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December 11, 2020
File: 116100150-276

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

Attention: Ms. Karen Wichuk, CEO

Dear Ms. Wichuk:

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

Attached is our third-party evaluation of the referral to the Edmonton Metropolitan Region Board from the City of Edmonton regarding their proposed amendments to Hays Ridge Neighbourhood Area Structure Plan.

It is our opinion that the proposed amendment to the Neighbourhood Area Structure Plan is generally consistent with the objectives of the Edmonton Metropolitan Region Growth Plan being Schedule A to Ministerial Order MSL 112/17 and consistent with the Edmonton Metropolitan Region Board Regulation.

It is recommended that the Edmonton Metropolitan Region Board **support** the proposed amendment as submitted.

Regards

A handwritten signature in black ink that reads "J. STEIL".

John Steil RPP FCIP
Principal

john.steil@stantec.com

Attachment: REF# 2020-017 (Stantec Evaluation)

Regional Evaluation Framework: Third Party Evaluation

City of Edmonton:

Hays Ridge Neighbourhood Area Structure Plan Amendment - City of Edmonton Bylaw 19384

REF 2020-017

Introduction

Pursuant to Ministerial Order MSL 111/17, the Province adopted the Regional Evaluation Framework (REF) for the Edmonton Metropolitan Region Board (Board) to ensure consistency with the Edmonton Metropolitan Region Growth Plan (*Growth Plan*) and the Edmonton Metropolitan Region Board Regulation.

Section 4.2 of the Regional Evaluation Framework states a municipality must refer, to the Board, any proposed amendment to a statutory plan that meets the following condition:

- 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

The amendment to the Hay Ridge Neighbourhood Area Structure Plan (NASP) has been referred because it meets the above criteria.

Background

Status: On November 3, 2020, Edmonton City Council passed first and second reading of an amendment to the Hays Ridge NASP by Bylaw 19384, following closure of the Public Hearing.

Location: The Hays Ridge neighbourhood is in SW Edmonton, south of Ellerslie Road between 28 Avenue SE and the Whitemud Creek. The proposed NASP amendment area, as outlined on **Appendix 1: Area of Proposed ASP Amendment**, is in the southeast corner of the neighbourhood at the intersection of 141 Street SW and Hays Ridge Drive SW. It is surrounded by lands used or proposed for golf course; commercial; and semi-detached, medium, and high-density housing. The pipeline requiring the referral is located outside of the neighbourhood to the southeast, separated from the amendment area by existing residential development.



Purpose: The purpose of Bylaw 19384 is to amend the Hays Ridge NASP by updating maps, text, and statistics to allow the redesignation from Low-Rise/Medium Density Units to High Density Residential. The required changes to the NASP include a slight increase of 223 estimated dwelling units and a population increase of 290 within the NASP area: This is projected to increase the neighbourhood population by approximately 5.5% overall.



Evaluation Criteria


Policy Tiers


EMR Structure	Applicable Policy Tier(s)
Metropolitan Area	The amendment area is located within the Metropolitan Area as shown on <i>Growth Plan</i> Schedule 2: Edmonton Metropolitan Regional Structure to 2044.

Regional Policy Areas

 Guiding Principle Promote global economic competitiveness and regional prosperity.	
Principles and Objectives	Comments on Consistency
1.1: Promote global economic competitiveness and diversification of the regional economy	The overall area is generally suburban residential—the amendment area remains residential and has no impact on this objective.
1.2: Promote job growth and the competitiveness of the region’s employment base	The overall area is generally suburban residential—the amendment area remains residential and has no impact on this objective.
1.3: Enhance competitiveness through the efficient movement of people, goods, and services to, from and within the Region	The overall area is generally suburban residential—the amendment area remains residential and has no impact on this objective.
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	The overall area is generally suburban residential—the amendment area remains residential and has no impact on this objective. It is assumed that this responds to the needs of the housing market.
 Guiding Principle Protect natural living systems and environmental assets.	
2.1: Conserve and restore natural living systems through an ecological network approach	This objective has been met by the design and policies of the overall neighbourhood—the amendment area remains residential and has no impact on this objective.
2.2: Protect regional watershed health, water quality and quantity	This objective has been met by the design and policies of the overall neighbourhood—the amendment area remains residential and has no impact on this objective.
2.3: Plan development to promote clean air, land and water and address climate change impacts	This objective has been met by the design and policies of the overall neighbourhood—the amendment area remains residential and has no impact on this objective.

