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July 7, 2020

Our Reference: 15103

**Edmonton Metropolitan Region Board**

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

Attention: Debra Irving, AICP, MCIP, RPP  
Senior Project Manager, Regional Projects

Dear Madam:

**Reference: REF 2020-008 – Strathcona County new Area Redevelopment Plan**

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Please find attached our final statutory plan evaluation report for the above referral from Strathcona County.

If you have any questions, please contact Constance Gourley or Sean Lee at 780.438.9000.

Sincerely,



Sean Lee, RPP, MCIP  
Urban Planner

cc: Taylor Varro, MPlan  
Project Manager

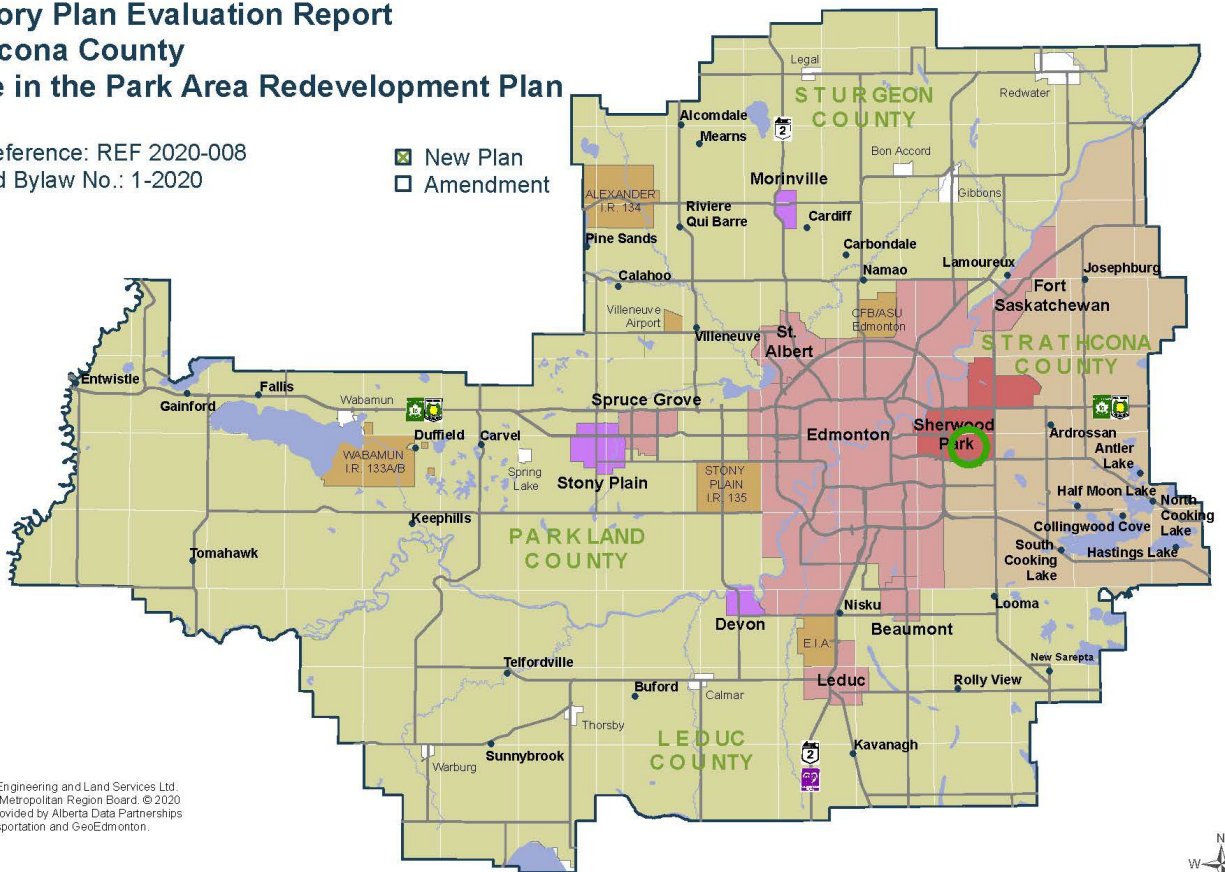


## Regional Evaluation Framework

### Statutory Plan Evaluation Report Strathcona County Centre in the Park Area Redevelopment Plan

Board Reference: REF 2020-008  
Proposed Bylaw No.: 1-2020

-  New Plan
-  Amendment



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## 1.0 Introduction

The Government of Alberta has adopted a Regional Evaluation Framework (REF) for the Edmonton Metropolitan Region Board (EMRB) to review certain member municipality statutory plans for the purpose of ensuring alignment with the principles and policies of the Edmonton Metropolitan Region Growth Plan (EMRGP).

