



## REF 2019-016 City of Edmonton Strathcona Area Redevelopment Plan Amendment

### Recommendation

*EMRB Administration recommends that REF application 2019-016 be approved.*

### Background

On June 7, 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 Strathcona 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 June 11, 2019.

### Application

The proposed amendment to the Strathcona ARP amends the land use designation and associated policies directing development on a 0.87-hectare site. The proposal would allow for three high-rise residential towers with commercial use pedestals.

### Evaluation

EMRB Administration obtained the assistance of V3 Companies of Canada Ltd. (V3) to evaluate the application with respect to legislative requirements. The V3 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 V3 evaluation recommends that the City of Edmonton's proposed amendment to the Strathcona ARP be supported by the EMRB.



## EMRB Administration Comments

The Strathcona 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 Strathcona ARP area is generally bound by the North Saskatchewan River on the north, Mill Creek on the east, 106 Street on the west, and includes development areas of varying depths along the Whyte Avenue corridor to the south. The ARP boundaries generally include the neighbourhoods of Garneau, Ritchie, Queen Alexandra and CPR Irvine, with the subject site located within the Queen Alexandra neighbourhood.

The proposed ARP amendment results in a land use designation and policy changes affecting a 0.87-hectare site to the south of Whyte Avenue. The proposal would remove policies and land use designations that call for low density residential and commercial development in the area and instead authorize a Direct Control (DC2) district to allow for construction of three high density residential towers ranging from 50 meters to 66 meters in height. The current site is considered vacant commercial land and is being used as on an interim basis as surface parking. The development would provide up to 495 dwelling units on the site, for a density of 569 du/nrha.

The redevelopment proposal is in general compliance with the plan Whyte Land Use Study, yet to be formally adopted by Edmonton City Council, which designates the subject site as an Urbanization District. The proposed ARP amendment would permit utilization of a DC2 district, which includes provisions for commercial pedestals to complement the scale of the historic commercial district along Whyte Avenue while providing residential density to support higher-order transit.

The proposal provides for a significant increase in residential density within the Metropolitan Core tier, thereby optimizing investment in the surrounding infrastructure. 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 proposed ARP amendment will help support the future LRT line through the addition of higher density residential along route.

As the amendment area is within a central location in the Metropolitan Core, the proposal does not directly impact natural systems; however, further densification in built-up areas reduces impacts on natural systems caused by urban expansion. The proposed mix of housing units and commercial uses will provide additional opportunities to live and work in the Queen Alexandra neighbourhood.

Overall, the proposed amendment to the Strathcona 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 V3 evaluation and supports approval of the proposed amendment to the Strathcona ARP by the Edmonton Metropolitan Region Board.

### **Recommendation**

EMRB Administration recommends that REF 2019-016 be approved.

### **Attachments**

Evaluation  
REF Documents

- V3 Companies of Canada Ltd.
1. Cover Letter
  2. Bylaw 18851 - Strathcona ARP Amendment
  3. Charter Bylaw 18852 Edmonton Zoning Bylaw Amendment
  4. Strathcona Area Redevelopment Plan
  5. Council Report