

Edmonton Metropolitan Region Board Regional Evaluation Framework Statutory Plan Review

City of Edmonton Pylypow Industrial Area Structure Plan Amendment

New Plan Amendment

Board Reference Number: REF 2019-004

Proposed Municipality Bylaw No.: Bylaw 18715

Introduction

The Province has adopted the Regional Evaluation Framework (REF) 2.0 as the criteria for the Edmonton Metropolitan Region Board's evaluation of statutory plans. The purpose of the REF is to allow the Edmonton Metropolitan Region Board (EMRB) to evaluate new statutory plans and statutory plan amendments to ensure consistency with the *Edmonton Metropolitan Region Growth Plan* (EMRGP) and policies and directions it sets out.

This application for and ASP Amendment was submitted to the EMRB REF pursuant to Section 4.2 (f) of the REF 2.0:

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

- (f) The boundaries of the proposed amendment to the statutory plan are within 0.8 km of a pipeline corridor as depicted on Schedule 8B: Energy Corridors in the Edmonton Metropolitan Region Growth Plan.*

An application to amend an existing statutory plan, the *Pylypow Industrial Area Structure Plan* (PIASP) has been submitted to the EMRB by the City of Edmonton for a REF review and evaluation.

Background and Purpose

Municipality:	City of Edmonton
Applicant:	City of Edmonton
Land Owner(s):	N/A
First Reading Date:	February 25, 2019
Area of Municipality:	767.85 square kilometers
Current Population (2016):	932,546
Population Projection (2044):	1,361,700 – 1,470,800
Proposed Changes: (Amendments Only)	To reconfigure the local road network, reconfigure a stormwater management facility, revising the sanitary and storm sewer pipe alignments to match the proposed roadway network, adding multi-use trails along both sides of Fulton Creek and reconfiguring light and medium industrial lands to respond to the reconfigured roadway network.

Purpose: To amend the Pylypow Industrial Area Structure Plan.

Recommendation

That Bylaw 18715 amending the *Pylypow Industrial Area Structure Plan* be **Supported**.

Summary/Discussion

This evaluation reviewed the proposed amendment to the Pylypow Area Structure Plan in relation to the Guiding Principles of the EMRGP (2017), the objectives and policies of the EMRGP, and the evaluation criteria in the evaluation framework. The proposed ASP amendment is consistent with the requirements as demonstrated throughout the evaluation, therefore this evaluation recommends that the proposed Pylypow ASP Amendment be Supported.

Economic Competitiveness & Employment

The proposed ASP amendment opportunities for additional employment in the City of Edmonton by reinforcing the major employment area identified in Schedule 3A: Major Employment Areas. With the changes in land use, the amendment also supports a range of uses with the inclusion of medium and light industrial. It will also encourage an increase in employment density in an area that has access to multiple modes of transportation, vehicular, public transit, active transportation on proposed paths.

Natural Living Systems

Protecting natural living systems and environmental assets appears to be an area that was improved in the proposed amendment. Fulton Creek is identified as a natural living system that will be preserved and protected by rearranging the location of land uses to provide land use buffers and more compatible land uses closer to the creek. A floodplain / floodway area has been provided around the creek to help mitigate current and any future flooding issues that may arise due to climate change. Several stormwater facilities have also been added and some locations have been adjusted to better provide stormwater management for the entire amendment area.

Communities and Housing

The Pylypow ASP is an industrial ASP and does not contain any residential uses within it. While this means that the Communities and Housing policies do not apply, the proposed amendment will support Communities and Housing in the City of Edmonton by providing opportunities for employment and supporting the growth of the major employment area.

Integration of Land Use and Infrastructure

The ASP and proposed amendment are well within the City of Edmonton boundaries and the proposed land uses will fill an existing gap in development in the area. It is contiguous to existing development on all four sides and the changes to the ASP will enable employment growth in a built-up urban environment and minimize expansion of the development footprint in Edmonton. The light and medium industrial planned for the ASP allow for a range of uses. This flexibility will allow for some mixed use that can serve the surrounding communities.

The ASP recognizes the inherent risks associated with pipelines and identifies there is a major Inter-Regional Pipeline (Schedule 8B) that runs through the plan area. The ASP has no residential uses identified and the planned light and medium industrial areas identified are suitable to minimize the risks to public health and safety.

Transportation Systems

A key reason for the proposed amendment as outlined in the documentation is to complete a road network redesign to reduce the area of road within the plan area and to increase the efficiency of the road layout. These road network changes and the addition of the multi-use trails and pathways provide additional connectivity options and enhance the existing transportation networks in the surrounding community. With these changes, the transportation system will provide additional options for transportation modes (walking and cycling on the pathways) as well as improve access for people and goods in and out of the plan area.

