

Ardrossan East Area Structure Plan Regional Evaluation Framework Report

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

Strathcona County is referring proposed Ardrossan East Area Structure Plan Bylaw 24-2019 to the Edmonton Metropolitan Region Board pursuant to REF Section 4.1 New Statutory Plans.

Strathcona County is also referring supporting Bylaw 22-2019, an amendment to the Strathcona County Municipal Development Plan Bylaw 20-2017, pursuant to REF Section 4.2 (c) Amendments to Statutory Plans, as the proposed statutory plan amendment would result in a change to the boundaries of an area structure plan, area redevelopment plan, intermunicipal development plan, urban service area, growth hamlet or hamlet that is not designated a growth hamlet in a Municipal Development Plan where the boundary change includes a population gain of more than 200 and/or an increase in area of 32 ha or more in the hamlet.

Purpose

The concurrently proposed bylaws would result in an expansion to the existing Hamlet of Ardrossan boundary and provide a statutory framework that guides development within this expansion area.

The purpose of the proposed Ardrossan East Area Structure Plan Bylaw 24-2019 is to adopt a new area structure plan for the proposed expansion area.

The purpose of concurrently proposed Bylaw 22-2019 is to amend the Strathcona County Municipal Development Plan Bylaw 20-2017 in support of Bylaw 24-2019 to incorporate approximately 106 hectares (262 acres) of land in the NE 2-53-22-W4 and Pt. of SE 2-53-22-W4 into the Hamlet of Ardrossan boundary and to re-designate this land from Country Residential Policy Area to Hamlet Policy Area.

Recommendation

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

Summary

The Hamlet of Ardrossan is identified within the Edmonton Metropolitan Region Plan as a rural center/growth hamlet and the County's Municipal Development Plan as a growth hamlet. The proposal would result in the development of low and medium-density residential, commercial, mixed use, school site and open space areas to create a complete community in the context of a rural hamlet.

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 plans and statutory plan amendments that meet the criteria for regional evaluation. The Board must consider whether approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with the Edmonton Metropolitan Region Growth Plan.

The following table summarizes how the proposal is consistent with the Edmonton Metropolitan Region Growth Plan. Justification has been provided on how the plan meets the applicable Principles and Objectives contained within the Growth Plan. Consultation with adjacent municipalities within the region has occurred in conjunction with the drafting of this plan.

ECONOMIC COMPETITIVENESS & EMPLOYMENT	
GUIDING PRINCIPLE:	
Promote global economic competitiveness and regional prosperity.	
OBJECTIVE	PROPOSAL'S CONSISTENCY
1.1: Promote global economic competitiveness and diversification of the regional economy	<p>The Ardrossan East ASP includes a school site that supports access to high quality education for rural residents.</p> <p>The proposal results in a community choice that offers a diverse and high quality of life and diversity of housing options to attract and retain workers within the region.</p>
1.2: Promote job growth and the competitiveness of the region's employment base	<p>The Ardrossan East ASP includes commercial areas that promote a diversity of local service, retail and business employment opportunities.</p> <p>The provision of a school site enables future jobs in the educational field.</p>
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region	The Ardrossan East ASP accommodates for the future provision of transit to the hamlet to efficiently and sustainably move and connect people within the region.
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	The Ardrossan East ASP diversifies housing opportunity for rural residents to 'age in place' by providing a rural residential option that enables the development of community and seniors housing close to the agricultural community.

NATURAL LIVING SYSTEMS	
GUIDING PRINCIPLE:	
Protect natural living systems and environmental assets.	
OBJECTIVE	PROPOSAL'S CONSISTENCY
2.1: Conserve and restore natural living systems through an ecological network approach	<p>Natural living systems within the Ardrossan East ASP are conserved through the use of policy that:</p> <p>Requires conservation of priority wetlands and development buffers to ensure the resiliency of Pointe-aux-Pins creek and natural drainage systems.</p> <p>Provides for the naturalization of greenways that are connected to open spaces and water features to</p>

	<p>promote the viability of the ecological network and maintain wildlife connectivity.</p> <p>Proposes the development of naturalized stormwater management facilities, which will further support local biodiversity.</p>
2.2: Protect regional watershed health, water quality and quantity	The Ardrossan East ASP includes policy that will conserve and buffer waterways and wetlands as well as the natural area surrounding these features.
2.3: Plan development to promote clean air, land and water and address climate change impacts	The Ardrossan East ASP focuses on principles which provide for decreased development footprints, implement low impact development techniques and increase active transportation options. The strategic placement of a mixed use commercial area allows for the majority of residents to be within walking distance of services.
2.4: Minimize and mitigate the impacts of regional growth on natural living systems	The Ardrossan East ASP includes significant environmental features including portions of Point-Aux-Pins creek. A biophysical was completed for the area to identify significant wetlands conservation. Conservation of these natural living systems will ensure wildlife corridors are protected, as the Point-Aux-Pins Creek acts as a passageway for wildlife from the North Saskatchewan River to the Beaver Hills Biosphere.

