



REF 2020-005, City of Edmonton Heritage Valley Neighbourhood 14 Neighbourhood Area Structure Plan and Graydon Hill Neighbourhood Area Structure Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2020-005 be approved.

Background

On May 21, 2020, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Edmonton (the City) for approval of the new Heritage Valley Neighbourhood 14 Neighbourhood Area Structure Plan (NASP) and an amendment to the Graydon Hill NASP. The City submitted the plans 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.*

And

- 4.2 *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.*

EMRB Administration deemed the application complete on May 27, 2020.

Application

The new Heritage Valley Neighbourhood 14 NASP establishes a framework for future land use, infrastructure, and policy direction for the plan area. Within the plan is provision for a mix of residential uses, open spaces, conceptual alignment of the future LRT, and the general location for a proposed provincial hospital. An associated proposed amendment to the Graydon Hill NASP removes Heritage Valley Neighbourhood 14 from its plan area. Both NASPs are located within the overall Heritage Valley Servicing Concept Design Brief.



Evaluation

EMRB Administration obtained the assistance of Scheffer Andrew Ltd. Planners and Engineers (Scheffer Andrew) to evaluate the application with respect to the REF requirements. The Scheffer Andrew evaluation (attached) reviewed the new NASP and proposed NASP amendment 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 Stantec evaluation recommends that the new NASP and proposed NASP amendment be approved by the EMRB.

EMRB Administration Comments

The plan area falls within the Metropolitan Area tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the EMRGP). 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.

The subject lands are situated between Built-Up Urban Areas, the neighbourhoods of Paisley and Graydon Hill to the west and Rutherford to the east. Additionally, the plan area is bounded by Ellerslie Road to the north and developing planned lands to the south, including the Desrochers neighbourhood.

The application proposes the redistribution of land from the existing Graydon Hill NASP to the new Heritage Valley Neighbourhood 14 NASP. The plan area is located wholly within the Heritage Valley Servicing Design Concept Brief (HVSDCB). While not a statutory plan, the HVSDCB provides the general direction and intent for development in the area and provides a framework for the creation of NASPs for more detailed statutory planning.

The HVSDCB was originally adopted in 2001 and several amendments to the document have since taken place to further define the future LRT alignment and land uses in the plan area. The EMRGP defines planned areas as *“an area subject to a previously adopted statutory or non-statutory plan below the MDP or IDP level. This includes plans adopted before the approval of the Edmonton Metropolitan Region Growth Plan as well as those adopted before the approval of the 2010 Capital Region Board Growth Plan.”* The subject lands within are considered previously planned, as it is a sub-area plan within the overall HVSDCB.

Amendment to the Graydon Hill NASP

The amendment to the Graydon Hill NASP proposes an adjustment to its boundary to remove the subject lands from the NASP and includes resulting updates to text, figures, and land use statistics.

The subject lands are owned by the Government of Alberta and have historically been leased to the University of Alberta for animal-based research and crop experiment purposes. The lands have been planned and identified as ‘Special Study Area’, with the Government of Alberta holding ultimate authority of the lands.



New Heritage Valley Neighbourhood 14 NASP

The proposed Heritage Valley Neighbourhood 14 NASP has been developed through a collaborative approach and partnership between the City of Edmonton and the Province of Alberta. The Province has been leasing the lands to the University of Alberta with all parties participating in the HVSCDB planning process. The proposed Heritage Valley Neighbourhood 14 represents an integrated and coordinated approach to site planning across several jurisdictions and partners.

Development in the area will be guided by the vision "*Heritage Valley Neighbour 14 is a healthy complete community designed to enrich the social, physical, and mental wellness of its diverse residents and visitors.*" Additionally, all policies within the plan have been developed consistent with four themes; Social Inclusion and Safety, Environment Health, Accessibility and Physical Well-being, and Local Economic Vitality.

The Health Care Campus/Hospital (future Provincial Hospital) and the Future LRT Station are two major components defined within the land use concept. The plan outlines very specific guidelines for the development of the Health Care Campus to be developed in a way that integrates a mix of land use types, is contextual to the surrounding neighbourhood, and capitalizes on its proximity to the future LRT Station. The plan further outlines a multi-modal transportation system anchored by the Health Care Campus and integrated within the neighbourhood through a connected higher order transit network, active transportation facilities, and roadway network. The integration of a major employment use and high density residential in proximity to the Future LRT Station enables global economic competitiveness and the efficient movement of people, goods, and services within the Region.

Beyond the Health Care Campus, a broad mix and integration of residential densities, land uses, and amenities further enables a healthy and complete community to provide a high quality of life for residents of all ages. The proposed plan outlines how the neighbourhood will achieve 67 du/nrha, consistent with Greenfield Density, Centres and Intensification Targets (Schedule 6 in the EMRGP). In addition, the City proposes working towards the Growth Plan's Aspirational Transit Oriented Development (TOD) Centres Density Target in the southeast plan area located within 800m of the Heritage Valley Town Centre (the TOD Centre identified in Schedule 2 in the EMRGP). The proposed plan for the Health Care Campus may employ approximately 10,000 people. Though this number is subject to change as the Government of Alberta and Alberta Health Services further define details about the project, the employment demonstrate the City is working toward achieving the Aspirational TOD Centres Density Target outlined in Schedule 6 of the EMRGP.

Sections 4.3 and 4.8 of the proposed plan outline the deliberate incorporation of environmental health into the open space network. Policies encourage low impact design guidelines and stormwater management facilities to be constructed as wetlands to contribute to the overall open space network and ecological health. Additional policy outlines the protection and integration of a significant existing tree stand located in the northeast of the neighbourhood to minimize the impact of regional growth on natural living systems.



The plan outlines a phased approach for development and infrastructure based on the logical and efficient extension of existing infrastructure.

Conclusion

Overall, the proposed new NASP and the NASP amendment are 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 2020-005 be approved.

Attachments

Evaluation	Scheffer Andrew Ltd.
REF Documents	<ol style="list-style-type: none">1. Cover Letter2. Heritage Valley 14 NASP3. Graydon Hill NASP Amendment4. Graydon Hill NASP Plan Consolidation5. Amendment to Heritage Valley SCDB & Council Report6. Heritage Valley SCDB Plan Consolidation7. Heritage Valley SCDB Bylaw 18772 CLR8. Neighbourhood 14 NASP EMRB Referral Chart