

# Edmonton Metropolitan Region Board Regional Evaluation Framework Statutory Plan Review

## City of Edmonton Garneau Area Redevelopment Plan Amendment

New Plan  Amendment

Board Reference Number: REF 2019-008

Proposed Municipality Bylaw No.: Bylaw 18802

### 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 an ARP 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:*

- (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 0.8km of a Park and Ride or Planned LRT line as identified on Schedule 10B: Transportation Systems – Regional Transit and Rails to 2044 in the Edmonton Metropolitan Region Growth Plan.*

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

## Background and Purpose

<b>Municipality:</b>	City of Edmonton
<b>Applicant:</b>	City of Edmonton
<b>Land Owner(s):</b>	N/A
<b>First Reading Date:</b>	April 15, 2019
<b>Area of Municipality:</b>	767.85 square kilometers
<b>Current Population (2016):</b>	932,546
<b>Population Projection (2044):</b>	1,361,700 – 1,470,800
<b>Proposed Changes: (Amendments Only)</b>	To amend the Garneau ARP to accommodate the rezoning of a site located at the corner of 112 Street and 86 Avenue to allow for a high density, mixed-use development. Specifically, to amend the ARP to exclude the site from three policies that limit commercial development along 112 Street.

**Purpose:** To amend the Garneau Area Redevelopment Plan to allow for greater variety in commercial form and uses along 112 St near the University of Alberta.

## Recommendation

That Bylaw 18802 amending the *Garneau Area Redevelopment Plan* be **Supported**.

## Summary/Discussion

This evaluation reviewed the proposed amendment to the Garneau Area Redevelopment 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 ARP amendment is consistent with the requirements as demonstrated throughout the evaluation, therefore this evaluation recommends that the proposed Garneau ARP Amendment be Supported.

## Economic Competitiveness & Employment

The proposed ARP amendment provides opportunities for additional employment in the City of Edmonton by reinforcing the major employment area identified in Schedule 3A: Major Employment Areas, within the Regional Core area of the City of Edmonton. With the changes, the amendment also supports an increased variety of commercial uses and will allow for a greater diversity in commercial built form along 112 Street. 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 planned and existing LRT routes and bike lanes.

## Natural Living Systems

While the Garneau ARP area is within a very urban part of Edmonton it does support the protection natural living systems and environmental assets by encouraging growth and development in an infill site. It encourages an increase in density of a built-up area, which will reduce the need to develop additional greenfield areas, further impacting natural living systems.

## Communities and Housing

The proposed amendments to the Garneau ARP relate solely to the commercial uses and development pattern along 112 Street and do not impact or alter the ability to provide housing or alter the diversity of housing types. It does however, create opportunities for a greater variety of commercial uses and built forms along 112 Street. This supports Communities and Housing policies by creating a more mixed-use area that will enhance the livability and provide for the daily needs of residents in the area.

## Integration of Land Use and Infrastructure

The ARP and proposed amendment are well within the City of Edmonton boundaries and the proposed changes to the ARP will enable employment growth in a built-up urban environment and minimize expansion of the development footprint in Edmonton. Increasing the variety of commercial uses creates an opportunity for residents to meet some of their needs closer to the places they live. This flexibility will allow for a mix of uses that can serve the surrounding communities.

The Garneau ARP is located in the Metropolitan Core and close to the University of Alberta. Creating additional opportunities for a variety of commercial built forms and uses will encourage mixed use and higher density in this key area.

## Transportation Systems

Under the proposed amendment, allowing for a greater variety of commercial uses in close proximity to planned and existing LRT stations, a transit avenue, the bike lanes around the University of Alberta, and the high density of residential and student populations provides a prime opportunity to encourage alternative modes of transportation.

## Agriculture

The amendment encourages commercial development in an infill area reducing the need for greenfield development and potential agricultural conversion.

## 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	Applicable
Metropolitan Area	N/A
Rural Area	N/A

## Policies

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
 <h3>Economic Competitiveness and Employment</h3>		
<p>Guiding Principle</p> <p><b>Promote global economic competitiveness and regional prosperity.</b></p>		
1.1: Promote global economic competitiveness and diversification of the regional economy	N/A	
1.2: Promote job growth and the competitiveness of the region’s employment base	✓	This amendment promotes job growth by allowing a greater variety of built forms for commercial development and increases the variety of uses allowed along 112 Street

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region	N/A	
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	✓	The amendment will allow for a greater diversity of housing options, increase the mix of jobs, services, and amenities within a TOD area near the University of Alberta
 <h2 style="text-align: center;">Natural Living Systems</h2>		
<p>Guiding Principle</p> <p><b>Protect natural living systems and environmental assets.</b></p>		
2.1: Conserve and restore natural living systems through an ecological network approach	N/A	
2.2: Protect regional watershed health, water quality and quantity	N/A	
2.3: Plan development to promote clean air, land and water and address climate change impacts	N/A	
2.4: Minimize and mitigate the impacts of regional growth on natural living systems	✓	The amendment increases the density of a built-up area reducing the need to develop greenfield areas that are part of the natural living system.

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
 <h2 style="margin: 0;">Communities and Housing</h2>		
<p>Guiding Principle</p> <p><b>Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</b></p>		
3.1: Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages	✓	Adding additional commercial uses and greater variety in the built form to this area will enhance the livability and provide for daily needs of residents in the area.
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	
 <h2 style="margin: 0;">Integration of Land Use and Infrastructure</h2>		
<p>Guiding Principle</p> <p><b>Achieve compact growth that optimizes infrastructure investment.</b></p>		
4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth	✓	Amending the Garneau ARP will allow for infill development in the City of Edmonton, continuing a contiguous development pattern that accommodates employment growth.

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	✓	The proposed amendment will enable growth within the Metropolitan Core area of Edmonton minimizing development expansion and using existing infrastructure to support growth.
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	N/A	
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	N/A	
4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	✓	The Garneau ARP is located in the Metropolitan Core and close to the University of Alberta. Creating additional opportunities for a variety of built form and uses for commercial development will encourage mixed use and higher density in this key area.
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	✓	No incompatible land uses are proposed given the surrounding context and land uses.



## Transportation Systems

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
Guiding Principle <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	<b>N/A</b>	
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	✓	Allowing for a greater variety of commercial uses in close proximity to planned and existing LRT stations, a transit avenue, the bike lanes around the University of Alberta, and the high density of residential and student populations provides a prime opportunity to encourage alternative modes of transportation.
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	✓	Increasing the variety of commercial uses allowed along 112 Street will create opportunities for user access via alternative modes of transportation using existing and planned transit and active transportation infrastructure.
5.4: Support the Edmonton International Airport as northern Alberta’s primary air gateway to the world	<b>N/A</b>	

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	N/A	
 <h2 style="text-align: center;">Agriculture</h2>		
<p>Guiding Principle</p> <p><b>Ensure the wise management of prime agricultural resources.</b></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	
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	✓	The amendment encourages commercial development in an infill area, reducing the need for greenfield development that may potentially be on agricultural lands.
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	N/A	