COMMUNITIES & HOUSING GUIDING PRINCIPLE: Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.	
OBJECTIVE	PROPOSAL'S CONSISTENCY
3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages	<p>The Ardrossan East ASP creates a complete community in the rural context that is complimentary and contiguous with the existing hamlet.</p> <p>The plan provides housing diversity, a street and trail network that provides active transportation choice, employment opportunities, recreational opportunities, educational facilities, as well as retail and community services.</p> <p>The open space corridor, school site and neighbourhood parks will provide the area with an extensive trail system and open spaces. Commercial areas and local parks with also provide gathering space for social interaction.</p> <p>The Ardrossan East ASP proposes a mix of single, semi-detached and townhouse dwellings throughout</p>

	<p>the majority of the plan area. A medium density site located at the southeast corner facilitates higher density development and encourages seniors housing. The combination of the proposed residential mix is planned to achieve a minimum residential density of 25.9 units per net residential hectare, which is above the 20 units per net residential hectare required by the Edmonton Metropolitan Regional Plan for growth hamlets.</p>
<p>3.2: Plan for and promote a range of housing options</p>	<p>The Ardrossan East ASP ensures that the hamlet will include a diversity of housing options. A mix of single, semi-detached and townhouse dwellings is provided throughout the majority of the plan area. A medium density site located at the southeast corner facilitates higher density development and encourages seniors housing. There is policy that encourages alternative housing forms to accommodate various population demographics and demands.</p>
<p>3.3: Plan for and promote market affordable and non-market housing to address core housing need</p>	<p>The Ardrossan East ASP include policy addressing the provision of both community and seniors housing within the plan boundary.</p> <p>Alternative housing forms provide housing choice that contributes to housing market affordability.</p>

<p>INTEGRATION OF LAND USE & INFRASTRUCTURE GUIDING PRINCIPLE: Achieve compact growth that optimizes infrastructure investment.</p>	
<p>OBJECTIVE</p>	<p>PROPOSAL'S CONSISTENCY</p>
<p>4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth</p>	<p>The Ardrossan East ASP provides a contiguous expansion of the existing hamlet that includes a central mixed use area and extensive pedestrian infrastructure to reduce auto dependency and provide more compact development.</p>
<p>4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint</p>	<p>N/A</p>
<p>4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities</p>	<p>The combination of the proposed residential mix is planned to achieve a minimum residential density of 25.9 units per net residential hectare.</p> <p>The Ardrossan East ASP proposes logical and orderly development of low and medium-density residential, commercial, mixed use, school site and open space areas to create a complete community in the context of a rural hamlet.</p>

	<p>Design guidelines are provided within the Ardrossan East ASP to ensure development standards achieve innovative and compact form.</p> <p>The Ardrossan East ASP is phased contiguously from the existing hamlet boundary to provide a sustainable provision of land uses and logical extension of long term servicing capacity.</p> <p>The proposed phasing enables the continuation of agricultural production until the land is developed in accordance with the Ardrossan East ASP.</p>
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	<p>The hamlet of Ardrossan is identified within the County's Municipal Development Plan and EMRGP as a Growth Hamlet/Rural Centre where rural growth is to be focused.</p> <p>The Ardrossan East ASP area has the ability to tie into municipal servicing infrastructure.</p>
4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	<p>The Ardrossan East ASP provides a variety of different land uses at a higher residential density than required by the EMRGP for growth hamlets.</p> <p>The Ardrossan East ASP provides opportunity for commercial, service and institutional uses that will provide additional jobs.</p>
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	<p>The Ardrossan East ASP does not interfere with the Region's future coordination and planning of multi-use corridors.</p>
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	<p>The Ardrossan East ASP area is outside of the regional buffer areas identified on Schedule 9: Land Use Buffers of the EMRGP.</p>

TRANSPORTATION SYSTEMS GUIDING PRINCIPLE: Ensure effective regional mobility	
OBJECTIVE	PROPOSAL'S CONSISTENCY
5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	<p>The Ardrossan East ASP includes policy that facilitates potential transit options accessible to residents of the hamlet in the future.</p>
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	<p>The Ardrossan East ASP includes policy that facilitates potential accessible transit options for residents of the hamlet in the future.</p> <p>The Ardrossan East ASP provides an extensive multi-use trail system and pedestrian infrastructure that facilitates multiple modes of active transportation.</p>

	Policy and design guidelines are included in the plan that guide the development of a pedestrian friendly environment to encourage active modes of transportation.
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 Ardrossan East ASP area is contiguous to the existing hamlet which results in an increased population demand to support the provision of future transit service that would result in the safe and efficient movement of people.
5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world	N/A
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	N/A

**AGRICULTURE
GUIDING PRINCIPLE:
Ensure the wise management of prime agricultural resources.**

OBJECTIVE	PROPOSAL'S CONSISTENCY
6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations	<p>The hamlet of Ardrossan is identified within the County's Municipal Development Plan and EMRGP as a Growth Hamlet/Rural Centre where rural growth is to be focused.</p> <p>An Agriculture Impact Assessment was completed for the area and concluded that the agricultural impacts on the County of Strathcona are not significant.</p>
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	<p>The proposed phasing enables the continuation of agricultural production until the land is developed in accordance with the plan.</p> <p>An Agriculture Impact Assessment was completed for the area and concluded that the agricultural impacts on the County of Strathcona are not significant.</p>
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	The Ardrossan East ASP includes policy and design direction that provides opportunity for community gardens and edible landscapes within the hamlet to support diversification of the agricultural sector through the provision of urban agriculture.