

April 2, 2019

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

Edmonton Metro Region Board

APR 18 2019

RECEIVED

Attention: Sharon Shuya, Director of Regional Planning

Dear Ms. Shuya,

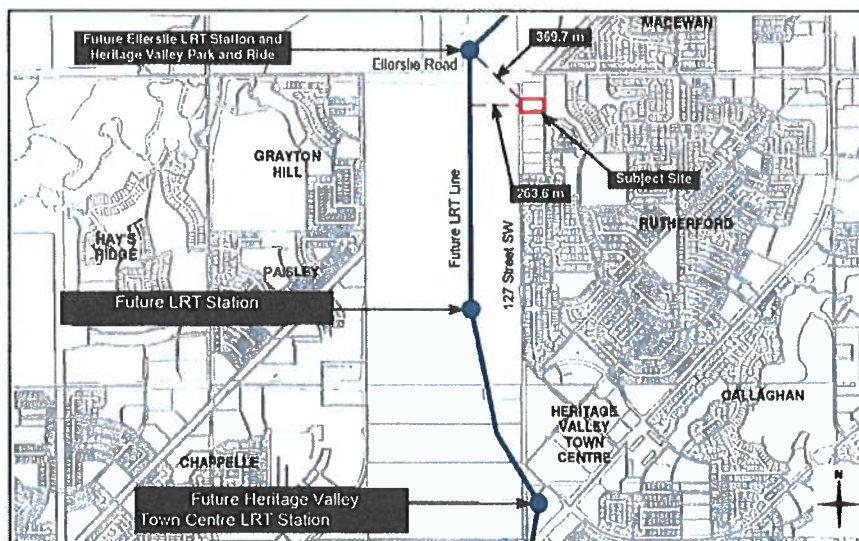
**RE: Regional Evaluation Framework (REF) Application
Rutherford Neighborhood Area Structure Plan Amendment - Bylaw 18781**

This letter from the City of Edmonton requests the Edmonton Metropolitan Region Board (EMRB) to endorse Bylaw 18781, which amends the Rutherford Neighborhood Area Structure Plan (NASP).

Ministerial Order

This matter is being referred to the EMRB in accordance with the Ministerial Order No. MLS: 111/17 in reference to the following relevant condition under Section 4.2- Amendments to Statutory Plans, as mentioned below.

- j) The plan area of the proposed amendment to the statutory plan includes a Park and Ride or Planned LRT line or the boundaries of the proposed amendment to the statutory plan are within 0.8 km of a Park and Ride or Planned LRT line as identified on Schedule 10B: Transportation Systems – Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan.



Site Location Map

Referral Requirements

Relevant conditions under Section 5.0 – Referral of Statutory Plans:

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

Supporting Documents

The following supporting documents are attached to this letter:

- Attachment 1: Bylaw 18781 and Cover Report
- Attachment 2: Associated Charter Bylaw 18782 and Cover Report
- Attachment 3: City Planning Council Report
- Attachment 4: EMRB Referral Chart
- Attachment 5: Rutherford Neighbourhood Area Structure Plan (NASP) – Current

Bylaw 18781

On April 1, 2019, Edmonton City Council approved first and second reading to Bylaw 18781, following the public hearing, with the understanding that the bylaw would be referred to the EMRB for endorsement prior to considering third reading. An associated rezoning (Bylaw 18782) accompanied this bylaw and also received two readings, pending third reading, following Council's approval of the NASP amendment bylaw.

Purpose of Bylaw 18781

The purpose of Bylaw 18781 is to amend the Rutherford NASP to expand the range of uses on the site to add a small scale commercial use at 1107-127 Street SW, under a (DC2) Site Specific Development Control Provision. The NASP amendment revises the statistics of the NASP, reallocating a 0.8 hectare Low Density Residential land use area to Commercial. A minor increase in the overall planned residential density for the NASP is the result, as summarized in the following table:

	EXISTING NASP	PROPOSED AMENDMENTS	CHANGE FROM EXISTING NSP
Low Density Residential	112.58 ha	111.77A	- 0.81 ha
Commercial	2.37 ha	3.17a	+ 0.81 ha
Density (upnrha)	37.42	38	+ 0.07

The land use concept figure and text in the NASP are also amended as elaborated on in the attached Council Report.

Plan Conformance

The proposed amendment is in conformance with Rutherford NASP strategies of encouraging living choices and diversifying business opportunities, and maximizes the use of existing infrastructure with a high priority on the efficient use of land. It also aligns with Edmonton Metropolitan Region Growth Plan principles and objectives as shown on Attachment 4: EMRB Referral Chart.

Consultant

The applicant on file is Green Space Alliance (GSA) Consulting, Edmonton, Alberta.

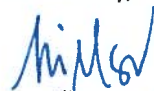
Requested Action

The City of Edmonton is requesting that the EMRB endorse Bylaw 18781. Following receipt of endorsement, City Administration will prepare the application for Council's consideration of third and final reading.

If you have any questions or require further assistance on this matter, please contact Beatrice McMillan, Senior Planner: beatrice.mcmillan@edmonton.ca or 780-496-6177.

Thank you for your time and attention to this request.

Yours truly,



Fe Villamayor, RPP

Bylaw Amendment Officer

Planning Coordination, City Planning

Urban Form and Corporate Strategic Development

City of Edmonton

CC: Livia Balone; Tim Ford; Beatrice McMillan; Anshu Gupta; Christine Fitzpatrick
Attachments

