

Amend the Rutherford NASP from Low Density Residential to Commercial for a 0.8 ha lot proximate to a proposed Park and Ride within the Metropolitan Area.



Board Reference:
REF #2019-007

Municipal Bylaw:
18781

Introduction

The Province has adopted the Regional Evaluation Framework (REF) for the Edmonton Metropolitan Region Board’s review of statutory plans. The City of Edmonton has referred the Rutherford Neighbourhood Area Structure Plan (NASP) amendment to the Edmonton Metropolitan Region Board (EMRB) pursuant to the Regional Evaluation Framework (REF) Section 4.2 j) being: within 0.8 kilometres of a Park and Ride and Planned LRT line as identified by the Edmonton Metropolitan Region Growth Plan (EMRGP) Schedule 10B – Regional Transit and Trails to 2044.

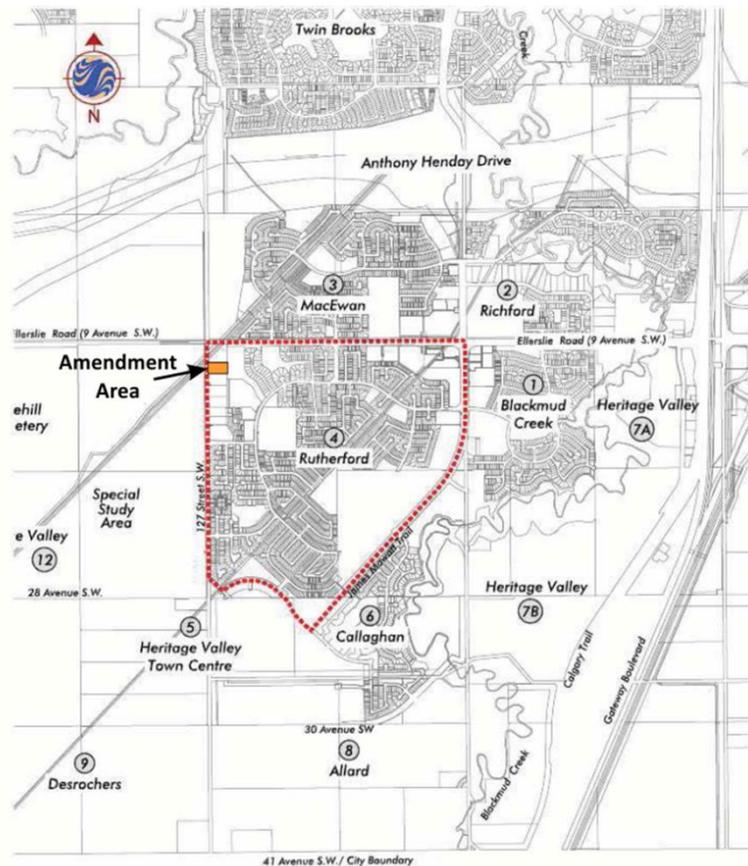
Purpose

The purpose of the proposed Bylaw is to allow a Commercial health care services use on a 0.8 hectare Low Density Residential site. The exterior character of the existing single detached house located on the site will be maintained.

The amendment results in an increase in density to 38.0 dwelling units per net residential hectare (du/nrha) from 37.42 du/nrha. The Rutherford NASP was originally approved as part of Priority Growth Area (PGA) “C_w” under the purview of the Capital Region Growth Plan (CRGP). Section 8.2 of REF allows ASP amendments to use the density targets of that plan rather than the density provisions of the Edmonton Metropolitan Region Growth Plan. The 38 du/nrha is within the CRGP density range of 30 to 40 du/nrha for PGA “C_w”.

Conclusion

That the EMRB **APPROVE** the proposed Rutherford Neighbourhood Area Structure Plan amendment.

