

November 12, 2020

File No.: 1495-01

Edmonton Metropolitan Region Board
Suite 1100, Bell Tower
10104 – 103 Ave
Edmonton, AB T5J 0H8

Attention: Ms. Debra Irving, Senior Project Manager

Dear Ms. Irving:

Reference: REF# 2020-015

City of Fort Saskatchewan Municipal Development Plan

Attached is our third-party evaluation of the referral to the Edmonton Metropolitan Region Board from the City of Fort Saskatchewan regarding Bylaw C31-20 for the adoption of the Municipal Development Plan (MDP).

It is our opinion that the proposed amendment is generally consistent with the objectives of the Edmonton Metropolitan Region Growth Plan and the Edmonton Metropolitan Region Board Regulations.

It is recommended that the Edmonton Metropolitan Region Board **approve** Bylaw C31-20 as submitted.

Yours truly,

Scheffer Andrew Ltd., Edmonton



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Regional Evaluation Framework: Third Party Evaluation

City of Edmonton

REF# 2020-015

City of Fort Saskatchewan Municipal Development Plan (Bylaw C31-20)

Background

Status: On October 27, 2020, Fort Saskatchewan City Council passed first reading of the proposed Bylaw C31-20 to adopt the new Municipal Development Plan.

Policy Tiers: Metropolitan Tier

Purpose: The Municipal Development plan will guide the City of Fort Saskatchewan growth and development in a manner consistent with the EMRGP as the City grows to a community of 50,000 residents.


Summary: The Fort Saskatchewan Municipal Development Plan (MDP) is a high-level policy document and statutory plan that sets out broad policies and directions for Fort Saskatchewan's growth and development. The Fort Saskatchewan MDP area falls under the Metropolitan Area Tier in Table 1B. Applicable Growth Directions for the Metropolitan Area are to:


- Encourage intensification of built-up urban areas including brownfield sites to optimize existing and planned infrastructure;
- 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;
- Plan and build transit-oriented development (TOD) with higher densities and foster active transportation opportunities; and
- 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.




Opinion


Pursuant to Section 8.1 of the Regional Evaluation Framework, it is our opinion that, if approved and fully implemented, REF# 2020-015 would result in development that is generally consistent with the Edmonton Metropolitan Region Growth Plan. **It is recommended that the Edmonton Metropolitan Region Board approve the Fort Saskatchewan Municipal Development Plan (Bylaw C31-20) as submitted.**


Evaluation Criteria		
Principles and Objectives	Consistency (X/✓/or N/A)	Evaluation and Commentary
Guiding Principle  Promote global economic competitiveness and regional prosperity.		
1.1: Promote global economic competitiveness and diversification of the regional economy	✓	<p>Objective 5.1.b of the MDP is: <i>“The City is committed to regional cooperation regarding shared resources and regional coordination of future development including economic development, infrastructure and services.”</i></p> <p>The MDP provides policies (5.2.1; 5.2.2) to support regional cooperation with the EMRB and neighbouring municipalities.</p> <p>MDP Policy 5.2.3 states: <i>“Continue to promote partnerships for regional infrastructure, transportation, transit, protective and emergency services, social services, and any other service that may gain efficiency and efficacy from a regional approach.”</i></p>
1.2: Promote job growth and the competitiveness of the Region’s employment base	✓	<p>The MDP includes policies (9.3.9; 9.3.11) which support economic diversification, policies (9.3.14; 9.3.17; 9.3.26) which support growth of tourism and creative/cultural experiences</p> <p>The MDP provides support and incentives for the development of major employment lands.</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>The MDP includes Connecting People and Places, Sustainable Transportation Options, and Efficient Movement of Goods as key components of the City of Fort Saskatchewan’s Mobility Network.</p> <p>The MDP supports preparation of a Goods Movement Strategy.</p>
<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>The MDP provides policies which provide opportunities for a variety of employment opportunities and supports economic diversification.</p>
<p>Guiding Principle</p>  <p>Protect natural living systems and environmental assets.</p>		
<p>2.1: Conserve and restore natural living systems through an ecological network approach</p>	<p>✓</p>	<p>The MDP <i>Section 7: Natural Systems, Green Infrastructure, and Natural Resource Extraction</i> includes objectives to protect the ecological integrity City’s Green Infrastructure, natural areas, environmentally sensitive areas, and water courses including the North Saskatchewan River Valley lands.</p> <p>The MDP encourages use of low impact development techniques (Policies 10.2.7; 10.2.13)</p>
<p>2.2: Protect regional watershed health, water quality and quantity</p>	<p>✓</p>	<p>The MDP <i>Section 7: Natural Systems, Green Infrastructure, and Natural Resource Extraction</i> includes policies to ensure development incorporates appropriate setbacks from water bodies</p>