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. The member municipality must do so after first reading and prior to third reading pursuant to Section 5.1 of the REF. Strathcona County has referred the proposed new Centre in the Park Area Redevelopment Plan (CITP ARP) to the EMRB per the following referral conditions under Section 4.1 of the REF:

### 4.1. New Statutory Plans.

## 2.0 Purpose

The purpose of this new statutory plan as described by Strathcona County is to repeal the existing Centre in the Park (CITP) Area Redevelopment Plan (ARP), Bylaw 55-2015 and replace it with a new CITP ARP which aligns with the 2017 Strathcona County Municipal Development Plan (MDP) and Edmonton Metropolitan Region Growth Plan.

## 3.0 Background Information

**Municipality:** Strathcona County

**First Reading Date:** June 9, 2020

**ARP Area Location:** The proposed new ARP applies to a central neighbourhood within the Sherwood Park urban services area, already known as the Centre in the Park from the existing ARP designation. The area is bisected by Sherwood Drive, the arterial road which runs east-west and then north-south through the area. The proposed ARP area is deemed to be within the conceptual boundaries of the **Metropolitan Area Policy Tier**.

**Land Use Designation Impacts<sup>1</sup>:** ▲ 0.24 ha of additional developable land area added to the proposed ARP area of application and designated for the Community policy area.

Inclusion of additional streets and road rights-of-way (area statistics not provided) including segments of Sherwood Drive, Oak Street, Gatewood Boulevard, Georgian Way, Granada Boulevard, and Brentwood Boulevard.

Numerous changes to land use designations within the proposed ARP area; statistics not provided.

### Summary of New ARP:

This proposed new ARP replaces a previous Centre in the Park ARP first approved in 1990, and last amended as Bylaw 55-2015 in 2015. The proposed ARP introduces a number of new land use designations which are enabled by accompanying amendments to the land use bylaw, as well as providing for new policy applications to bring the ARP area into alignment with Strathcona County's Municipal Development Plan and the principles and policy requirements of the Edmonton Metropolitan Region Growth Plan.

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<sup>1</sup> Derived by comparing approved Bylaw 55-2015, as amended, to proposed Bylaw 1-2020.

## 4.0 Evaluation Criteria

### Applicable Policy Tiers<sup>2</sup>

As mentioned in the Background Information section above, the proposed new ARP area is within the conceptual boundaries of the Metropolitan Area Policy Tier. The Metropolitan Area Policy Tier applies to the entire ARP area.

Edmonton Metropolitan Regional Structure Policy Tier	Applicability
Metropolitan Core	n/a
Metropolitan Area	✓
Rural Area	n/a

### Applicable Regional Structure Components<sup>3</sup>

The following is an inventory of the regional structure components applicable to, within, or adjacent to the amendment area.

Edmonton Metropolitan Regional Structure Component	Applicability	Comments
<b>Existing Developed Areas</b>		
Built-Up Urban Area (BUUA)	✓	The proposed new ARP covers areas of previously planned and developed land within the existing Sherwood Park urban area, designated as Built Up Urban Area on Schedule 2: Edmonton Metropolitan Regional Structure to 2044.
Country Residential (CR)	n/a	
<b>Range and Type of Centres</b>		
Rural Centre	n/a	
Sub-Regional Centre	n/a	
Transit Oriented Development (TOD) Centre	n/a	
Urban Centre	✓	Sherwood Park is a designated Urban Centre per Schedule 2: Edmonton Metropolitan Regional Structure to 2044.
Downtown Edmonton	n/a	
<b>Other Structure Components</b>		
Major Employment Area (MEA)	n/a	
Natural Living Systems	n/a	
Regional Infrastructure	n/a	There is no regional infrastructure within or adjacent to the proposed CITP ARP area. Baseline Road (~900 m to the north) and Wye Road (~1,300 m to

<sup>2</sup> Refer to Section 3.2 and specifically Schedule 2 of the EMRGP.

