



## REF 2019-008 City of Edmonton Garneau Area Redevelopment Plan Amendment

### Recommendation

*EMRB Administration recommends that REF application 2019-008 be approved.*

### Background

On April 16, 2019, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Edmonton (the City) for approval of the proposed amendment to the Garneau Area Redevelopment Plan (ARP). The City submitted the proposed amendment pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 4.2 *A municipality must refer to the Board any proposed amendment to a statutory plan that meets one or more of the following conditions:*
- 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.*

EMRB Administration deemed the application complete on April 23, 2019.

### Application

The proposed amendment to the ARP amends the land use designations on a 0.5-hectare site primarily to allow for a greater mix of commercial uses and to permit a taller mixed-use structure. The amendment also affects a portion of the site designated for High Rise Apartment use in order to bring the entire site into one Direct Control (DC2) land use designation.

### Evaluation

EMRB Administration obtained the assistance of Associated Engineering Alberta Ltd. (Associated Engineering) to evaluate the application with respect to legislative requirements. The Associated Engineering evaluation (attached) reviewed the proposed ARP amendment in relation to: Part 3 of EMRB Regulation 189/2017; Section 8 of Schedule A of REF Ministerial Order MSL 111/17; and, the Principles and Policies of the Growth Plan. The Associated Engineering evaluation recommends that the City of Edmonton's proposed amendment to the Garneau ARP be supported by the EMRB.



## EMRB Administration Comments

The Garneau ARP is located in the Metropolitan Core tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan) and, therefore, the application is being evaluated for consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan.

The Garneau ARP area is bound by 112 Street on the west, University Avenue on the south, 106 Street to the east and Saskatchewan Drive on the north.

The proposed ARP amendment results in a land use amendment affecting a 0.5-hectare site. The change in land use would bring the site under one Comprehensively Planned Development designation and would authorize an associated Direct Control (DC2) Zoning District, effectively allowing for a vertical mix of residential and commercial uses across the entire site. The amendment would also allow for a greater range and higher intensity of commercial uses, through ARP text amendments that would remove existing commercial limitations for the site along 112 Street. The proposed ARP amendment would also affect a portion of the subject site designated as High Rise Apartment by allowing a taller structure and a higher residential density in the proposed Comprehensively Planned Development designation.

The ARP amendment is within 800 m of a planned LRT line, being the Centre Line LRT, as identified on Schedule 10B: Transportation Systems - Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan, thereby triggering EMRB review per REF Regulation 4.2. The site is also located near an existing LRT station and Transit Centre, and the ARP includes policies in alignment with the City of Edmonton's Transit-Oriented Development Guidelines. The significant increase in residential density within the built-up urban area optimizes investment in the surrounding infrastructure.

Overall, the proposed amendment to the Garneau ARP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

EMRB Administration agrees with the REF Consultant evaluation and supports approval of the proposed amendment to the Garneau ARP by the Edmonton Metropolitan Region Board.

## Recommendation

EMRB Administration recommends that REF 2019-008 be approved.

## Attachments

Evaluation	Associated Engineering Alberta Ltd.
REF Documents	1. Cover Letter
	2. Bylaw 18802 Garneau ARP Amendment
	3. City Planning Report



# Administration Recommendation to the Edmonton Metropolitan Region Board

May 15, 2019

4. Garneau Area Redevelopment Plan
5. Charter Bylaw 18803 – Zoning Amendment