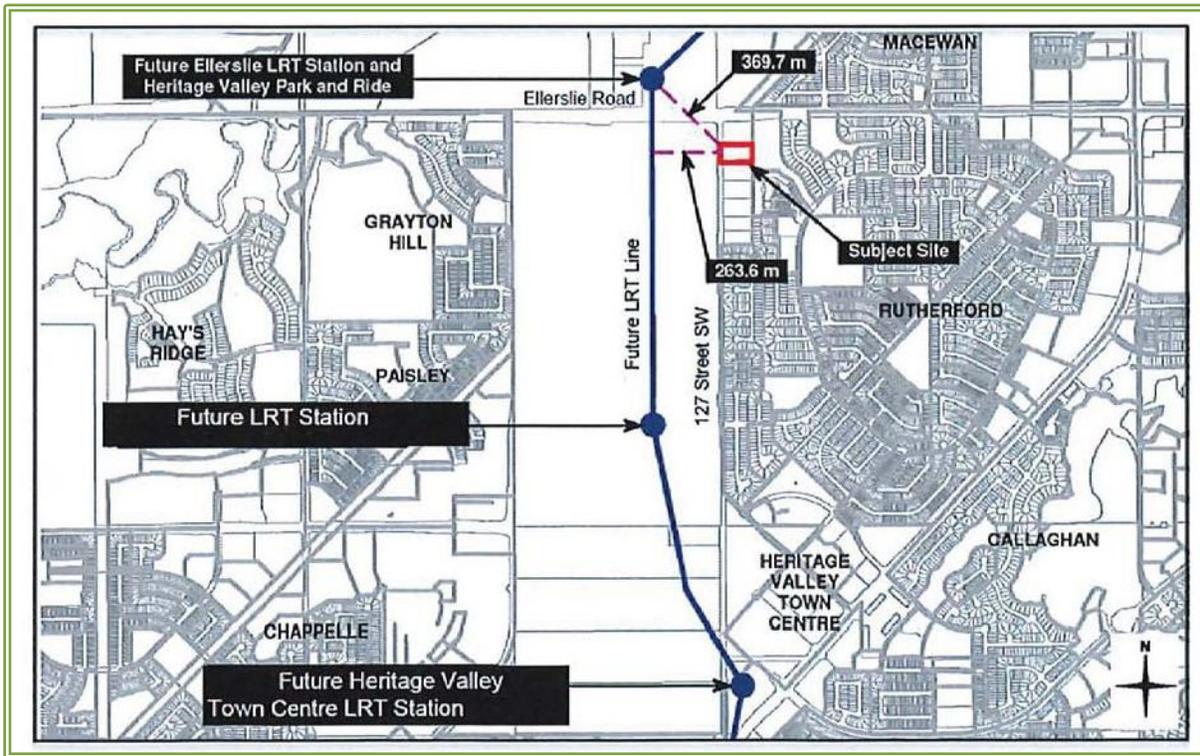


Summary

The Rutherford NASP amendment area is located adjacent to the east side of 127th Street south of Ellerslie Road. The 0.8 hectare site is one of eight former country residential lots. The site which contains a single family house and is designated Low Density Residential by the NASP is being amended to Commercial to allow for a health clinic use. The health clinic focuses on mental health treatment. The proposed amendment results in minor revisions to NASP land areas, population and the number of dwelling units.

The consolidated version of the Rutherford NASP was approved in March 2011 under the CRGP as part of Priority Growth Area (PGA) "C_w". As is noted above, the dwelling unit density after the proposed change in land use is 38.0 du/nrha which is consistent with the PGA density target of 30 to 40 du/nrha as per the CRGP. The density target established by Schedule 6 of the EMRGP is 45 du/nrha which is higher than the 38.0 du/nrha. However, as is also noted above, Section 8.2 of the Regional Evaluation Framework allows the use of density targets from the CRGP when evaluating ASP amendments.

The amendment area's proximity to a proposed Park and Ride and LRT line as shown on Schedule 10B of the EMRGP is the reason the NASP amendment is being evaluated. The changes proposed by the NASP amendment are minor and are not regionally significant.



Evaluation Criteria

When evaluating a statutory plan or statutory plan amendment, the Edmonton Metropolitan Region Board must consider whether approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with the EMRGP.

Regional Policy Areas

Principles and Objectives	Comments on Consistency
 <p>Guiding Principle Promote global economic competitiveness and regional prosperity.</p>	
✓	<p>1.1 Promote global economic competitiveness and diversification of the regional economy.</p> <p>• The minor changes proposed by the NASP amendment may result in an increase in jobs.</p>
✓	<p>1.2: Promote job growth and the competitiveness of the region’s employment base.</p> <p>• The proposed Commercial land use may promote job growth.</p>
✓	<p>1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region.</p> <p>• Services to people with intellectual disabilities adds to the spectrum of regional competitiveness.</p>
✓	<p>1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce.</p> <p>• The proposed amendment will provide opportunities to provide health services to a changing population.</p>
 <p>Guiding Principle Protect natural living systems and environmental assets.</p>	
✓	<p>2.1: Conserve and restore natural living systems through an ecological network approach</p>
✓	<p>2.2: Protect regional watershed health, water quality and quantity.</p>
✓	<p>2.3: Plan development to promote clean air, land and water and address climate change impacts.</p>
✓	<p>2.4: Minimize and mitigate the impacts of regional growth on natural living systems.</p>
 <p>Guiding Principle Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</p>	
✓	<p>3.1: Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages.</p> <p>• The proposed amendment will add new opportunities to broaden the definition of complete community.</p>
—	<p>3.2: Plan for and promote a range of housing options.</p> <p>• The proposed NASP amendment will have no impact on housing options.</p>
—	<p>3.3: Plan for and promote market affordable and non-market housing to address core housing need.</p> <p>• The proposed NASP amendment will have no impact on housing affordability.</p>

Principles and Objectives		Comments on Consistency
 <p>Guiding Principle Achieve compact growth that optimizes infrastructure investment.</p>		
✓	4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth.	<ul style="list-style-type: none"> The proposed NASP amendment will add to variety in the pattern of development.
✓	4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint.	<ul style="list-style-type: none"> No change in infrastructure requirements is anticipated as a result of this amendment.
—	4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities.	<ul style="list-style-type: none"> The proposed amendment will have no impact on development phasing.
—	4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing.	<ul style="list-style-type: none"> Not applicable.
—	4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs.	<ul style="list-style-type: none"> The proposed amendment does not change residential densities or the mix of uses.
—	4.6: Prioritize investment and funding of regional infrastructure to support planned growth.	<ul style="list-style-type: none"> Not applicable.
✓	4.7: Ensure compatible land use patterns to minimize risks to public safety and health	<ul style="list-style-type: none"> The land use pattern continues to be compatible.
 <p>Guiding Principle Ensure effective regional mobility.</p>		
—	5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	<ul style="list-style-type: none"> Not applicable.
—	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	<ul style="list-style-type: none"> Not applicable.
—	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	<ul style="list-style-type: none"> Not applicable.

Principles and Objectives		Comments on Consistency
—	5.4: Support the Edmonton International Airport as northern Alberta’s primary air gateway to the world	• Not applicable.
—	5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	• Not applicable.
 Guiding Principle Ensure the wise management of prime agricultural resources.		
—	6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations	• Not applicable.
—	6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	• Not applicable
—	6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	• Not applicable