



December 1, 2020

Edmonton Metropolitan Region Board  
#1100 Bell Tower  
10104 - 103 Avenue NW  
Edmonton, AB T5J 0H8

**Attention: Sharon Shuya, Director of Regional Growth Planning**

Dear Ms. Shuya,

**Re: Referral of File LDA20-0129 - Hays Ridge**

- **Hays Ridge Neighbourhood Area Structure Plan (NASP) - Bylaw 19384**
- **Rezoning - Charter Bylaw 19385**

Please accept this letter from the City of Edmonton requesting the Edmonton Metropolitan Region Board (EMRB) to endorse referred Bylaws, in reference to Ministerial Order No. MSL:111/17, the Regional Evaluation Framework (REF). The related NASP amendment, rezoning bylaw and Administration report attached, provide context and rationale for the proposed plan amendments.

The application is being referred as per REF Section 4.2 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.

Relevant conditions under REF Section 5.0 - Referral of Statutory Plans:

5.1 Statutory plans or statutory plan amendments referred to the Capital Region Board pursuant to sections 4 must be referred to the Board after 1st reading and before 3rd reading of a bylaw or bylaws.

5.2 A statutory plan or statutory plan amendment referred by a municipality to the Board must include:

- a) the proposed statutory plan or statutory plan amendment bylaw;

b) sufficient documentation to explain the statutory plan or statutory plan amendment;

c) sufficient information to ensure that the statutory plan or statutory plan amendment can be evaluated pursuant to the evaluation criteria in section 8.0; and

d) a copy of the most recent amended plan without the proposed amendment.

The following documents are attached to this letter:

- [Attachment 1: Bylaw 19384, Charter Bylaw 19385, Council Report](#)
- [Attachment 2: Existing Hays Ridge Neighbourhood Area Structure Plan Consolidation \(NASP\)](#)
- [Attachment 3: Bylaw 18568 \(previously approved and yet to be consolidated in the NASP\)](#)
- [Attachment 4: EMRB Referral Chart: Hays Ridge Application LDA20-0129](#)

On November 3, 2020, Edmonton City Council passed first and second reading of the proposed plan amendment (Bylaw 19384) and the associated proposed rezoning (Charter Bylaw 19385), following closure of the Public Hearing.

The amendment to the Hays Ridge Neighbourhood Area Structure Plan (NASP) proposes to redesignate a portion of the plan area near the commercial centre from Low-Rise/Medium Density Units to High Density Residential land use. The proposed plan amendment includes associated text, mapping and statistical revisions. The proposed amendment meets the intent of the Heritage Valley Servicing Concept Design Brief which designates the area for residential uses. The land use change supports the associated proposed rezoning application. The applicant on record is Marcelo Figueira, Green Space Alliance, Edmonton, Alberta.

N.b. On November 5, 2018 Edmonton City Council approved Bylaw 18568. The previously approved bylaw hasn't been consolidated in the official plan consolidation document.

Following receipt of the EMRB's endorsement of the proposed plan amendment under Bylaw 19384, Development Services will prepare the application for Council's consideration of the third and final reading.

If you have any questions or require further assistance with this matter, please contact Rod Heinrichs, Senior Planner, overseeing this referral at [Rod.Heinrichs@edmonton.ca](mailto:Rod.Heinrichs@edmonton.ca).

Thank you for your time and attention to this matter,

Sincerely,

Jenny Su

Bylaw Amendment Officer, Planning Coordination

Development Services, Urban Form and Corporate Strategic Development

CC: Travis Pawlyk, Tim Ford, Rod Heinrichs, Marco Melfi, Fe Villamayor