



## REF 2020-008, Strathcona County Centre in the Park Area Redevelopment Plan

### Recommendation

*EMRB Administration recommends that REF application 2020-008 be approved.*

### Background

On June 16, 2020, the Edmonton Metropolitan Region Board (EMRB) received an application from Strathcona County (the County) for approval of the Centre in the Park Area Redevelopment Plan (ARP). The County submitted the plan pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 4.1 *A municipality must refer to the Board any proposed new statutory plan, except for*
- a) *a new sub-area structure plan that is subordinate to and consistent with its higher order area structure plan or area redevelopment plan;*
  - b) *a new area structure plan for country residential development within the zoned and/or designated country residential areas as depicted on Schedule 2: Edmonton Metropolitan Regional Structure to 2044 in the Edmonton Metropolitan Region Growth Plan; or,*
  - c) *a new area structure plan in a town or village with a population of less than 5000 that is consistent with the town or village municipal development plan.*

EMRB Administration deemed the application complete on June 22, 2020.

### Application

The Centre in the Park ARP establishes a framework for land use, infrastructure, and policy to guide the redevelopment of the core of Strathcona County's Urban Service Area to align with its MDP and the Edmonton Metropolitan Region Growth Plan. The existing outdated ARP which was completed in 1990 will be repealed.

### Evaluation

EMRB Administration obtained the assistance of ISL Engineering and Land Services Ltd. (ISL) to evaluate the application with respect to the REF requirements. The ISL evaluation (attached) reviewed the proposed ARP 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 Edmonton Metropolitan Region Growth Plan (EMRGP). The ISL evaluation recommends that the proposed Strathcona County Centre in the Park ARP be approved by the EMRB.



### EMRB Administration Comments

Centre in the Park is located within Sherwood Park, Strathcona County's identified Urban Service Area. Sherwood Park is located wholly within the Metropolitan Area tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan). Therefore, the application is evaluated for its consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan.

Centre in the Park is an Urban Centre as identified on Schedule 2 of the Growth Plan (Edmonton Metropolitan Regional Structure to 2044). Urban Centres are intended to provide sub-regional level of services and accommodate mixed use development at higher intensities.

The intent of the proposed ARP is to update and repeal the existing ARP, originally adopted in 1990. The new ARP was developed to align with Strathcona County's new MDP (approved in 2017) and with the policies and objectives of the Edmonton Metropolitan Region Growth Plan. The update to the ARP additionally includes a minor boundary adjustment to incorporate a 0.25 ha site at the south end of the plan area for land use transitioning.

