



REF 2019-007, City of Edmonton Rutherford Neighbourhood Area Structure Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2019-007 be approved.

Background

On April 9, 2019, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Edmonton (the City) for approval of the proposed amendment to the Rutherford Neighbourhood Area Structure Plan (NASP). The City submitted the proposed amendment pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

4.2 *A municipality must refer to the Board any proposed amendment to a statutory plan that meets one or more of the following conditions:*

j) The plan area of the proposed amendment to the statutory plan includes a Park and Ride or Planned LRT line or the boundaries of the proposed amendment to the statutory plan are within 0.8 km of a Park and Ride or Planned LRT line as identified on Schedule 10B: Transportation Systems - Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan.

EMRB Administration deemed the application complete on April 16, 2019.

Application

The amendment to the Rutherford NASP expands the range of uses on a site to include the potential for small-scale commercial use. The amendment includes revisions to the Development Concept map and minor changes to the Land Use and Population Statistics table as a result.

Evaluation

EMRB Administration obtained the assistance of Lovatt Planning Consultants Inc. (Lovatt) to evaluate the application with respect to legislative requirements. The Lovatt evaluation (attached) reviewed the proposed ASP amendment in relation to: Part 3 of EMRB Regulation 189/2017; Section 8 of Schedule A of REF Ministerial Order MSL 111/17; and, the Principles and Policies of the Growth Plan. The Lovatt evaluation recommends that the City of Edmonton's proposed amendment to the Rutherford NASP be approved by the EMRB.



EMRB Administration Comments

The Rutherford NASP is located in the Metropolitan Area tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan) and, therefore, the application is being evaluated for consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan.

The Rutherford NASP is located south of Ellerslie Road and is bounded by 127 Street and James Mowatt Trail SW. The 0.8 ha amendment area is located within 800 m of a Park and Ride and future LRT line and adjacent to the Inter-Regional Pipeline corridor as identified on Schedule 10B: Regional Transit and Trails to 2044 and Schedule 8B: Energy Corridors respectively.

The proposed NASP amendment expands the potential uses on a former country residential site to allow for commercial health services. This land use redesignation has the potential to add local level services and increase employment in a neighbourhood context. While a minor change, the proposed amendment is consistent with Growth Plan direction of intensification of underutilized areas. There is currently a single-family dwelling on the amendment site and the proposed amendment will have no impact on the existing built form.

The minimum greenfield density for Edmonton is 45 du/nrha in accordance with Greenfield Density, Centres and Intensification Targets (Schedule 6 of the Growth Plan). The Rutherford NASP was amended in 2010 under the Capital Region Growth Plan: Growing Forward (CRGP) in conformance with the density range of 30 – 45+ du/nrha in Priority Growth Area “B”. As a result of the proposed amendment, which removes the subject site from the Low Density statistics, there is a slight increase to the planned residential density from 37.42 du/nrha to 38 du/nrha demonstrating the continued desire for compact growth.

Section 8.2 of the REF states that when evaluating an amendment to a statutory plan that was approved by the Board under the CRGP, the Board may use the density targets of that plan rather than the density targets of the EMRGP. All other provisions of the Growth Plan, however, shall be in effect for evaluation purposes.

Overall, the proposed amendment to the Rutherford NASP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

EMRB Administration agrees with the REF Consultant evaluation and supports approval of the proposed amendment to the Rutherford NASP by the Edmonton Metropolitan Region Board.

Recommendation

EMRB Administration recommends that REF 2019-007 be approved.



Attachments

Evaluation
REF Documents

Lovatt Planning Consultants Inc.

1. Cover Letter
2. Rutherford NASP Amendment Bylaw 18781
3. Zoning Amendment Bylaw 18782
4. City Planning Council Report
5. EMRB Referral Chart
6. Rutherford NASP