

Urban Form & Corporate Strategic Development
City Planning

City of Edmonton
6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton AB T5J 0J4



June 7, 2019

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

Edmonton Metro Region Board

JUN 07 2019

RECEIVED

Attention: Sharon Shuya

Dear Ms. Shuya

RE: Referral of File LDA18-0414 - Edmonton Central, Queen Alexandra

- **Strathcona Area Redevelopment Plan - Bylaw 18851**
- **Rezoning Charter Bylaw - Charter Bylaw 18852**

Please accept this letter from the City of Edmonton for review of the proposed matter by the Edmonton Metropolitan Region Board in reference to the following relevant conditions under Section 4.2 of Ministerial Order No. MLS:111/17, the Regional Evaluation Framework:

- 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 Rails to 2044 in the Edmonton Metropolitan Region Growth Plan.

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 sections 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.

A copy of the required documents and information is enclosed. The associated rezoning Charter Bylaw and City Planning's Council Report are included for context.

In summary, the subject plan amendment proposes to amend the Strathcona Area Redevelopment Plan to accommodate the rezoning of land that is located along 105 Street NW, between 81 and 80 Avenue NW to allow for a high density mixed-use development. Specifically, the plan is being amended to exclude the subject site from three policies and two objectives that currently direct residential and commercial development within this area as being low in density, scale and intensity. Additionally, one map is also being amended which provides direction on publicly-owned parking. The subject site is located 0.8 km of the planned Central Connector LRT within the Metropolitan Core identified as Built-Up Urban Area on Schedule 2 of the Edmonton Metropolitan Region Growth Plan. The amendment effectively facilitates an increase in density from 0 to 431 du/ha.

The Planning consultant on record for this application is NORR Architects, Engineers, Planners.

For your information, the Bylaw and Charter Bylaw enclosed received first and second reading on June 6, 2019.

Yours truly,



Stuart Carlyle
Planner
Planning Coordination, City Planning Branch
Urban Form and Corporate Strategic Development
780-496-6068

SC