



## REF 2020-017, City of Edmonton Hays Ridge Neighbourhood Area Structure Plan Amendment

### Recommendation

*EMRB Administration recommends that REF application 2020-017 be approved.*

### Background

On December 2, 2020, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Edmonton (the City) for approval of a proposed amendment to the Hays Ridge Neighbourhood Area Structure Plan (NASP). The City submitted the plan amendment 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:*
- 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;*

EMRB Administration deemed the application complete on December 4, 2020.

### Application

The proposed amendment to the Hays Ridge NASP redesignates a parcel of land from Low-Rise/Medium Density to High Density Residential to accommodate an associated rezoning. The Hays Ridge NASP is located within the overall Heritage Valley Servicing Concept Design Brief.

### Evaluation

EMRB Administration obtained the assistance of Stantec Consulting Ltd. (Stantec) to evaluate the application with respect to the REF requirements. The Stantec evaluation (attached) reviewed the proposed amendment to the NASP 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 Stantec evaluation recommends that the proposed Hays Ridge NASP amendment be approved by the EMRB.

### EMRB Administration Comments

The Hays Ridge NASP falls within the Metropolitan Area Tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the EMRGP). Therefore, the application is evaluated for its consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan. The



amendment area encompasses 1.65ha and is located near the intersection of 141 Street and 28 Avenue SW. The area is a previously planned area, as the Hays Ridge NASP was adopted in 2012 under the Capital Region Growth Plan (CRGP). The Hays Ridge NASP is characterized by both developing lands and areas identified as Built-Up Urban Area within the Edmonton Metropolitan Regional Structure to 2044 (Schedule 2 of the EMRGP).

The proposed amendment to the NASP and concurrent amendment to the Zoning Bylaw, redesignates the site from Low-Rise/Medium Density Residential to High Density Residential (as seen in Figure 1: Hays Ridge NASP Land Use Concept). Additionally, the amendment includes minor text revisions and an update to the land use and statistics table.

The proposed amendment is consistent with the growth directions for the Metropolitan Area, specifically to, *encourage intensification of built-up urban areas to optimize existing and planned infrastructure and 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.* The redesignation of medium density residential to high density residential, increases the diversity of housing options within the neighbourhood and enables the optimization of existing infrastructure. The high density residential site is located in proximity to a major intersection and commercial area within the neighbourhood, promoting access to services and the efficient local movement of people to and from the site.

In total, the amendment will result in the ability to accommodate an additional 223 units and 290 people within the Hays Ridge NASP area. As a grandfathered plan approved under the CRGP, the NASP exceeds the minimum residential density targets outlined within the CRGP, however, this increase in density represents an effort to strive toward the higher density targets outlined in the Edmonton Metropolitan Region Growth Plan.

Overall, the proposed amendment to the Hays Ridge NASP is local in nature and is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

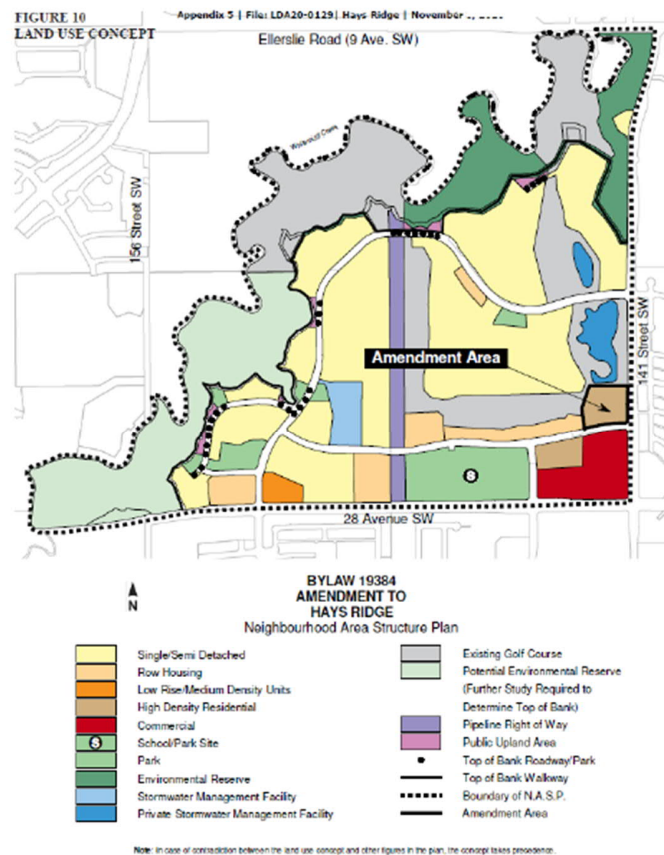


Figure 1: Hays Ridge NASP Land Use Concept



## Recommendation

EMRB Administration recommends that REF 2020-017 be approved.

## Attachments

Evaluation  
REF Documents

Stantec Consulting Ltd.  
1. Cover Letter  
2. Bylaw 19384 Amendment to Hays Ridge NASP  
3. Administration Report to Council  
4. Charter Bylaw 19385 – Edmonton Zoning Bylaw  
5. Existing Hays Ridge NASP (with Bylaw 18568)  
6. EMRB Referral Chart