private automobile travel, appropriate to the scale of the community	✓	<b>Meets</b> Policy 5.2.2b. “in the metropolitan area, <u>the integration of park and ride facilities and/or transit-oriented development at strategic locations such as light rail transit (LRT) stations</u> and other major transit stations to encourage convenient access to transit.”  This development supports TOD near an LRT station to promote mode shift by residents.

<p>5.3: Coordinate and integrate land use and transportation facilities and services to support the efficient and safe movement of people, goods and services in both urban and rural areas</p>	<p style="text-align: center;">✓</p>	<p><b>Meets</b> Policy 5.3.1 <u>The locations, types, scale and built form of residential, commercial, institutional and industrial uses will be planned and developed to optimize the use of transportation infrastructure to ensure efficient, convenient and safe movement of people and goods.</u></p> <p>The application increases residential density near an LRT station to support ridership.</p> <p><b>Meets</b> Policy 5.3.2 The locations, types, scale and built form of development, including related parking regulations, will be actively managed with transit service, routing and alignment planning to foster a modal shift towards transit and active transportation modes.</p> <p>The zoning regulations include parking reductions because of proximity to the LRT station, which helps foster a modal shift.</p>
<p>5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world</p>	<p style="text-align: center;">NA</p>	<p><b>NA</b> - This application does not affect the Edmonton International Airport.</p>
<p>5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions</p>	<p style="text-align: center;">NA</p>	<p><b>NA</b> - This application does not affect the regional transportation system.</p>
<p>Guiding Principle <b>Ensure the wise management of prime agricultural resources.</b></p>		
<p>6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations</p>	<p style="text-align: center;">NA</p>	<p><b>NA</b> – no agricultural assessment was done prior to the creation of the NASP as it pre-dates the EMRGP.</p>



6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	NA	<b>NA</b> – no agricultural assessment was done prior to the creation of the NASP as it pre-dates the EMRGP; however, NASP residential densities do exceed EMRGP targets and the development in contiguous with other built up areas.
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	NA	<b>NA</b> – this application does not include agricultural components.

