



January 25, 2021

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

Attention: Debra Irving, AICP, RPP, MCIP
Senior Project Manager, EMRB

Dear Ms. Irving,

**Reference: Referral of the City of St. Albert – New Municipal Development Plan –
REF 2021-002**

Please find attached our final statutory plan evaluation report for the above referral from the City of St. Albert.

If you have any questions, please contact Nick Pryce at 780 222-0550.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nick Pryce', written over a faint, light blue watermark of the same signature.

Nick Pryce, RPP, MCIP

Director – Planning Group, V3 Companies of Canada



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 consistency.

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. The application has been referred to the EMRB due to the criteria under Section 4.1 of the REF new statutory plan's must be admitted to the Board.

2.0 PURPOSE

Bylaw 20/2020 Municipal Development Plan Bylaw was presented to the City of St. Albert City Council for first reading on December 21, 2020. The purpose of the REF 2021 – 002 is to review the new Municipal Development Plan ("Flourish") for consistency with the EMRGP.

3.0 BACKGROUND INFORMATION

Municipality:	City of St. Albert
First Reading Date:	December 21, 2020
Location:	Flourish is the City of St. Albert's proposed new Municipal Development Plan which covers the entire jurisdiction of the City of St. Albert.
Purpose of the MDP (Flourish):	Flourish is a statutory document established to outline the future land uses and future development patterns in the City. Land development links to identifying needs for transportation, servicing and important aspects of a community that need protection.

Summary of the Referral

The purpose of this referral is to assess the City of St. Albert's new Municipal Development Plan ("Flourish") against the Guiding Principles of the Growth Plan, the Objectives and Policies of the Growth Plan, and the evaluation criteria in the Regional Evaluation Framework (REF), to determine consistency.

The information presented in this report represents our professional opinion on how the referral aligns with the framework of the EMRGP. We have concluded that the Edmonton Metropolitan Region Board should **approve** the proposed Municipal Development Plan – Flourish (Bylaw 20/2020).



4.0 EVALUATION CRITERIA

Applicable Policy Tiers


The Metropolitan Area policy tier, defined as “the area surrounding the metropolitan core, including portions of county lands, urban communities, major and local employment areas, and intervening undeveloped areas that are socio-economically tied and that share industry, housing and infrastructure.”

Edmonton Metropolitan Regional Structure Policy Tier	Applicability
Metropolitan Core	Not Applicable
Metropolitan Area	Applicable
Rural Area	Not Applicable

The applicable growth directions for the **Metropolitan Area** are:

1. Encourage intensification of build up areas including brownfield sites to optimize existing and planned infrastructure;
2. Plan and develop greenfield areas that are compact and contiguous, with a diverse and compatible mix of land uses including a range of housing and employment types;
3. Plan to build transit-oriented development (TOD) with higher densities and foster active transportation opportunities;
4. Support employment growth in major employment areas, local employment areas and within urban centres and TOD centres and encourage the growth of institutional, health and education sectors;
5. Promote diversification and growth of agricultural sector including urban agriculture in an urban context; and
6. Support the development of market affordable and non-market housing and support services.



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>Flourish is comprised of a range of policies that are consistent with promoting global economic competitiveness and diversification of the regional economy through policies contained within the Plan. Specifically, Section 6 “Robust Economy” contains principles and policy that speak to this EMRGP objective, examples include:</p> <ul style="list-style-type: none"> - 6.1 Principle: <i>Attract, support, and retain businesses, thereby growing St. Albert’s economy and meeting the needs of residents and employers.</i> - 6.1.4: <i>Support the co-location of synergistic industrial businesses and related services.</i> - 6.2.11 <i>Promote partnerships that create opportunities for growth and investment at the regional scale.</i> - 6.2.12 <i>Collaborate with regional partners and organizations to attract a diverse range of economic development opportunities for the region.</i>
<p>1.2: Promote job growth and the competitiveness of the Region’s employment base</p>	<p>√</p>	<p>Flourish contains a range of policies that promote job growth and encourage the competitiveness of the Region’s employment base, outlined in Section 6 Robust Economy, and specifically in subsection 6.2 Employment Growth. The principal of this section is “<i>expand opportunities for employment and economic growth with new employment areas that accommodate a mix of industries and businesses.</i>”</p> <p>Examples of policies that support this principle include:</p> <ul style="list-style-type: none"> - 6.2.6 <i>Explore incentives to attract businesses that generate significant job creation.</i>