2.4: Minimize and mitigate the impacts of regional growth on natural living systems	This objective has been met by the design and policies of the overall neighbourhood—the amendment area remains residential and has no impact on this objective.
 <p>Guiding Principle Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</p>	
3.1: Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages	This objective has been met by the design and policies of the overall neighbourhood—the amendment area remains residential and has no impact on this objective.
3.2: Plan for and promote a range of housing options	This objective has been met by the design and policies of the overall neighbourhood—the amendment area remains residential and has no impact on this objective. It does, however, provide an increase in higher density housing.
3.3: Plan for and promote market affordable and non-market housing to address core housing need	The amendment area remains residential and has no impact on this objective. The City’s report does note that “The City does not regulate the tenancy of residential development (from a planning perspective).”
 <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	The amendment area remains residential and has no impact on this objective. It does, however, provide a minor increase in higher density housing. The Growth Plan’s Schedule 6: Greenfield Density, Centres and Intensification Targets requires a minimum greenfield residential density of 45 du/nrha (dwelling units per net residential ha). The Hays Ridge NASP, after approval of this amendment, would be about 39 du/nrha, which is an increase from 35 du/nrha. The Hays Ridge NASP was originally approved in 2012. This amendment moves the neighbourhood closer to the current requirement.
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	The amendment area remains residential and has no impact on this objective. It does, however, provide a minor increase in higher density housing.
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	This objective has been met by the design and policies of the overall neighbourhood—the amendment area remains residential and has no impact on this objective. It does, however, provide a minor increase in higher density housing.
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	N/A

4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	This objective has been met by the design and policies of the overall broader community and is not relevant to this application. The amendment area remains residential and has no impact on this objective. It does, however, provide a minor increase in higher density housing.
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	The NASP or amendment do not address this objective.
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	The proposed uses are generally compatible with the existing and planned development. The existing pipeline that initiated the referral is separated from the amendment area by existing residential development in an adjacent neighbourhood that complies with land use and siting requirements for development along pipeline corridors.
 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	The proposed amendment is insignificant at the regional scale and has no impact on 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	The proposed amendment is insignificant at the regional scale and has no impact on the regional transportation system.
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	The proposed amendment is insignificant at the regional scale and has no impact on the regional transportation system.
5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world	The proposed amendment is insignificant at the regional scale and has no impact on the Edmonton International Airport.
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	This policy is not addressed at this scale of planning. The lands fall entirely within the City of Edmonton.

 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	The NASP provides for the conversion of former agricultural land to urban uses on lands that have already been identified and planned for urban development consistent with <i>Growth Plan</i> policy for the metropolitan area.
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	The NASP provides for the conversion of former agricultural land to urban uses on lands that have already been identified and planned for urban development consistent with <i>Growth Plan</i> policy for the metropolitan area.
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	The lands are identified for residential development, so this topic is not addressed in the NASP.

Opinion

Pursuant to Section 8.1 of the Regional Evaluation Framework, it is our opinion that if approved and fully implemented, REF 2020-017 would result in development that is consistent with the policy of the *Growth Plan* for the Metropolitan Area with respect to this location within the City of Edmonton. **It is recommended that the Edmonton Metropolitan Region Board support this amendment to the City of Edmonton’s Hays Ridge NASP (Bylaw 19384) as submitted.**

Prepared by:

Stantec Consulting Ltd.

John Steil, RPP, FCIP

Bonnie McInnis, RPP, MCIP

Appendix 1: Area of Proposed NASP Amendment