		<p>(including the North Saskatchewan River) and natural features</p> <p>The MDP encourages protection of wetlands (policy 7.3.8) and incorporation of established wetlands into the stormwater system (policy 10.2.15)</p>
<p>2.3: Plan development to promote clean air, land and water and address climate change impacts</p>	<p>✓</p>	<p>The MDP includes policies to reduce waste and promote principles of reducing, reusing, recycling, and recovering in City operations.</p> <p>MDP Policy 7.2.10 requires that new development meets or exceeds regional, provincial and federal regulations and guidelines with respect to air quality, water quality, and flood plain and hazard management</p> <p>MDP Policy 10.2.2 requires that new and updated statutory plans incorporate climate change adaptation policies and strategies</p> <p>MDP Policy 10.2.24 states: <i>“Work with the Fort Air Partnership to maintain good air quality”</i></p>
<p>2.4: Minimize and mitigate the impacts of regional growth on natural living systems</p>	<p>✓</p>	<p>MDP objective 7.2.b <i>The ecological integrity of the river valley, natural areas, wildlife habitats and watercourses is protected.</i></p>
<p>Guiding Principle</p>  <p>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>✓</p>	<p>The MDP provides opportunity for diverse housing types to meet the needs of people of different ages, incomes, and household sizes (Objective 6.2.j)</p> <p>Policy 6.2.17 states: <i>Public spaces shall be designed and programmed incorporating design principles of 8 80 Cities.</i> Which allows for an urban place to function well for all ages.</p>
<p>3.2: Plan for and promote a range of housing options</p>	<p>✓</p>	<p>The MDP provides opportunity for diverse housing types to meet the needs of people of different ages, incomes, and household sizes (Objective 6.2.j; Policies 6.2.39; 6.5.2)</p> <p>Policy 6.2.32 states: <i>Neighbourhoods shall have a diversity of housing types to enhance character along block frontages, and within neighbourhoods meeting the various financial, lifestyle and cultural needs of our diverse population.</i></p>
<p>3.3: Plan for and promote market affordable and non-market housing to address core housing need</p>	<p>✓</p>	<p>Object 5.1.h states that the City supports affordable housing options. Policies 5.2.15-5.2.19 further address the City's intent to plan for affordable and non-market housing options</p> <p>The MDP supports the provision of market affordable and non-market affordable housing in all neighbourhoods and encourages the location of these housing options near transit routes, near commercial uses, open spaces, and community services. (Policies 6.2.40; 6.2.41)</p>

Guiding Principle  Achieve compact growth that optimizes infrastructure investment.		
4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth	✓	The MDP encourages efficient growth and contiguous development patterns that optimize existing infrastructure investments.
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	✓	The MDP promotes redevelopment and intensification to maximize the use of existing infrastructure.
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	✓	The MDP requires that new ASPs prove how the new neighbourhoods are planned to sustain their infrastructure lifecycle and not increase the infrastructure tax-burden on existing neighbourhoods. (Policy 6.6.2e)
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	N/A	Rural growth areas are not within the scope of the MDP
4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	✓	The MDP encourages mixed-use and higher density areas be integrated with large format commercial or retail uses and located along transit corridors and near open spaces, school sites and community services. (Policies 6.2.5; 6.2.33; 6.4.1)
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	✓	MDP Objective 5.1.b <i>The City is committed to regional cooperation regarding shared resources and regional coordination of future development</i>

		<i>including economic development, infrastructure, and services.</i>
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	✓	The MDP carefully considers land use measures to address risk and nuisance factors associated with resource extraction, processing, and reclamation (Policy 7.3.32)
Guiding Principle  Ensure effective regional mobility.		
5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	✓	<p>Objective 5.1.b of the MDP is: <i>“The City is committed to regional cooperation regarding shared resources and regional coordination of future development including economic development, infrastructure and services.”</i></p> <p>The MDP provides policies (5.2.1; 5.2.2) to support regional cooperation with the EMRB and neighbouring municipalities.</p> <p>MDP Policy 5.2.3 states: <i>“Continue to promote partnerships for regional infrastructure, transportation, transit, protective and emergency services, social services, and any other service that may gain efficiency and efficacy from a regional approach.”</i></p>
5.2: Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable alternatives to private	✓	The MDP promotes mobility strategies including increased active transportation and access to/use of the public transportation system.

<p>automobile travel, appropriate to the scale of the community</p>		<p>Policy 8.3.18 directs the City to undertake development of an Active Transportation Master Plan</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 MDP encourages locating higher density and community services including retail and businesses, transit hubs, and Park and Ride locations along transit corridors to enhance use/access of transit services (Policies 8.3.27; 8.3.35)</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>There is no direct impact on the Edmonton International Airport</p>
<p>5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions</p>	<p>✓</p>	<p>MDP Policy 5.2.3 states: <i>“Continue to promote partnerships for regional infrastructure, transportation, transit, protective and emergency services, social services, and any other service that may gain efficiency and efficacy from a regional approach.”</i></p>
<p>Guiding Principle</p>  <p>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>MDP Policy 9.3.28 <i>Encourage and support agricultural activities that provides local food security including urban agriculture, greenhouse agriculture, and community level pursuits.</i></p>

<p>6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses</p>		<p>The MDP provides support for and recognizes the importance of agricultural operations in the region which contribute to the economic diversity of the region and provides policies which support the continued operation until lands are required for urban development. The MDP requires that agricultural lands are not prematurely fragmented for urban development. (Policies 9.3.31; 11.2.6)</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>MDP Policy 9.3.27 <i>Encourage and support agricultural and agricultural related economic activities including traditional, innovative, small-scale, and value-added activities.</i></p> <p>MDP Policy 9.3.28 <i>Encourage and support agricultural activities that provides local food security including urban agriculture, greenhouse agriculture, and community level pursuits.</i></p> <p>MDP Policy 9.3.30 <i>Engage private industry to attract innovative commercial food production and agricultural businesses</i></p>