		<ul style="list-style-type: none">- 6.2.7 <i>Encourage the redevelopment and intensification of established Employment Areas to facilitate new employment and economic development opportunities.</i>- 6.2.11 <i>Promote partnerships that create opportunities for growth and investment at the regional scale.</i>- 6.2.12 <i>Collaborate with regional partners and organizations to attract a diverse range of economic development opportunities for the region.</i> <p>Additionally, subsection 6.4 Business Innovation, with the principle of “create a local business environment that facilitates and promotes growth, innovation, and entrepreneurship” contains policies that speak to encouraging “new and creative business ideas”, which supports the competitiveness of the Region’s employment base by way of incubating human capital. Examples of policy include:</p> <ul style="list-style-type: none">- 6.4.2: <i>Support the establishment of multi-sector innovation centre where entrepreneurs and businesses, academic, social, culture, and public innovators collaborate to create shared value.</i> <p>6.4.5: <i>Encourage the development of business incubators, shared workspace, and other low-cost spaces that facilitate and accelerate the establishment and growth of local business start-ups.</i></p>
<p>1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region</p>	<p>√</p>	<p>Map 3: Urban Structure and General Land Use indicates that the “Trail Corridor Areas”, “Employment Areas”, and the “Mixed-use Employment Areas” are all adjacent to and accessible by major roads and the primary mobility corridors and align with Schedule 3B of the EMRGP. The map indicates the major roads and primary mobility corridors will be “improved over time to facilitate and encourage greater mobility by public transit, cycling, and walking while continuing to accommodate private vehicles”.</p>




		<p>Other supporting policies include:</p> <ul style="list-style-type: none">- 6.2.10: <i>Optimize development opportunities around railway infrastructure to maximize the potential of such areas.</i>- 8.6.1: <i>Encourage the location of warehouses and local distribution centres in areas that provide direct roadway connections to goods movement corridors so that they support the access needs of the logistics industry.</i>
<p>1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce</p>	<p>√</p>	<p>Flourish contains several policies that seek to promote the livability and prosperity of the Region while adapting to the needs of a changing population and workforce. While there are multiple sections in the document that address this, some specific policies include:</p> <ul style="list-style-type: none">- 6.1.9: <i>Encourage the development of live-work housing in planned mixed-use areas.</i>- 6.4.5: <i>Encourage the development of business incubators, shared workspace, and other low-cost spaces that facilitate and accelerate the establishment and growth of local business start-ups.</i>- 6.4.6: <i>Work with partners to enable ongoing investment and reinvestment in next generation digital infrastructure networks.</i>- 14.3.2: <i>Explore opportunities to facilitate new residential and mixed-use development.</i>




PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
 <p data-bbox="404 369 649 401">GUIDING PRINCIPLE</p> <p data-bbox="404 411 1153 447">Protect natural living systems and environmental assets.</p>		
<p data-bbox="199 531 618 642">2.1: Conserve and restore natural living systems through an ecological network approach</p>	<p data-bbox="727 541 760 583">√</p>	<p data-bbox="855 531 1414 835">Section 5 Green Environment contains a range of policies that “<i>intend to foster a green environment through conservation efforts and sustainable development practices</i>” and adopting an ecological network approach. This aligns with the EMRGP objective to conserve and restore natural living systems through an ecological network approach. Examples from Flourish that align with this objective include:</p> <ul data-bbox="906 846 1414 1885" style="list-style-type: none"> - 5.1 Principle: <i>Protect, conserve, and enhance natural features within St. Albert.</i> - 5.1.2: <i>Protect and conserve natural features identified on Map 5, sensitively integrate them into statutory plans and conceptual plans for development, where such plans are envisioned or proposed, as the foundation of an ecological network.</i> - 5.1.3 (a): <i>Enhance the ecological network over time by encouraging and supporting the protection, conservation, and restoration of natural areas in addition to the natural features shown on Map 5, as identified in the supported technical documents associated with the preparation and amendment of statutory plans.</i> - 5.1.16: <i>Collaborate with neighbouring municipalities, public agencies, community organizations, Indigenous communities, and other levels of government to protect environmental features and ecosystems within and connected to the City of St. Albert.</i> - 5.2 Principle: <i>Conserve and enhance the biological diversity and health of wildlife, vegetation and landscapes within St. Albert.</i>




PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
 <p>GUIDING PRINCIPLE Protect natural living systems and environmental assets.</p>		
		<ul style="list-style-type: none"> - 5.2.2: Support the protection, restoration, and enhancement of wildlife habitats and movement corridors within the natural features identified on Map 5.
<p>2.2: Protect regional watershed health, water quality and quantity</p>	<p>✓</p>	<p>Subsection 5.3 Water Quality and Quantity in Flourish speaks directly to protecting “water quality and quantity in the Sturgeon River watershed”, with various supporting policies to achieve this in the entirety of Section 5. Specifically speaking to the importance of regional collaboration, policy 5.3.6. reads “Support the work of the Sturgeon River Watershed Alliance and the North Saskatchewan Watershed Alliance”. Both Alliances look at the regional ecological health of the watersheds.</p>
<p>2.3: Plan development to promote clean air, land and water and address climate change impacts</p>	<p>✓</p>	<p>Flourish contains a range of policies that speak to promoting clean air, land and water, and address climate change. These include:</p> <ul style="list-style-type: none"> - 10.4.1 Encourage the use of natural features to help manage stormwater, capture carbon, and mitigate climate change impact where feasible and subject to other policies of this plan affecting such features. - 10.7 Principle: Fight climate change and improve air quality by reducing energy consumption and greenhouse gas emissions from all sources. - 10.7.1: Facilitate energy efficiency, adoption of renewable energy sources, resource conservation and net-zero development... - 10.7.4: Partner with neighbouring municipalities, public agencies, environmental organizations, Indigenous communities, and other




PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
 <p>GUIDING PRINCIPLE Protect natural living systems and environmental assets.</p>		
		<p><i>levels of government to monitor air quality, maintain air quality standards, and implement emission reduction programs. Such programs include, but are not limited to, promoting net-zero development, public transportation, active transportation, carpooling, and walkable communities.</i></p> <ul style="list-style-type: none"> - 10.8 Principle Take measures to prepare for and minimize the adverse impacts of climate change. - 10.8.4 Support the natural environment in adapting to and mitigating climate change impacts, through strategies such as carbon sequestration, reducing the urban heat island effect, stormwater retention and filtration, and other LID and green infrastructure standards and practices.
<p>2.4: Minimize and mitigate the impacts of regional growth on natural living systems</p>	<p>√</p>	<p>Policy directions throughout Flourish, and specifically in subsections 5.1 Natural Features, 5.2 Biodiversity, and 13.1 Outward Growth, seek to minimize and mitigate impacts of growth on natural living systems. The EMRGP has an aspirational intensification target of 17.5% for built up areas; Flourish exceeds this with an aspirational target of 20%, as indicated in policy 13.1.9 and 13.2.3.</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 style="text-align: center;">✓</p>	<p>Flourish falls within the Metropolitan Area policy tier, which outlines a minimum Greenfield Density of 40 du/nrha; aspirational intensification target of 17.5%; aspirational TOD target of 140-160 (people+jobs/gha); and aspirational urban and sub-regional centre density target of 100 du/nrha. Flourish supports these density targets, and in some instances exceeds them (see evaluation and commentary for EMRGP objective 2.4 above). Examples of policy to support this statement include:</p> <ul style="list-style-type: none"> - 13.1.5 <i>Encourage development in the Mixed-use Node adjacent to the North Transit Oriented Development Centre to support a minimum aspirational density of 140 people and jobs per gross hectare in the long-term.</i> - 13.2.5 <i>Ensure that new development or redevelopment that occurs within 800 metres of an identified Rapid Transit Station Area, or an area as determined by the City, supports a minimum aspirational density of 140 people and jobs per gross hectare.</i> <p>Principles and policy throughout Flourish also support accommodating for people’s daily needs at all ages, examples include:</p> <ul style="list-style-type: none"> - 7.1.4: <i>Facilitate a range of seniors’ and multi-generational housing forms and housing arrangements to support aging in place that is close to public transit, services, and amenities.</i> - 8.1.5: <i>Ensure accessibility for all users when developing new or improved transportation services.</i> - 8.2.2: <i>Ensure that street, pedestrian, and cycling networks in new developments</i>




