



REF 2020-016, City of Edmonton Richford Neighbourhood Area Structure Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2020-016 be approved.

Background

On November 19, 2020, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Edmonton (the City) for approval of a proposed amendment to the Richford Neighbourhood Area Structure Plan (NASP). The City submitted the plan amendment pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 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 November 24, 2020.

Application

The proposed amendment to the Richford NASP redesignates a parcel of land from low density residential to commercial to accommodate an associated rezoning. The Richford NASP is located within the overall Heritage Valley Servicing Concept Design Brief.

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 amendment to the NASP 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 Richford NASP amendment be approved by the EMRB

EMRB Administration Comments

The Richford NASP 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



amendment area encompasses one parcel, approximately 0.4ha in size, located at the intersection of 111 Street SW and 5 Avenue SW (Richford Road). The parcel is identified as part of the Built-Up Urban Area within the Edmonton Metropolitan Regional Structure to 2044 (Schedule 2 of the EMRGP). There is an existing country residential dwelling located on the parcel.

The proposed amendment to the NASP and concurrent amendment to the Zoning Bylaw, redesignates the parcel from Low Density Residential to Commercial (as seen in Figure 1: Richford NASP Development Concept). Additionally, the amendment includes minor text revisions and an update to the land use and statistics table.

The proposed amendment is consistent with the growth directions for the Metropolitan Area, specifically to, *encourage intensification of built-up urban areas to optimize existing and planned infrastructure*. The addition of commercial uses will provide local residents with greater access to services, amenities, and employment, which is currently lacking in the Richford neighbourhood. The site's location, along 111 Street SW (an arterial road) will promote efficient local movement of people to and from the site.

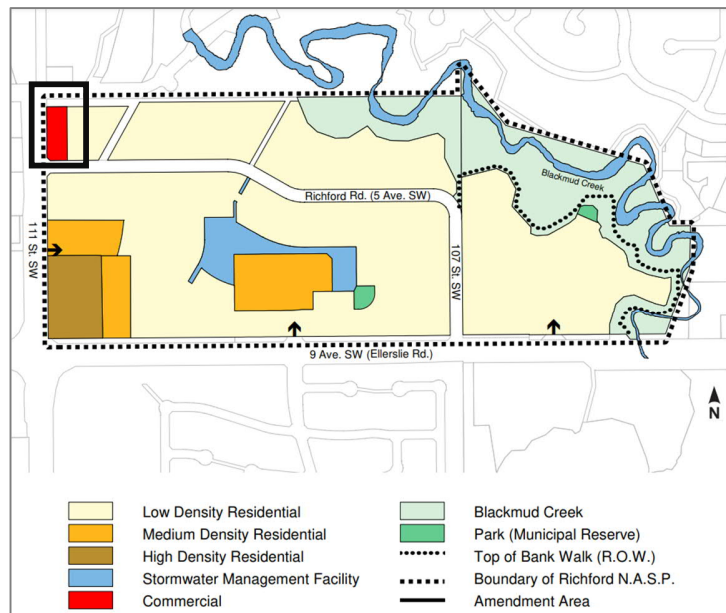


Figure 1: Richford NASP Development Concept

Overall, the proposed amendment to the Richford NASP is local in nature and 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 2020-016 be approved.

Attachments

Evaluation	ISL Engineering and Land Services Ltd.
REF Documents	1. Cover Letter
	2. Bylaw 19458 – Richford NASP Amendment
	3. Cover Report for Bylaw 19458
	4. City Planning Report
	5. Richford NASP (without amendment)
	6. EMRB Referral Chart