

EMRB Referral Chart: Chappelle Application LDA20-0052		
EMRB Growth Plan Principles and Objectives	Area Structure Plan Consistency (X/ or NA)	REF: Analysis for Proposed Plan Amendments and Notes
Guiding Principle Promote global economic competitiveness and regional prosperity		
1.1: Promote global economic competitiveness and diversification of the regional economy	x	<p>Meets Policy 1.1.1.b by "developing the Region as a hub and gateway to Northern Alberta and Canada by expanding sectors related to government, education, health, culture, agriculture and the arts"</p> <p>Meets Policy 1.1.1.d by "supporting the growth of sectors related to and not limited to finance, health, the knowledge-based economy, manufacturing and logistics;"</p> <p>The application allows opportunities for a range of uses that serve the area including culture, health, arts, government services, and educational uses</p>
1.2: Promote job growth and the competitiveness of the Region's employment base	x	<p>Meets Policy 1.2.2.c by accommodating employment growth "within urban communities and within centres in a compact form"</p> <p>The proposal facilitates commercial and institutional/community service uses that rely on a diversified employment base and will contribute to the commercial marketplace</p>
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region	n/a	This application is not about moving people, although the related subdivision will ensure access to regional destinations is planned efficiently. Existing land use plans continue to provide for future LRT service through the area
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	x	<p>Meets Policies 1.4.1 and 1.4.3 attracting a diverse range of workers. As per Table 1B: Metropolitan Area "Growth Directions"</p> <p>The application continues to support employment growth in this location, encouraging growth of a range of uses in institutional, health and education sectors</p>
Guiding Principle Protect natural living systems and environmental assets		
2.1: Conserve and restore natural living systems through an ecological network approach	n/a	There are no natural living systems affected by the subject application.
2.2: Protect regional watershed health, water quality and quantity	n/a	<p>There are no natural living systems affected by the subject application.</p> <p>Drainage systems are supported by technical studies to protect the health of watersheds.</p>
2.3: Plan development to promote clean air, land and water and address climate change impacts	n/a	The plan amendment has no negative impact

2.4: Minimize and mitigate the impacts of regional growth on natural living systems	n/a	There are no natural living systems affected by the subject application
Guiding Principle Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.		
3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages	x	Meets Policy 3.1.1 "Built up urban centres and greenfield areas will be planned and developed as complete communities" The application provides a mix of uses that will cater to daily needs of people of all ages
3.2: Plan for and promote a range of housing options	n/a	The application does not affect residential uses planned for the NSP; proposed uses will serve future residents in the area
3.3: Plan for/promote market affordable and non-market housing to address core housing need	n/a	The change in land use proposed does not affect housing nor planned residential densities for the neighbourhood
Guiding Principle Achieve compact growth that optimizes infrastructure investment		
4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth	x	As per Schedule 1: Population and Employment Projections 2014 to 2044, potential growth is not altered with the proposal; the application area is contiguous and provides employment opportunities
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	x	Meets Policy 4.2.4 "Intensification will optimize existing and planned infrastructure. Infrastructure investments to support intensification will be identified and planned appropriately"
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	x	Meets Policy 4.3.1.b "Compact mix of residential and employment uses to support the creation of complete communities" and Policy 4.3.2 a + c "part of existing urban community" and has "long term servicing capacity"; The application facilitates orderly development and enhances potential for the subject site to be developed in a more timely manner; the technical review included an evaluation of servicing required for the proposed land uses
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	n/a	This application is not located in a rural growth area
4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	x	Meets Policy 4.5.3 as per Table IB: Metropolitan Area. The application addresses a contiguous undeveloped greenfield site planned for a diversified mix of compatible land uses including employment types
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	n/a	This application does not affect the regional infrastructure
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	n/a	The application does not pose a public safety or health risk
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	x	Meets Schedule 10B identifies proximity to a Park and Ride site and a Planned LRT Line. The application does not affect the regional transportation system
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	x	Meets Schedule 10B: Proposed uses are expected to rely on transit service in the area with the future LRT station south within walking distance. The Southeast Asp's focus on encouraging/promoting intensification of mixed uses around the LRT station being planned is not affected by the proposed plan amendments and remains in place to guide future neighbourhood plans.
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	x	Meets Policy 5.3: "Coordinate and integrate land use and transportation facilities". A Transportation Impact Assessment was performed supporting the proposed plan amendments and rezoning; vehicle access and pedestrian connectivity will be reassessed at the Development Permit stage to ensure people and goods are moved efficiently and safely through the area
5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world	n/a	This application does not affect the Edmonton International Airport
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	n/a	This application is not affecting the regional transportation system
Guiding Principle Ensure the wise management of prime agricultural resources		
6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations	n/a	The proposed development is not related to agriculture
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	n/a	The proposed development is not related to agriculture
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	n/a	The proposed development is not related to agriculture