



July 26, 2019

Edmonton Metropolitan Region Board
#1100 Bell Tower
10104 – 103 Avenue
Edmonton, Alberta T5J 0H8

Attention: Taylor Varro, MPlan
Project Manager, EMRB

Dear Mr. Varro,

RE: Referral of Town of Stony Plain Old Town Community Plan Area Redevelopment Plan;

REF 2019 – 019

Please find attached our final statutory plan evaluation report for the above referral from the Town of Stony Plain.

If you have any questions, please contact Alan Wallace at 306.291.7024.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alan Wallace', written over a light blue circular stamp.

Alan Wallace, RPP, MCIP

Planning Lead – Saskatchewan



1.0 INTRODUCTION

Pursuant to Ministerial Order MSL 111/17, the Province of Alberta adopted the Regional Evaluation Framework (REF) for the Edmonton Metropolitan Region Board (EMRB) to ensure consistency and alignment with the Edmonton Metropolitan Region Growth Plan (EMRGP) and the Edmonton Metropolitan Region Board Regulation. As such, certain statutory documents from member municipalities require review to ensure compliance.

Section 4.0 of the REF states that a member municipality must refer proposed statutory plans or statutory plan amendments to the EMRB under certain conditions, after the first reading by Council and prior to the third reading pursuant to Section 5.1 of the REF.

2.0 PURPOSE

Bylaw 2613/D&P/19 was presented to Council for first reading on June 10, 2019. After passing first reading, the Old Town Community Plan (OTCP) was submitted to the EMRB for a referral in accordance with the REF. The purpose of REF 2019 – 019 is to review the OTCP for consistency with the EMRGP.



3.0 BACKGROUND INFORMATION

Municipality:	Town of Stony Plain
First Reading Date:	June 10, 2019
Location:	NE Sector of the Town of Stony Plain (see OTCP Map 1)
Purpose of the Old Town Community Plan:	<p>The OTCP area is the Town of Stony Plain’s commercial and cultural centre. The Old Town neighbourhood and surrounding areas have the town’s most important facilities and amenities. The OTCP outlines a 15-year vision for the redevelopment of the Old Town neighbourhood and includes goals and a policy framework that works towards:</p> <ol style="list-style-type: none">1. Promoting continued economic development.2. Providing a framework to update other statutory documents to reflect the OTCP implementation.3. Coordinating long-term capital improvements related to OTCP implementation.4. Creating a framework to provide for the intensification of the OTCP area.

Summary of the Referral

This evaluation reviewed the proposed adoption of the OTCP in relation to the Guiding Principles of the EMRGP, the Objectives and Policies of the EMRGP, and the evaluation criteria in the REF.

The information presented in this report represents our professional opinion on how the referral aligns within the framework of the Growth Plan, and we have concluded that the EMRB should **support** the proposed plan adoption.

4.0 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.”

Applicable Policy Tiers

The subject site is located within the Metropolitan Area, defined as “the contiguous urban settlement pattern where major and local employment areas are located, and that host cultural and health facilities and major commercial centres. The Metropolitan Area has urban levels of service and regional commuter transit service with varying levels of local service and park and ride facilities.”


Edmonton Metropolitan Regional Structure Policy Tier	Applicability
Metropolitan Core	N/A (Not Applicable)
Metropolitan Area	Applicable
Rural Area	N/A

Applicable Growth Directions for the Metropolitan Area are to:

1. Encourage intensification of built-up urban areas including brownfield sites to optimize existing and planned infrastructure;
2. Plan and build transit-oriented development (TOD) with higher densities and foster active transportation opportunities; and
3. Support employment growth in major employment areas, local employments areas, and within urban centres and TOD centres and encourage the growth of institutional, health and education sectors

The review of the OTCP against the Growth Directions of the EMRGP concluded that the vision, goals, and policies of the OTCP are consistent with the Growth Directions for the EMRGP Metropolitan Area.



PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
 <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>✓</p>	<p>A clear understanding of the regional economy is shown in the Phase 1 Report of the OTCP project timeline, and in Section 2.3 of the OTCP.</p> <p>Attracting driver and support industries to locate within the plan area is the primary focus of economic development policies within the OTCP.</p> <p>The OTCP aligns with the Town’s Economic Development Strategic Plan. Both plans highlight key projects that will promote economic competitiveness and diversification.</p> <p>Policies within the OTCP works towards promoting opportunities for small and medium-sized businesses, including professional services.</p>
<p>1.2: Promote job growth and the competitiveness of the Region’s employment base</p>	<p>✓</p>	<p>Although there are differences in the projection of growth to 2040, all projections indicate population growth between 1.0% and 4.7%.</p> <p>The OTCP includes analysis on the Town’s location, the most western urban municipality in the Edmonton Metropolitan Region, and outlines the Town’s competitive advantage. Policies within the OTCP are included to promote the Town as an employment area and destination to the County west of the Town.</p> <p>The EMRGP designates part of the Town of Stony Plain an Urban Centre, including most of the OTCP area. If adopted the Area Redevelopment Plan will create further opportunity to establish the Urban Centre in Stony Plain.</p>




PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
<p>1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region</p>	<p>√</p>	<p>Stony Plain is a member of the Tri-Municipal Regional Transit Plan which is a unified vision for future transit service between three partner municipalities. OTCP identifies options for future transit service delivery, and a key 'connection point' in the OTCP area.</p> <p>The EMRGP Schedule 10B (Regional Transit and Trails to 2044) identifies the presence of a Park and Ride location within the OTCP area that connects Stony Plain to the Metropolitan Area via Transit Priority Corridor and Regional Bus. The OTCP specifies opportunities for Park and Ride locations at transportation hubs throughout the plan area.</p> <p>Proposed transportation hubs are identified within the plan area, and policy is included to utilize design principles to support them as major new destinations and everyday use areas. Policy around the transportation hubs is in place to create more efficient connection points to the Region and within the Town.</p> <p>The OTCP area is well connected to regional transportation networks, including the CN rail line and Highway 16A.</p> <p>Policy within the OTCP is in place to create a network of trails and active transportation corridors, and to connect them with existing Parks and Open Space.</p> <p>A Mobility Strategy was prepared by Pillar Systems Inc. that includes a list of recommendations to alleviate concerns around congestion and transportation network capacity. These recommendations have been incorporated into policies within the OTCP.</p>




PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	√	<p>Historic growth rates and future growth forecasts from the EMRB and Town of Stony Plain were analyzed, and two scenarios for population growth are presented: Low-Growth and High-Growth.</p> <p>Employment by Sector is analyzed and projected to 2037 showing healthy average annual employment growth of 2.3%.</p> <p>Policies are in place to support and coordinate long-term capital improvements required to accommodate population growth.</p>



PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
 <p data-bbox="404 365 1154 436">GUIDING PRINCIPLE Protect natural living systems and environmental assets.</p>		
<p data-bbox="199 527 618 632">2.1: Conserve and restore natural living systems through an ecological network approach</p>	<p data-bbox="727 716 760 758">√</p>	<p data-bbox="857 527 1414 653">Character Areas are outlined within the OTCP plan area. Policy within Character Areas is included to encourage retaining tree stands and natural areas within.</p> <p data-bbox="857 684 1403 779">Conservation mechanisms to preserve natural areas and tree stands are specified within a policy, and include:</p> <ul data-bbox="906 785 1252 947" style="list-style-type: none"> • Environmental Reserve • Municipal Reserve • Conservation Easements • Conservation Reserve • Park space dedication
<p data-bbox="199 968 594 1073">2.2: Protect regional watershed health, water quality, and quantity</p>	<p data-bbox="727 1020 760 1062">√</p>	<p data-bbox="857 968 1360 1125">Development in riparian zones along watercourses is not permitted to allow ecological functions to remain when development is adjacent to a natural water body.</p>
<p data-bbox="199 1150 618 1297">2.3: Plan development to promote clean air, land, and water and address climate change impacts</p>	<p data-bbox="727 1314 760 1356">√</p>	<p data-bbox="857 1150 1406 1245">The public realm policies within the OTCP require park and streetscape design to provide an environment free of pollution.</p> <p data-bbox="857 1276 1409 1402">Policies within the OTCP promote the retention of natural areas through the use of environmental reserves, conservation reserve dedications, and conservation easements.</p> <p data-bbox="857 1434 1393 1528">Streetscape design principles used within the OTCP include retention of and planning of vegetation to improve the local environment.</p>
<p data-bbox="199 1556 626 1661">2.4: Minimize and mitigate the impacts of regional growth on natural living systems</p>	<p data-bbox="727 1608 760 1650">√</p>	<p data-bbox="857 1556 1409 1671">Policies within the OTCP promote the retention of natural areas through the use of environmental reserves, conservation reserve dedications, and conservation easements.</p>




PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
 <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>✓</p>	<p>Part of the OTCP vision is to be seen as a complete community with high-quality amenities and continued investment in existing facilities.</p> <p>Policies with the OTCP promote high-quality public space that is accessible, safe, and provides for residents and visitors everyday needs.</p> <p>Streetscape design tools and guidelines will be implemented through policy, the entire plan area has specific attention paid to the pedestrian experience.</p>
<p>3.2: Plan for and promote a range of housing options</p>	<p>✓</p>	<p>The Town of Stony Plain’s housing stock is inventoried in the introduction of the OTCP.</p> <p>Diverse residential housing options are promoted to located within the OTCP plan area through policy directions. The policies encourage low- to high density housing within the plan area to accommodate all housing types.</p>



PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
<p>3.3: Plan for and promote market, affordable, and non-market housing to address core housing need</p>	<p>√</p>	<p>The OTCP does not specifically address core housing needs. Instead, the plan focusses on promoting locations for all types and forms of housing, especially in the Town Core Character Area.</p> <p>Areas within the Historic Old Town are where high-density housing is encouraged. The high-density area will integrate with the existing neighbourhood and is supported by the existing infrastructure and required traffic and parking impact studies.</p> <p>The land use districts within the OTCP plan area creates a policy framework that promotes a variety of housing types that will accommodate the housing needs of the entire community.</p>




PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
 <p>GUIDING PRINCIPLE 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>Integrating development (from land use integration to built form and design characteristics) is a major theme within policies of the OTCP. Maintaining and enhancing the character of the Old Town area by promoting contiguous development is encouraged in policy within the OTCP.</p> <p>The OTCP includes identified “Infill Lands” and policy directions are included to locate future industrial and multiple-unit residential properties within strategic infill lands.</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>Residential growth policies within the OTCP have been included to accommodate anticipated growth within the plan area.</p> <p>Ensuring adequate servicing capacity is available for development is a policy direction within the Servicing section of the OTCP.</p> <p>The plan area is well served, most infill development will be serviced by existing infrastructure. Areas needing urban services within the plan area is outlined on Map 18.</p>
<p>4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities</p>	<p>✓</p>	<p>The aspirational urban centre density target outlined in the Growth Plan is 100 dwelling units per net residential hectare (du/nrha).</p> <p>A policy is included in the OTCP that confirms the aspirational residential density of 100 du/nrha. While the OTCP is a redevelopment plan, there is a small area shown on Map 5 for ‘Future Development’ that is considered a greenfield area as defined in the EMRGP. As an Urban Centre, the greenfield growth within the plan area will be made to work towards the aspirational residential density target.</p>




PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
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	√	<p>Section 7.3 of OTCP makes specific reference to density targets for urban centres and proposes an aspirational density target of 100 du/nrha, which is consistent with the aspirational Urban Centre density target in Schedule 6: Greenfield Density, Centres and Intensification Targets.</p> <p>The OTCP built form and policy directions focus on concentration higher density pedestrian-focused areas adjacent to transportation hubs and main streets.</p> <p>The policy is included to encourage the development of higher density land uses that front transportation corridors and the public realm.</p>
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	√	<p>Section 8.3 includes information around funding the OTCP. Funding is encouraged to be acquired and sought from multiple sources (Council Budget, Provincial and Federal grants, Development Contributions). A detailed list of provincial and federal grants is listed in the plan.</p> <p>Once funding is allocated, the plan includes immediate implementation actions to complete the most important capital projects.</p>
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	√	<p>Each of the Character Areas within the OTCP plan area has been identified and analyzed for their existing built form and urban design characteristics. The Character Areas have a distinct style of development from each other, and policies within the OTCP are included to minimize land use conflicts.</p>



PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
 <p data-bbox="402 365 849 436">GUIDING PRINCIPLE Ensure effective regional mobility.</p>		
<p>5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity</p>	<p>√</p>	<p>The identified transportation hubs are connection points that serve all modes of transportation (active transportation, transit, vehicle).</p> <p>Map 15 identifies the future trail and active transportation corridor network.</p>
<p>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</p>	<p>√</p>	<p>Through policy, the Town is encouraged to integrate the transit system with the OTCP area and to ensure that urban design and land use within the OTCP complement the transit system.</p> <p>OTCP policy, land use patterns, and urban design are intended to work together to create an environment in which importance is placed on the pedestrian experience. Residents will have immediate and safe access to efficient alternative transportation networks.</p> <p>See 1.3 within this report for comment on Tri-Municipal Regional Transit Plan.</p>
<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>√</p>	<p>Policies within the OTCP integrate land use and the transportation network.</p> <p>The Mobility Strategy attached to the OTCP made key findings and recommendations that addressed concerns around the transportation challenges that stem from accommodating future development.</p> <p>Policies within the OTCP have been included to satisfy the transportation capacity concerns.</p>
<p>5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world</p>	<p>N/A</p>	



PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	√	<p>Policy to develop a series of transportation hubs is included in the OTCP. Transportation hubs will serve as multi-modal transportation connections for pedestrians, cyclists, and drivers.</p> <p>Transit hubs will be designed to incorporate bicycle storage opportunities and provide public amenities.</p> <p>A parking demand management strategy is included in the Parking section of the OTCP.</p>

PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
<div style="display: flex; align-items: center;">  <div> <p>GUIDING PRINCIPLE</p> <p>Ensure the wise management of prime agricultural resources.</p> </div> </div>		



PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations	√	The OTCP recognizes that prime agricultural lands are to be conserved for agricultural purposes for as long as possible, recognizing that prime agricultural lands within the Metropolitan Area will urbanize over time to accommodate growth.
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	√	Redevelopment of brownfield lands within the OTCP plan area reduces pressure to expand boundaries and develop lands currently in agricultural production.
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	N/A	



5.0 SUMMARY AND CONCLUSIONS

The following summary provides an overview of how the proposed amendments work towards each Guiding Principle within the EMRGP:

Economic Competitiveness & Employment	<ul style="list-style-type: none"> • Acknowledgment of driver industries and policies to attract investment within the plan area • Provides opportunities for additional employment • Transportation network planned to facilitate the movement of people, goods, and services • Encourages an increase in employment density in an area that has access to multiple modes of transportation
Natural Living Systems	<ul style="list-style-type: none"> • Additional infill density reduces the need to develop additional greenfield areas, further impacting natural living systems • Tree stands and natural areas are to be protected whenever possible • Riparian zones are protected from adjacent development • Retain natural features through conservation and protection mechanisms such as environmental reserve and conservation easements
Communities & Housing	<ul style="list-style-type: none"> • Policies to develop a range of housing options • Higher density residential development within a couple of blocks of the Main Street and transportation corridors/hubs • Contiguous development that takes built form and urban design characteristics into account to create a distinct sense of place • Encourages commercial opportunities of all scales in areas where they best serve the community
Integration of Land Use & Infrastructure	<ul style="list-style-type: none"> • Infill lands identified to located targeted infill development. • Redevelopment within the plan area will make efficient use of existing infrastructure
Transportation Systems	<ul style="list-style-type: none"> • Increased density along transportation corridors • Development of multi-modal transportation hubs • The proposed network of trails and active transportation corridors
Agriculture	<ul style="list-style-type: none"> • Proposed development adds population within an infill area reducing pressure for greenfield development, fragmentation, and loss of agricultural land

6.0 RECOMMENDATION

It is recommended that the Edmonton Metropolitan Region Board **support** The Town of Stony Plain’s proposed Old Town Community Plan adoption (Bylaw 2613/D&P/19).