<sup>3</sup> Refer to Section 3.2 and Schedules 2, 3A, 4, 8A, 8B, 10A, 10B and 10C of the EMRGP.


		the south) are nearest, and regional transit ends on these roads west closer to Anthony Henday Drive.
Transit Corridors	n/a	
Airports	n/a	

### Applicable Targets<sup>4</sup>


The following is an inventory of the mandatory and aspirational targets applicable to the proposed new ARP area.

Target	Applicability	Comments
Minimum Greenfield Residential Density	n/a	
Aspirational Intensification Target	✓	Schedule 6: Greenfield Density, Centres and Intensification Targets assigns an Aspirational Intensification Target of 17.5% of Dwellings to Built-Up Urban Areas.
Aspirational TOD Centres Target	n/a	
Aspirational Urban and Sub-Regional Centres Target	✓	Schedule 6: Greenfield Density, Centres and Intensification Targets assigns an Aspirational Intensification Target of 17.5% of Dwellings to Built-Up Urban Areas, and a Density Target of 100 du/nrha.

### Regional Policy Areas

Objectives by Guiding Principle	Consistency	Comments
 <b>Guiding Principle</b> <b>Promote global economic competitiveness and regional prosperity.</b>		
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	✓	Section 5.1 Main Street, 5.2 Urban Centre, and 5.3 Community policy areas provide the opportunity for the development of commercial space in conjunction with residential development.
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region	✓	Section 4.2 Mobility ensures that multi-modal access is provided to regional transportation systems including transit.

<sup>4</sup> Refer to Schedule 6 of the EMRGP.


Objectives by Guiding Principle	Consistency	Comments
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	✓	Section 5.1 Main Street, 5.2 Urban Centre, 5.3 Community, 5.4 Neighbourhood, and 5.5 Public Service policy areas provide opportunities for varied housing typologies and densities.
 <p>Guiding Principle <b>Protect natural living systems and environmental assets.</b></p>		
2.1: Conserve and restore natural living systems through an ecological network approach	✓	Section 5.7 Greenways and Pond Areas recognizes Broadmoor Lake as wildlife habitat.
2.2: Protect regional watershed health, water quality and quantity	✓	Section 4.3 Infrastructure requires naturalized planting along watercourses, reuse of stormwater for localized irrigation, and Low impact Development.
2.3: Plan development to promote clean air, land and water and address climate change impacts	✓	<p>Section 4.1 Design and Placemaking provides opportunities for the implementation of Low Impact Development.</p> <p>Section 4.3 Infrastructure - Energy and Green Infrastructure provides for the use of sustainable and renewable energy sources for development, as well as water reuse and passive methods for energy conservation.</p>
2.4: Minimize and mitigate the impacts of regional growth on natural living systems	✓	<p>Section 4.1 Design and Placemaking provides opportunities for the implementation of Low Impact Development.</p> <p>Section 5.7 Greenways and Pond Areas provides for the use of Low Impact Development, limiting light pollution, and providing greenway animal habitat corridors.</p>





**Guiding Principle**  
**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</p>	<p>✓</p>	<p>Sections 5.1 Main Street policy area and 5.2 Urban Centre policy area allow for and encourage mixed-use buildings including commercial along with residential to accommodate a variety of amenities and services.</p> <p>Section 5.3 Community policy area allows for the inclusion of small-scale commercial units within residential development to provide for commercial and community services.</p> <p>Section 5.5 Public Service policy area requires the retention of a concentration of public services in this area, which provides easy access by residents to these services. Commercial uses are also provided for in this area.</p> <p>Section 5.6 Institutional policy area provides for educational services and related services in the ARP area.</p> <p>Section 5.7 Greenways and Pond Areas policy areas provides for parks and naturalized areas to serve residents.</p>
<p>3.2: Plan for and promote a range of housing options</p>	<p>✓</p>	<p>Section 4.1 Design and Placemaking includes Policy 44 under Built Form to encourage residential development to have a mixture of different unit sizes.</p> <p>Sections 5.1 Main Street policy area, 5.2 Urban Centre policy area, 5.3 Community policy area, 5.4 Neighbourhood policy area, and 5.5 Public Service policy area encourage the provision of seniors housing and other non-market housing forms, including possible height incentives.</p>
<p>3.3: Plan for and promote market affordable and non-market housing to address core housing need</p>	<p>✓</p>	<p>“Community Housing” is used by the ARP to refer to a variety of non-market housing opportunities.</p> <p>Section 4.1 Design and Placemaking – Built Form Policy 47 allows for additional heights for buildings which provide for Community Housing.</p> <p>Section 5.1 Main Street policy area encourages the provision of seniors housing and Community Housing and provides for increased building heights for developments which include Community Housing. This is also reflected in 5.2 Urban Centre policy area, 5.3 Community policy area, 5.4 Neighbourhood policy area, and 5.5 Public Service policy area.</p>