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><i>and redevelopment connect directly with corresponding networks in existing and proposed adjacent development.</i></p>
<p>3.2: Plan for and promote a range of housing options</p>	<p>✓</p>	<p>Flourish seeks to “support greater diversity in housing forms, sizes, and tenures through new development and redevelopment opportunities”, and includes various policies that support this initiative, specifically in subsection 7.1 Housing Diversity. Example policy includes:</p> <ul style="list-style-type: none"> - 7.1.2: Monitor contemporary housing practices and trends and respond to these through updates to the Land Use Bylaw, as appropriate, to achieve a more diverse range of housing forms, sizes, and tenures. - 7.1.4 Facilitate a range of seniors’ and multi-generational housing forms and housing arrangements to support aging in place that is close to public transit, services, and amenities. - 7.1.7: Identify opportunities for Land Use Bylaw updates that support Neighbourhood renewal, aging in place, intensification, and diversification of existing housing stock through incremental redevelopment.




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>3.3: Plan for and promote market affordable and non-market housing to address core housing need</p>	<p>✓</p>	<p>Flourish contains clear and robust policy directives that promote market affordable and non-market housing to address core housing needs, including partnering with local, regional and other levels of government. Subsection 7.2 Housing for Everyone, and subsequent policies, directly address this; examples include:</p> <ul style="list-style-type: none"> - 7.2.2: <i>Develop and maintain a Housing Affordability Strategic Plan that identifies issues and gaps in the housing supply, objectives to meet current and projected housing needs, sustainable funding, and implementation tools.</i> - 7.2.5: <i>Partner with local and regional organizations, agencies, and private enterprises to develop and maintain a systematic response to meet the emergency, transitional, and permanent housing needs of vulnerable groups.</i> - 7.2.10: <i>Encourage and support collaboration between developers, non-governmental agencies, other levels of government, and other partners to include affordable housing within new development and redevelopment.</i>




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>Flourish seeks to “<i>support the strategic intensification of established areas of the City</i>” (principle 13.2) and limit the premature development of agricultural areas as described in Objective 6.2 of this document. To support subsection 13.2 principle, there are a number of policies that support the intensification that ultimately contribute to contiguous development patterns to accommodate employment and population growth, for example:</p> <ul style="list-style-type: none"> - 13.2.3: <i>Manage growth through amendments to the Land Use Bylaw, the preparation of Area Redevelopment Plans, and the approval of development applications to support a minimum aspirational intensification target beginning at 20% (of all residential units) and increasing to 30% over the course of Flourish.</i> <p>Subsection 13.1 Outward Growth, which addresses development in greenfield areas, further supports contiguous development, as indicated in policy 13.1.10: <i>Require new growth and development to be contiguous to existing development to prevent the premature subdivision or fragmentation of agricultural land.</i></p> <p>Further supporting this is the promotion of mixed-use and higher density development, further described in the evaluation and commentary for Objective 4.5 of this document.</p>




PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
 <p>GUIDING PRINCIPLE Achieve compact growth that optimizes infrastructure investment.</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>In addition to the evaluation and commentary provided for in Objective 4.1 above, Flourish contains many different policies that enable the growth within built-up areas that contribute to optimizing existing infrastructure and minimizing expansion of the development footprint.</p>
<p>4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities</p>	<p>√</p>	<p>Subsection 13.1 ‘Outward Growth’ seeks to “manage and coordinate growth in a logical manner, utilizing land, infrastructure, and fiscal resources efficiently”. Specific policies within this subsection relate to planning for and developing in greenfield areas in an orderly and phased manner, include:</p> <ul style="list-style-type: none"> - 13.1.1: <i>Require the preparation of an Area Structure Plan, prior to redistricting, subdividing, or developing land identified as Urban Reserve in the Land Use Bylaw, in accordance with the City’s Area Structure Plan Terms of Reference.</i> - 13.1.10: <i>Require new growth and development to be contiguous to existing development to prevent the premature subdivision or fragmentation of agricultural land.</i> <p>Additionally, subsection 14.6 ‘Neighbourhoods’ outlines policies related to new neighbourhood design, calling for them to be “complete, inclusive, walkable, and well serviced”, as outlined in policies 14.6.8, and 14.6.10.</p>




PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
 <p>GUIDING PRINCIPLE Achieve compact growth that optimizes infrastructure investment.</p>		
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	N/A	The City of St. Albert is considered an urban municipality within the Metropolitan area in the EMRGP. As such, Flourish does not contain policies specific to rural growth, but does contain directives related to “Outward Growth” and subsequent greenfield development.
4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	✓	Section 14 Land Use and Development in Flourish contains policies related to development in the Downtown (subsection 14.3), Trail Corridor Areas (subsection 14.4) and in Mixed-use Nodes (subsection 14.5). Each of these development areas and subsequent policies in Flourish promotes mixed use and higher density centres to concentrate growth of people and jobs. Additionally, there is policy throughout Flourish that encourage the concentrated growth of both people and jobs, such as policy 6.1.9 that promotes live-work units and mixed-use development in business areas.




PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
 <p>GUIDING PRINCIPLE Achieve compact growth that optimizes infrastructure investment.</p>		
<p>4.6: Prioritize investment and funding of regional infrastructure to support planned growth</p>	<p>√</p>	<p>Flourish contains policy that directs collaboration with regional partners on a number of initiatives, including investment and funding for infrastructure. Examples of this collaboration:</p> <ul style="list-style-type: none"> - 10.3.2: <i>Require that development of future water and wastewater systems align with the Infrastructure Corridors of Edmonton Metropolitan Region Growth Plan.</i> - 15.3.6: <i>Cooperate with adjacent municipalities, other agencies, and non-governmental organizations to identify opportunities for the shared provision of infrastructure, utilities and services.</i> - 15.3.7: <i>Establish levy options and arrangements between benefitting municipalities for intermunicipal, regional, and provincial infrastructure projects, where mutual benefit is determined.</i>




PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
 <p data-bbox="402 369 643 401">GUIDING PRINCIPLE</p> <p data-bbox="402 411 1271 443">Achieve compact growth that optimizes infrastructure investment.</p>		
<p data-bbox="199 531 613 642">4.7: Ensure compatible land use patterns to minimize risks to public safety and health</p>	<p data-bbox="727 541 760 583">√</p>	<p data-bbox="857 531 1406 835">Flourish contains various policies that seek to minimize risks to public health and safety by planning for compatible land use patterns. Where different land uses adjoin one another, Flourish calls for buffers to be implemented to minimize conflict as well as following appropriate regulatory setbacks outlined by provincial and/or federal agencies. For example:</p> <ul data-bbox="906 846 1406 1150" style="list-style-type: none"> - 14.7.3: <i>Establish appropriate buffers between Employment Areas and residential uses to minimize conflict.</i> - 15.3.3: <i>Collaborate with neighbouring municipalities on land-use planning matters, thereby supporting the orderly and coordinated development of land and the compatibility of adjacent land uses.</i>




PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
 <p data-bbox="402 369 847 443">GUIDING PRINCIPLE Ensure effective regional mobility.</p>		
<p data-bbox="199 533 574 772">5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity</p>	<p data-bbox="727 541 760 590">✓</p>	<p data-bbox="857 533 1422 1052">Schedule 10B: Regional Transit and Trails to 2044 in the EMRGP, outlines the conceptual transit alignments and park and rides for the region, with a North St. Albert TOD centre planned for in St. Albert, for eventual connection to the LRT system. Map 3: Urban Structure and General Land Use in Flourish recognizes this location for the TOD, as well the regional transit corridor, further building on the corridor by also indicating areas for rapid transit stations. Flourish also contains numerous policies that support the creation of a regional transportation system to support the growth of the Region and enhance overall connectivity. For example:</p> <ul data-bbox="906 1058 1422 1472" style="list-style-type: none"> - 15.2.6: <i>Work collaboratively with member municipalities, and other stakeholders to develop and support an efficient regional transportation network of public transit, roads, and trails.</i> - 15.3.8: <i>Collaborate with the City of Edmonton and other regional and provincial stakeholders to achieve the long-term goal of extending rapid transit from the City of Edmonton to St. Albert, including sharing services and coordinating planning activities.</i>




PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
 <p data-bbox="402 369 847 443">GUIDING PRINCIPLE Ensure effective regional mobility.</p>		
<p data-bbox="199 531 630 814">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 data-bbox="727 541 760 590">√</p>	<p data-bbox="855 531 1414 842">Flourish contains numerous policies that support and encourage different mobility types, outlined predominately in Section 8 ‘Mobility Choices’. For context, this Section provides the following overarching goal: “St. Albert supports a safe and efficient transportation network, providing a full range of attractive and healthy options for moving around.” Examples of policies that support this include:</p> <ul data-bbox="904 846 1414 1224" style="list-style-type: none"> - 8.1.1: Plan and develop a transportation network that supports multi-modal travel and enables safe and comfortable travel for pedestrians, cyclists, transit riders, and motorists. - 8.3.2: Work with Municipal, Regional, and Provincial partners on the planning and implementation of local services and rapid transit facilities linking St. Albert to the planned Light Rail Transit (LRT) extension from Edmonton.
<p data-bbox="199 1255 630 1535">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 data-bbox="727 1266 760 1314">√</p>	<p data-bbox="855 1255 1414 1875">Flourish contains many policies that seek to coordinate and integrate land use and transportation facilities and services. This is best exemplified through Map 4: Urban Structure and General Land Use that shows land uses relative to major roads and primary mobility corridors. As indicated in this map, and discussed in Objective 1.3 Evaluation and Commentary, ‘Employment Areas’, ‘Mixed-use Employment Areas’, ‘Mixed-use Nodes’ and the ‘Trail Corridor Areas’, which will hold the greatest number of jobs as well as the densest populations, are all directly connected to the major roads and primary mobility corridors. These transportation routes connect directly to adjoining municipalities, supporting the regional movement of people, goods and services, to both urban and rural areas.</p>




PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
 <p>GUIDING PRINCIPLE Ensure effective regional mobility.</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>Flourish contains policies that relate to the regional collaboration and coordination for regional transportation. This is exemplified through the inclusion of the regional transportation corridor in Map 4, which aligns with the EMRGP Schedule 10B, and further supported by the following policy examples:</p> <ul style="list-style-type: none"> - 15.2.6: <i>Work collaboratively with member municipalities, and other stakeholders to develop and support an efficient regional transportation network of public transit, roads, and trails.</i> - 8.3.2: <i>Work with Municipal, Regional, and Provincial partners on the planning and implementation of local services and rapid transit facilities linking St. Albert to the planned Light Rail Transit (LRT) extension from Edmonton.</i>



PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
 <p>GUIDING PRINCIPLE Ensure the wise management of prime agricultural resources.</p>		
<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>✓</p>	<p>Subsection 6.3 Agriculture in Flourish contains the principle to “<i>support agricultural producers’ ongoing contribution to the economy</i>”. This subsection contains various policies that look to conserve agricultural land within the City until necessary for development, as well as supporting regional initiatives that support this EMRGP objective. Examples of policy include:</p> <ul style="list-style-type: none"> - 6.3.1: <i>Support the development and implementation of the Edmonton Metropolitan Region Board Regional Agricultural Master Plan through the creation of an urban agriculture strategy and other opportunities.</i> - 6.3.8: <i>Promote land and environmental stewardship by supporting existing provincial legislation and policy related to agriculture within the context of an urban environment.</i>
<p>6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses</p>	<p>✓</p>	<p>The City of St. Albert contains limited agricultural lands when compared to the overall metropolitan region. While agricultural lands within St. Albert will eventually accommodate urban development overtime, Flourish contains policy that limits the premature fragmentation and development. Policy examples include:</p> <ul style="list-style-type: none"> - 6.3.2: <i>Prevent the premature fragmentation and subdivision of agricultural land, thereby maintaining viable agricultural operation and reducing development challenges when urbanized.</i> - 13.1.10: <i>Require new growth and development to be contiguous to existing development to prevent the premature subdivision or fragmentation of agricultural land.</i>



