

Strathcona County's Municipal Development Plan Regional Evaluation Framework Report

The Government of Alberta has adopted a Regional Evaluation Framework (REF) Ministerial Order No. MSL: 111/17 for the Edmonton Metropolitan Region Board's review of statutory plans.

In reference to Ministerial Order No. MSL: 111/17, the following relevant conditions apply to proposed Bylaw 19-2019:

- Section 4.2 (c) Amendments to Statutory Plans, the proposed statutory plan amendment would result in a change to the boundaries of an Urban Service Area.

Purpose

The purpose of Bylaw 19-2019 is to amend Strathcona County's Municipal Development Plan to incorporate approximately 1.34 hectares (3.31 acres) of land in Lot 16, Plan 6428KS that is currently in the Rural Service Area into the Urban Service Area – Sherwood Park. Bylaw 19-2019 also proposes to re-designate the subject property from the Country Residential Policy Area to the Compact Development Policy Area of the MDP. The proposed amendments to the MDP are in order to facilitate concurrent Bylaw 21-2019, an updated Area Structure Plan for Salisbury Village, which is also attached for reference.

Bylaw 19-2019, a map amendment to Strathcona County's Municipal Development Plan Bylaw 20-2017, has been prepared in conformance with the Edmonton Metropolitan Region Growth Plan.

Recommendation

Strathcona County recommends that the Edmonton Metropolitan Region Board approve this application.

Summary

The proposed amendment to Strathcona County's Municipal Development Plan (MDP) to expand the Urban Service Area – Sherwood Park boundary to include 1.34 hectares of land currently in the Rural Service Area is in order to allow for concurrently proposed Bylaw 21-2019, an updated Area Structure Plan (ASP) for Salisbury Village, to be in conformance with the MDP. Bylaw 19-2019, along with concurrent Bylaw 21-2019, are proposed in order to allow future consideration of a seniors housing facility on the subject lot, which is proposed to be consolidated with additional lots that are already within the Urban Service Area – Sherwood Park.

Despite the proposed updated Salisbury Village ASP being assigned a new bylaw number due to formatting changes to reflect changes in the higher level policy framework, it is not a new statutory plan. Any substantial changes to the content included within the existing ASP are as a result of the proposal to include Lot 16, Plan 6428KS into the urban ASP boundary and to consolidate it with two other lots that are already within the existing ASP boundary to allow for future consideration of a multi-unit seniors housing facility on the consolidated site.

Consistency with Edmonton Metropolitan Region Growth Plan

Section 8.1 of the REF provides direction to the Edmonton Metropolitan Region Board on the evaluation of statutory plan amendments that meet the criteria for regional evaluation. The Board must consider whether approval and full implementation of the statutory plan amendment would result in development that is consistent with the Edmonton Metropolitan Region Growth Plan.

Given that the proposed amendment to the MDP is in order to align the proposed updated Salisbury Village ASP with the higher level plan, the following table outlines how the proposed updated Salisbury Village Area Structure Plan and the proposed amendment to the MDP together are consistent with the Edmonton Metropolitan Region Growth Plan, and how the proposed amendment meets the Principles and Objectives contained within the Growth Plan.

Principles and Objectives Checklist for Salisbury Village ASP Amendment

Principles and Objectives	Consistent ✓ ✗ N/A	Comments on Consistency
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Promote global economic competitiveness and regional prosperity.

1.1: Promote global economic competitiveness and diversification of the regional economy.	N/A	N/A
1.2: Promote job growth and the competitiveness of the region's employment base.	✓	The proposed MDP amendment would allow for consideration of a proposed seniors housing facility with commercial uses on the main floor within Salisbury Village. These uses would contribute to job creation in the region.
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region.	N/A	N/A
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce.	✓	A variety of housing forms from single family, semi-detached, townhouses to apartments currently exist within the Salisbury Village neighbourhood. The proposed MDP amendment would facilitate the addition of the proposed seniors complex with commercial uses on the main floor, which would further contribute to a complete community with residential development for all ages, commercial uses and park and open spaces.



Protect natural living systems and environmental assets.

2.1: Conserve and restore natural living systems through an ecological network approach.	N/A	N/A
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2.2: Protect regional watershed health, water quality and quantity.	N/A	N/A
2.3: Plan development to promote clean air, land and water and address climate change impacts.	N/A	N/A
2.4: Minimize and mitigate the impacts of regional growth on natural living systems.	N/A	N/A



Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.

3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages.	✓	The proposed MDP amendment would re-designate the subject lot from Country Residential to Compact Development Policy Area. The Compact Development Policy Area encourages mixed-use development, such as the proposed seniors housing facility with commercial uses on the main floor, which would further contribute to a complete community with residential development for all ages, commercial uses and park and open spaces.
3.2: Plan for and promote a range of housing options.	✓	A variety of housing forms and ownership models such as single family, semi-detached, townhouses and apartments currently exist within the Salisbury Village neighbourhood. The proposed MDP amendment would facilitate the addition of a proposed seniors complex, which would further contribute to offering a range of housing options.
3.3: Plan for and promote market affordable and non-market housing to address core housing need.	✓	The proposed MDP amendment would enable consideration of the addition of a proposed seniors complex which would add to the existing range of housing options and would be able to address core housing needs.



Achieve compact growth that optimizes infrastructure investment.

4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth.	✓	<p>The proposed amendment area is contiguous with existing urban development. The policy contained within the Compact Development Policy Area of the MDP would be applied to the amendment area. This policy fundamentally establishes compact development.</p> <p>Further, the amendment supports a concurrently proposed expansion to the Salisbury Village ASP boundary to allow for high density seniors housing with commercial, which would both contribute to job creation and accommodate one of the fastest growing age cohorts of the population.</p>
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4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	✓	The proposed MDP amendment would re-designate the subject lot from Country Residential to Compact Development Policy Area and expand the Urban Service Area boundary. The proposed amendment would allow for efficient utilization of existing services and infrastructure in the Urban Service Area by allowing for consideration of high density development on a property that is currently designated for country residential development and uses private services.
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities.	✓	N/A
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing.	N/A	N/A
4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs.	✓	The policies of the Compact Development Policy Area of the MDP would be applied to the proposed amendment area. These policies fundamentally promote mixed use development and the amendment would enable high density development to occur within the urban centre of Sherwood Park.
4.6: Prioritize investment and funding of regional infrastructure to support planned growth.	N/A	N/A
4.7: Ensure compatible land use patterns to minimize risks to public safety and health.	✓	N/A



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.	N/A	N/A
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.	N/A	N/A
5.4: Support the Edmonton International Airport as	N/A	N/A

northern Alberta's primary
air gateway to the world.

5.5: Ensure effective coordination
and alignment of regional
transportation policies and
initiatives between all
jurisdictions.

N/A

N/A



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.

N/A

N/A

6.2: Minimize the fragmentation
and conversion of prime
agricultural lands to non-
agricultural uses.

N/A

N/A