 <b>Guiding Principle</b> <b>Achieve compact growth that optimizes infrastructure investment.</b>		
4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth	✓	<p>Section 4.1 Design and Placemaking – Built Form provides policies which require that redevelopment result in intensification to ensure compact development, and that overall development of the plan area aspire to achieve density of at least 100 du/nrha. Land use statistics are not provided, which prevents analysis of whether the individual policy area targets will achieve this overall density.</p> <p>This is reflected by policies in Sections 5.1 through 5.5 which provide opportunities for a variety of built forms, residential units, and densities.</p>
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	✓	<p>Section 4.1 Design and Placemaking – Built Form provides policies which require that redevelopment result in intensification to ensure compact development, and that overall development of the plan area aspire to achieve density of 100 du/nrha. This is reflected by the policies of Sections 5.1 through 5.5 which allow for and require higher density development.</p> <p>Section 4.3 Infrastructure does not indicate any need for additional capacity requirements from regional infrastructure. The ARP indicates that localized upgrading of municipal services may be required.</p>
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	

<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>Section 4.1 Design and Placemaking – Built Form provides policies which require that redevelopment result in intensification to ensure compact development, and that overall development of the plan area aspire to achieve density of 100 du/nrha.</p> <p>Sections 5.1 Main Street, 5.2 Urban Centre, 5.3 Community, and 5.5 Public Service provide the opportunity for mixed use development (inclusion of residential along with commercial and/or community services and amenities). Section 5.6 Institutional accompanies these areas with the opportunity for educational and other institutional uses to locate within the ARP area.</p>
<p>4.6: Prioritize investment and funding of regional infrastructure to support planned growth</p>	<p>n/a</p>	
<p>4.7: Ensure compatible land use patterns to minimize risks to public safety and health</p>	<p>✓</p>	<p>The proposed ARP does not identify any hazardous uses for the area. The policy framework provided through Sections 4 and 5 provide for the integration of residential, commercial, and institutional uses within the plan area, in areas which already accommodate these types of uses. The Centre in the Park area is not in proximity to any major industrial developments nor hazard lands.</p>
<div style="display: flex; align-items: center;">  <p><b>Guiding Principle</b> <b>Ensure effective regional mobility.</b></p> </div>		
<p>5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity</p>	<p>n/a</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>Section 4.2 Mobility provides a number of policies which require the prioritization of pedestrians and active modes transportation, the inclusion of designated bicycle facilities on streets, bicycle parking in new developments, direct transit route connections to transit centres, and an on-street transit exchange. Sections 5.2 Urban Centre, 5.3 Community, and 5.6 Institutional contain subsidiarity policy support for this objective.</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>The ARP Section 4.2 provides for new street cross-sections which maintain vehicular traffic flows while introducing designated cycling facilities and increased pedestrian space. Interfaces between streets and buildings provide active uses and street-oriented development, which is compatible with supporting the proposed higher density mixed use development.</p> <p>Notably, Policy 5.1.2 encourages a minimum combined density of 140 people and jobs per gross hectare for the Urban Centre to encourage transit oriented development.</p>
<p>5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world</p>	<p>n/a</p>	
<p>5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions</p>	<p>✓</p>	<p>Policy 4.2.35 requires direct transit connections to local transit facilities which then connect to regional transit lines.</p>
<div style="display: flex; align-items: center;">  <p><b>Guiding Principle</b> <b>Ensure the wise management of prime agricultural resources.</b></p> </div>		
<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</p>	<p>n/a</p>	
<p>6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses</p>	<p>n/a</p>	
<p>6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system</p>	<p>n/a</p>	

## 5.0 Summary and Conclusions

The proposed new Centre in the Park (CITP) Area Redevelopment Plan provides policy direction for development of the ARP area which is compatible with and supports the requirements of the Edmonton Metropolitan Region Growth Plan for a designated Urban Centre.

## 6.0 Recommendation

That the proposed new Centre in the Park Area Redevelopment Plan be **APPROVED**.

### Attachments:

1. Bylaw 1-2020 Centre in the Park Area Redevelopment Plan

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**Attachment 1** – Bylaw 1-2020 Centre in the Park Area Redevelopment Plan