



## REF 2020-004, St. Albert North Ridge Area Structure Plan Amendment

### Recommendation

*EMRB Administration recommends that REF application 2020-004 be approved.*

### Background

On April 2, 2020, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of St. Albert (the City) for approval of the proposed North Ridge Area Structure Plan (ASP) Amendment. The City submitted the proposed amendment to the ASP 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:*
- c) *The proposed statutory plan amendment would result in a change to the boundaries of an area structure plan, area redevelopment plan, intermunicipal development plan, urban service area, growth hamlet or hamlet that is not designated a growth hamlet in a Municipal Development Plan where the boundary change includes a population gain of more 200 and/or an increase in area of 32 ha or more in the hamlet.*

EMRB Administration deemed the application complete on April 8, 2020.

### Application

The amendment proposes to expand the North Ridge ASP boundary by approximately 49 hectares (ha). The amendment establishes and defines the land use concept and proposed circulation pattern for North Ridge Phase 2.

### Evaluation

EMRB Administration obtained the assistance of V3 Companies (V3) to evaluate the application with respect to legislative requirements. The V3 evaluation (attached) reviewed the proposed ASP 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 V3 evaluation recommends that the City of St. Albert's proposed amendment to the North Ridge ASP be approved by the EMRB.

### EMRB Administration Comments

The North Ridge ASP is located within the Metropolitan Area Tier of the Metropolitan Regional Structure to 2044 (Schedule 2 of the EMRGP); therefore, the application has been reviewed for



consistency with the principles and policies pursuant to this Policy Area Tier. The proposed ASP amendment adds Phase 2, a greenfield area adjacent to the existing Built-Up Urban Area within northern St. Albert, into the existing North Ridge ASP.

The proposed amendment to the North Ridge ASP expands the boundary of the plan by approximately 49 ha north of Villeneuve Road to accommodate a mix of low and medium density residential, commercial, and open space uses, and an area designated Future Development Area. The extension of the ASP promotes contiguous growth, and enables the logical and efficient extension of infrastructure, consistent with Growth Plan objectives and policies applied to greenfield development in the Metropolitan Area.

The development of North Ridge Phase 2 will support local employment and population growth within the City of St. Albert contributing to the livability and prosperity of the Region. The neighbourhood proposes a mix of uses anchored by a transportation network integrating roadways and trails to promote connectivity and efficient movement of different transportation modes within the neighbourhood and surrounding area. The amendment is subject to policies within the City's Municipal Development Plan that ensure all statutory plans are built-out with a minimum of 30% medium and high density residential, enabling a range housing options for people of all ages contributing to a complete community.

As per Policy 6.2.5 in the Growth Plan, Agricultural Impact Assessments were completed to support the application, as the amendment to the ASP is greenfield development on prime agricultural lands. The findings of the agricultural impact assessments state that the site has historically and is currently being used for low intensity crop production, with no evidence of intensive agricultural or livestock operations. The amendment is consistent with Policy 6.2.4 in the Growth Plan outlining fragmentation and conversion of agricultural land within the Metropolitan Area be contiguous to the Built-up Urban Area and that lands are required for population and employment growth. Neighbourhood phasing is intended to prevent premature fragmentation and minimize the impacts of development on surrounding agricultural operations.

The amendment to the ASP outlines how Phase 2 will achieve the Minimum Greenfield Residential Density of 40 du/nrha outlined in Schedule 6 of the Growth Plan (Greenfield Density, Centres, and Intensification Targets). As outlined in the ASP's Development Statistics, there is provision for 2.5 ha designated Medium Residential Density, which the City plans to be developed at 90 du/nrha. During the evaluation, it was noted that this designation has a broad potential density range of 40 – 94 du/nrha and, in order to achieve the Minimum Greenfield Residential Density, implementation at the upper limit of this range during subdivision and zoning stages is required to ensure the neighbourhood is consistent with the Growth Plan. Ongoing monitoring and reporting will inform the as-built density of the plan through the various stages of neighbourhood development.

Based on the commentary above regarding the importance of implementation for this ASP to achieve the objectives of the Growth Plan (specifically the broad range of densities outlined in the ASP), EMRB Administration recommends the City add further clarity surrounding ASP implementation to ensure consistency with the Growth Plan.



Overall, the ASP amendment 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 2020-004 be approved.

### **Attachments**

Evaluation  
REF Documents

- V3 Companies
1. Cover Letter
  2. Council Report and Attachments
  3. North Ridge Area Structure Plan - Current
  4. North Ridge Area Structure Plan – Phase 2 Amendment
  5. Figure 2 – Future Land Use
  6. Land Ownership Map
  7. Agricultural Impact Assessment – Strata Lands
  8. Agricultural Impact Assessment – City Lands