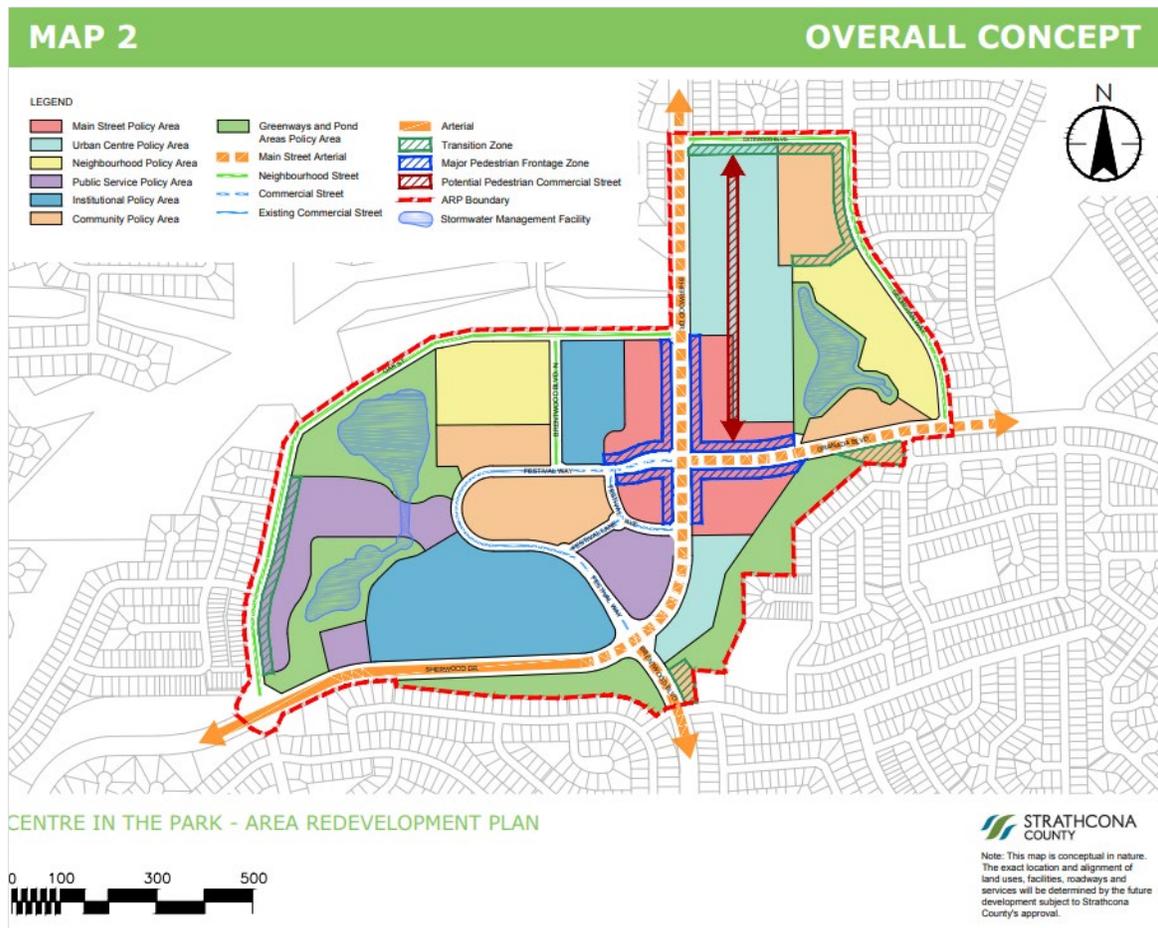


Figure 1: Proposed Concept



The Plan area has long been the core of Sherwood Park and is identified as Built-Up Urban Area in the Growth Plan. Existing land uses in the Plan area are diverse and include residential, public services, open spaces, educational, and commercial. The ARP sets the conditions for Centre in the Park to be an evolving area with opportunity for redevelopment and infill including a mix of land uses, consistent with Growth Plan direction for Urban Centres. Future development will occur in accordance with the proposed Overall Concept (Figure 1) on the previous page.

The ARP outlines policies under three principles: aspire to increased densities, diversify the land use composition, and enhance urban centre design and character. The principles are achieved through several policy areas, each bringing a unique component to the plan: General, Main Street, Urban Centre, Community, Neighbourhood, Public Services, Institutional, and Greenways and Pond Policy Areas.

Centre in the Park proposes a complete community through encouraging special attention to urban design including character elements like unique architectural details, public art, placemaking, and strategic building massing and placement to create a human scaled neighbourhood. Located within the Plan area will be a concentration of public facilities, institutional uses, and educational facilities providing community-based services and amenities for all residents. Policies encourage a wide range of residential unit types and sizes to promote a mix of housing options for people of all ages, incomes, and lifestyles. Additionally, the Plan promotes community development through urban agriculture policies that encourage community gardens, local food initiatives, and edible landscaping.

Consistent with the Growth Plan, the proposed ARP will achieve compact growth that optimizes infrastructure investment. Policies require redevelopment to provide a mix of uses and achieve high-density development through intensification and infill of under-utilized areas to ensure the concentration of people and jobs in an Urban Centre. The Plan requires that overall residential redevelopment aspires to 100 du/nrha. Additionally, the Main Street Policy Area is planned to be a high density, mixed-use pedestrian-oriented node and aspires to achieve a density of 140 people+jobs/gha. These policies are consistent with the Aspirational Intensification Target and the Aspirational Urban Centre Density Target outline in Schedule 6 of the Growth Plan (Greenfield Density, Centres and Intensification Targets). Further, the Neighbourhood Policy Area is intended to be used as a transition area from the high-density core with the adjacent low-density. Efficient use of infrastructure is outlined through the utilization of existing water and wastewater infrastructure and low-impact design for stormwater management.

The Plan proposes a multi-modal transportation system, integrated with the land use concept that enables economic competitiveness through the efficient movement of people, goods, and services. There is a strong emphasis on increasing the walkability of the neighbourhood through policies requiring pedestrian wayfinding, streetscape infrastructure improvements, and increasing active transportation connections. The Plan integrates requirements for pedestrian improvements, cycling facilities, complete streets, and transit to encourage a mode shift and alternatives to private automobile travel. Building design and massing policies provide guidance to ensure development



in the Plan area is pedestrian-oriented. Transit connections to the existing surrounding transit centres within Sherwood Park will connect Centre in the Park sub-regionally and regionally.

The open space concept integrates planned public gathering areas and greenways with enhancements to existing natural environmental features. Policies encourage the use of native plants, low-impact design, rain gardens, green roofs, and winter design to mitigate the impacts of growth on natural living systems. These components will connect residents to the natural environment and the gathering spaces within the neighbourhood. Finally, encouraging alternative energy systems, low-impact design, and naturalized stormwater management facilities are a few measures taken to address impacts of climate change.

Overall, the proposed Centre in the Park ARP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

## Recommendation

EMRB Administration recommends that REF 2020-008 be approved.

## Attachments

Evaluation	ISL Engineering and Land Services Ltd.
REF Documents	1. Cover Letter
	2. Bylaw 1-2020 Centre in the Park ARP
	3. Report to Council
	4. Existing CITP ARP Bylaw 55-2015
	5. Bylaw 3-2020 MDP Amendment
	6. Bylaw 3-2020 MDP Amendment Map
	7. Bylaw 2-2020 Land Use Bylaw Amendment
	8. Bylaw 1-2020 Proposed Land Use Concept
	9. Bylaw 1-2020 Air Photo
	10. Bylaw 1-2020 March 10, 2020 Priorities Committee Meeting Presentation
	11. Regional Evaluation Framework Report