PRINCIPLES + OBJECTIVES	CONSISTENCY	EVALUATION + COMMENTARY
 <p>GUIDING PRINCIPLE Ensure the wise management of prime agricultural resources.</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>√</p>	<p>Policy 6.3.7 in Flourish speaks to “<i>Encourag[ing] value-added agricultural uses to advance economic development and synergistic opportunities</i>” and policy 6.3.1 speaks to “<i>Support[ing] the development and implementation of the Edmonton Metropolitan Region Board Regional Agricultural Master Plan through the creation of an urban agricultural strategy and other opportunities</i>”. These policies, combined with other initiatives in Flourish, help meet this EMRGP objective.</p>



5.0 SUMMARY AND CONCLUSIONS

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

Economic Competitiveness & Employment	<p>Flourish seeks to promote global economic and regional prosperity by:</p> <ul style="list-style-type: none"> ▪ developing and maintaining an economic development strategy that targets specific sectors and looks at ways to attract, support and retain businesses; ▪ looking at ways to streamline processes; ▪ collaborating with regional partners and organizations; ▪ incentivize job growth; ▪ encouraging and accelerating establishment and growth of start-ups; and ▪ working with partners to invest in digital infrastructure networks.
Natural Living Systems	<p>Flourish seeks to protect natural living systems and environmental assets by:</p> <ul style="list-style-type: none"> ▪ protecting, conserving and enhancing natural features; ▪ adopting an ecological network approach to foster a green environment; ▪ supporting development that uses Low Impact Design (LID); ▪ supporting measures to prepare for and minimize the adverse impacts of climate change; and ▪ supporting intensification development of 20% and requiring contiguous development patterns.
Communities & Housing	<p>Flourish seeks to recognize and celebrate the diversity of communities and promote and excellent quality of life across the Region by:</p> <ul style="list-style-type: none"> ▪ promoting and encouraging mixed-use development to meet everyday needs of residents; ▪ facilitating a range of senior’s and multi-generational housing to support aging in place; ▪ monitoring new housing practices and trends encourage a more diverse range of housing forms, sizes, and tenures; ▪ developing an Affordability Strategic Plan to identify issues and gaps in the housing supply and objectives to address deficiencies; and ▪ partnering with other municipalities, levels of government and agencies to respond to emergency, transitional and permanent housing needs or vulnerable groups.
Integration of Land Use & Infrastructure	<p>Flourish seeks to achieve compact growth that optimizes infrastructure investment by:</p> <ul style="list-style-type: none"> ▪ aspiring to achieve 20% intensification of built-up areas and increase to 30% over the course of Flourish; ▪ requiring new growth to be contiguous to existing development; ▪ promoting TOD and mixed-use development throughout the City; and ▪ limiting the premature subdivision of Urban Reserve/ agricultural lands until development is required.



Transportation Systems	Flourish seeks to ensure effective regional mobility by: <ul style="list-style-type: none">▪ working collaboratively with other member municipalities to develop and support a regional transportation network that includes transit, roads and trails;▪ working with the City of Edmonton and other regional/ provincial partner to extend the LRT to St. Albert; and▪ integrating land uses that see denser populations and higher volume of jobs with primary mobility corridors that connect to other locations within the City, and beyond to adjacent rural and urban areas.
Agriculture	Flourish seeks to ensure the wise management of prime agricultural resources by: <ul style="list-style-type: none">▪ supporting the development of the Regional Agricultural Master Plan;▪ promoting land and environmental stewardship by supporting existing provincial legislation and policy;▪ requiring an Agricultural Impact Assessment for all new area structure plans; and▪ preventing the premature fragmentation and subdivision of agricultural land.

6.0 RECOMMENDATION

It is recommended that the Edmonton Metropolitan Region Board **approve** the City of St. Albert’s proposed Municipal Development Plan – *Flourish* (Bylaw 20/2020).