



## REF 2019-013 City of Edmonton Southeast Area Structure Plan and Charlesworth Neighbourhood Structure Plan Amendments

### Recommendation

*EMRB Administration recommends that REF application 2019-013 be approved.*

### Background

On May 16, 2019, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Edmonton (the City) for approval of the proposed amendments to the Southeast Area Structure Plan (ASP) and Charlesworth Neighbourhood Structure Plan (NSP). 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 May 22, 2019.

### Application

The proposed amendments to the Charlesworth NSP and Southeast ASP redesignates approximately 7.95 ha of land from Institutional/City Level Park to Commercial (1.54 ha) and Institutional (5.04 ha) uses, along with 1.37 ha to be used for transportation and site access purposes.

### 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 ASP and NSP amendments 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 Southeast ASP and Charlesworth NSP be supported by the EMRB.



## EMRB Administration Comments

The proposed amendments are located in the Metropolitan Area 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 Charlesworth NSP is located within the broader Southeast ASP and is bound by 66 Street SW on the west, Ellerslie Road SW on the south, 34 Street SW to the east and the Transportation Utility Corridor (TUC) to the north. The Charlesworth NSP is a sub-area structure plan within the Southeast ASP. The proposed amendment to the Charlesworth NSP requires an amendment to the higher-order Southeast ASP, thus triggering REF review.

The proposed amendments are within 800m of a planned LRT line and future Park and Ride, as identified on Schedule 10B: Transportation Systems - Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan and do not negatively impact the provision of these regional components.

The proposed ASP and NSP amendments enable the redesignation of one institutional site into two separate uses; commercial and institutional. The amendment supports the development of neighbourhood commercial uses along 50 Street SW, an identified regional arterial roadway and in close proximity to Anthony Henday Drive, a regional freeway. The designation of the commercial site will support local job growth and provide residents of the Charlesworth neighbourhood access to local level employment, services, and amenities, enabling a greater mix of land uses and striving toward complete community principles. The location of the commercial development along a regional arterial and in proximity to a regional freeway and a future Park and Ride as identified on Schedules 10A and 10B of the Growth Plan (Transportation Systems – Regional Roads to 2044 and Regional Transit and Trails to 2044) encourages multi-modal transportation access and supports the efficient movement of people, goods and services within the Region.

Overall, the proposed amendments to the Southeast ASP and Charlesworth NSP are 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 amendments to the Southeast ASP and Charlesworth NSP by the Edmonton Metropolitan Region Board.

## Recommendation

EMRB Administration recommends that REF 2019-013 be approved.



**Attachments**

Evaluation  
REF Documents

Associated Engineering Alberta Ltd.

1. Cover Letter
2. Amendment to Southeast ASP and Charlesworth NSP
3. Southeast ASP
4. Charlesworth NSP
5. LDA18-0364 Charlesworth EMRB Referral Chart