Agriculture

Businesses locating on the light and medium industrial land areas designated could be related to agriculture, food processing, and value-added opportunities for agriculture and food production.

Evaluation Criteria

Section 8.1 of the REF states that “When evaluating a statutory plan or statutory plan amendment, the 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 Edmonton Metropolitan Region Growth Plan.”

Policy Tiers

Edmonton Metropolitan Regional Structure	Applicable Policy Tier(s)
Metropolitan Core	N/A
Metropolitan Area	Applicable
Rural Area	N/A

Policies

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
 <h2>Economic Competitiveness and Employment</h2>		
Guiding Principle Promote global economic competitiveness and regional prosperity.		
1.1: Promote global economic competitiveness and diversification of the regional economy	✓	Reallocates land designated as medium industrial to light industrial. This will encourage business development.

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
1.2: Promote job growth and the competitiveness of the region's employment base	✓	Reinforces the major employment area an urban area in a compact form. Also supports a range of uses with the inclusion of medium and light industrial. Increases employment density in an area that has access to multiple modes of transportation, vehicular, public transit, active transportation on proposed paths.
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region	✓	Through the restructuring of the roadway network ensures that efficient movement is maintained and perhaps enhanced if potential connections are realized.
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	N/A	
 <h2 style="text-align: center;">Natural Living Systems</h2>		
<p>Guiding Principle</p> <p>Protect natural living systems and environmental assets.</p>		
2.1: Conserve and restore natural living systems through an ecological network approach	✓	Fulton Creek is identified as a natural living system that will be preserved and protected through land use buffers and compatible land uses.
2.2: Protect regional watershed health, water quality and quantity	✓	Fulton Creek is identified as part of the watershed that will be preserved and protected through land use buffers and compatible land uses.

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
2.3: Plan development to promote clean air, land and water and address climate change impacts	✓	It appears that a flood plain /floodway area has been provided around Fulton Creek to help mitigate any issues with current flooding and future flooding because of climate change. Several stormwater facilities have also been identified to promote cleaner water by accommodating runoff and pollutant capture.
2.4: Minimize and mitigate the impacts of regional growth on natural living systems	✓	A development buffer is provided from Fulton Creek to transition land uses from industrial to the natural creek area.
 <h2 style="margin: 0;">Communities and Housing</h2>		
<p>Guiding Principle</p> <p>Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</p>		
3.1: Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages	N/A	
3.2: Plan for and promote a range of housing options	N/A	
3.3: Plan for and promote market affordable and non-market housing to address core housing need	N/A	

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
 <h2 style="margin: 0;">Integration of Land Use and Infrastructure</h2>		
<p>Guiding Principle</p> <p>Achieve compact growth that optimizes infrastructure investment.</p>		
<p>4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth</p>	<p>✓</p>	<p>The ASP area is well within the City of Edmonton boundaries and development will fill in an existing development gap in the area. It is contiguous to existing development on all four sides.</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>The changes to the ASP will further enable job growth within a built-up urban environment and minimize expansion of the development footprint. It will intensify the existing major employment area and support the intensification of residential in the City of Edmonton by creating jobs to support additional population.</p>
<p>4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities</p>	<p>N/A</p>	
<p>4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing</p>	<p>N/A</p>	
<p>4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs</p>	<p>✓</p>	<p>The light and medium industrial planned for the ASP allow for a range of uses including professional offices, contractor services, animal hospitals, rental services, vehicle sales, and general industrial uses. This flexibility will allow for some mixed use that can serve the surrounding communities.</p>

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	N/A	
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	✓	The ASP recognizes the inherent risks associated with pipelines and identifies there is a major Inter-Regional Pipeline (Schedule 8B) that runs through the plan area. The ASP has no residential uses identified and the planned light and medium industrial areas identified are suitable to minimize the risks to public health and safety.
 <h2>Transportation Systems</h2>		
<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	✓	Road network changes and the addition of multi-use trails and paths provide additional connectivity options and enhance the existing road network. This provides better access to the plan area for a wider variety of transportation modes.
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	✓	The amendment calls for the addition of multi-use trails and paths provide additional transportation options and better access to the plan area for a wider variety of transportation modes.

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
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	✓	The road network redesign was undertaken to reduce the amount of roadway and increase efficiency of land use and transportation options for people, goods, and services to the future development.
5.4: Support the Edmonton International Airport as northern Alberta’s primary air gateway to the world	N/A	
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	N/A	
 <h2 style="margin: 0;">Agriculture</h2>		
<p style="margin: 0;">Guiding Principle</p> <p style="margin: 0;">Ensure the wise management of prime agricultural resources.</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	N/A	

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	N/A	
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	✓	Businesses locating on the light and medium industrial land areas designated could be related to agriculture, food processing, and value-added opportunities for agriculture and food production.