

The omnibus MDP amendment proposes conformance with the Growth Plan, and minor maintenance type changes



Board Reference:
REF #2020-007

Municipal Bylaw:
C-1102-19

Introduction

The Province has adopted the Regional Evaluation Framework (REF) for the Edmonton Metropolitan Region Board's review of statutory plans. The City of Spruce Grove has referred an amendment to the Municipal Development Plan (MDP) to the Edmonton Metropolitan Region Board (EMRB) pursuant to the Regional Evaluation Framework (REF) Section 4.2 a) being: a Municipal Development Plan amendment to conform to the Edmonton Metropolitan Region Growth Plan (EMRGP).



Purpose

The purpose of the proposed MDP amendment is twofold:

First, the amendment recognizes EMRGP implementation policy 5.1.2 requiring that all member municipalities demonstrate how their existing MDPs conform with, or diverge from the new Growth Plan, and to indicate how they would bring the MDP into compliance. Appendix B of the Growth Plan provides a Template for Regional Context Statement. The amendment responds to this template. Specifically the amendment:

- deals with and update the MDP's usage of Edmonton Metropolitan Region in the text and on the figures;
- identifies the City's location within the EMRGP's Metropolitan Area policy tier;
- adds policies increasing residential densities in greenfield and built-up areas, and in the City Centre as defined by the MDP;
- clarifies EMRB referrals of Area Structure Plans (ASPs);
- adds a policy supporting the Edmonton International Airport; and,
- lists requirements for Agricultural Impact Assessments.

Second, the proposed amendment removes references that indicate no annexations are required during the life of the MDP, updates the land use maps, and changes *Gateway Lands* to *Westwind Lands*.

The proposed amendment does not alter the vision or goals, the land use areas or population projections contained in the MDP. It fulfils the EMRGP requirement for municipalities to provide Regional Context Statements and incidentally provide an opportunity for *housekeeping* type amendments.

Conclusion

That the EMRB **APPROVE** the proposed Municipal Development Plan amendment.

Summary

The proposed MDP amendment allows for the implementation of the City’s Regional Context Statement approved by City Council in October of 2018. Updating the MDP to ensure conformance with the EMRGP also provides the opportunity to address other housekeeping changes including:

- removal of former policy 8.2.1.7 *Anticipate no future annexations during the term of this plan*;
- renaming Gateway Lands to Westwind Lands;
- minor revisions to update and clarify the Existing and Future Land Use Maps; and,
- revising existing and projected employment numbers.

As is noted above, the specific MDP amendments that relate to conformance with the Growth Plan are generated based on *Appendix B. Template for Regional Context Statement of the EMRGP*. Those amendments are discussed in greater detail in the table below.

Evaluation Criteria

When evaluating a statutory plan or statutory plan amendment, the Edmonton Metropolitan Region Board must consider whether approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with the EMRGP.

Metropolitan Regional Structure

Metropolitan Regional Structure		Comments on Consistency
✓	Identify Relevant Policy Tier.	<ul style="list-style-type: none"> • The proposed amendments identify the City as being within the Metropolitan Area Tier of the Growth Plan as per Schedule 2.
✓	Identify applicable structure components <ul style="list-style-type: none"> • Built-up urban areas • Urban Centre 	<ul style="list-style-type: none"> • The amendments establish built-up urban areas and include an aspirational density increase of 10 percent. The amendment also includes a definition of <i>Built-up Urban Areas</i> as including all lands subdivided prior to December 31st, 2016. • The City Centre mixed use area is defined as pursuing an aspirational density of 100 du/nrha by 2044.

Regional Policy Areas

Principles and Objectives		Comments on Consistency
	Guiding Principle Promote global economic competitiveness and regional prosperity.	
—	1.1 Promote global economic competitiveness and diversification of the regional economy.	<ul style="list-style-type: none"> • Not relevant.

Principles and Objectives		Comments on Consistency
—	1.2: Promote job growth and the competitiveness of the region's employment base.	• Not relevant.
—	1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region.	• Not relevant.
✓	1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce.	• The proposed amendment commits to referring statutory plans as required by the Regional Evaluation Framework and to support the EMRB monitoring function.

 Guiding Principle
Protect natural living systems and environmental assets.

—	2.1: Conserve and restore natural living systems through an ecological network approach	• Not relevant.
—	2.2: Protect regional watershed health, water quality and quantity.	• Not relevant.
—	2.3: Plan development to promote clean air, land and water and address climate change impacts.	• Not relevant.
—	2.4: Minimize and mitigate the impacts of regional growth on natural living systems.	• Not relevant.

 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.	• The proposed amendment regulates residential densities for greenfield, infill and City Centre developments consistent with the Growth Plan.
—	3.2: Plan for and promote a range of housing options.	• Not relevant.
—	3.3: Plan for and promote market affordable and non-market housing to address core housing need.	• Not. Relevant.

Principles and Objectives		Comments on Consistency
 <p>Guiding Principle Achieve compact growth that optimizes infrastructure investment.</p>		
✓	4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth.	<ul style="list-style-type: none"> Amendments to bring the MDP into compliance with the EMRGP will assist in developing compact communities.
✓	4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint.	<ul style="list-style-type: none"> Built-up areas are defined as those subdivisions approved prior to December 31st 2016. An aspirational density increase of 10 percent is proposed in those areas.
✓	4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities.	<ul style="list-style-type: none"> The MDP amendment establishes greenfield residential densities at 35 du/nrha as per the EMRGP. All ASPs and amendments to ASPs are to be submitted to the EMRB for approval.
—	4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing.	<ul style="list-style-type: none"> Not relevant.
✓	4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs.	<ul style="list-style-type: none"> The proposed amendment pursues an aspirational residential density of 100 du/nrha for the City Centre mixed use area by 2044.
—	4.6: Prioritize investment and funding of regional infrastructure to support planned growth.	<ul style="list-style-type: none"> Not relevant.
— ✓	4.7: Ensure compatible land use patterns to minimize risks to public safety and health	<ul style="list-style-type: none"> Not relevant.
 <p>Guiding Principle Ensure effective regional mobility.</p>		
—	5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	<ul style="list-style-type: none"> Not relevant.
—	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	<ul style="list-style-type: none"> Not relevant.

Principles and Objectives		Comments on Consistency
—	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	<ul style="list-style-type: none"> • Not relevant.
✓	5.4: Support the Edmonton International Airport as northern Alberta’s primary air gateway to the world	<ul style="list-style-type: none"> • The proposed amendment adds a policy to recognize and support the Edmonton International Airport.
—	5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	<ul style="list-style-type: none"> • Not relevant.

	<p>Guiding Principle</p> <p>Ensure the wise management of prime agricultural resources.</p>
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✓	6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations	<ul style="list-style-type: none"> • The proposed amendment adds a policy that requires an Agricultural Impact Assessment be prepared prior to development.
✓	6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	
—	6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	<ul style="list-style-type: none"> • Not relevant.