



REF 2019-019, Town of Stony Plain Old Town Community Plan Area Redevelopment Plan

Recommendation

EMRB Administration recommends that REF application 2019-019 be approved.

Background

On July 8, 2019, the Edmonton Metropolitan Region Board (EMRB) received an application from the Town of Stony Plain (the Town) for approval of their proposed Old Town Community Plan Area Redevelopment Plan (ARP). The Town submitted the proposed plan pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

4.1 A municipality must refer to the Board any proposed new statutory plan, except for:

- a) a new sub-area structure plan that is subordinate to and consistent with its higher order area structure plan or area redevelopment plan;*
- b) a new area structure plan for country residential development within the zoned and/or designated country residential areas as depicted on Schedule 2: Edmonton Metropolitan Regional Structure to 2044 in the Edmonton Metropolitan Region Growth Plan; or,*
- c) a new area structure plan in a town or village with a population of less than 5000 that is consistent with the town or village municipal development plan.*

EMRB Administration deemed the application complete on July 12, 2019.

Application

The proposed Area Redevelopment Plan establishes a cohesive vision, policy framework and implementation plan to guide redevelopment of the established Old Town Community Plan area.

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 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 Town of Stony Plain's proposed Old Town Community Plan ARP be supported by the EMRB.



EMRB Administration Comments

The Town is located wholly in the Metropolitan Area tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan) whereby the application is evaluated for its consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan.

The Plan area encompasses a significant portion of the established core of the Town and is generally located south of Highway 16A and is dissected by 50 Street and Highway 779 north-south and the CN Rail Line east-west.

Included within the Old Town Community Plan ARP is an Urban Centre identified in the Edmonton Metropolitan Regional Structure to 2044 (Schedule 2 of the Growth Plan). The Plan is consistent with specified growth directions for an Urban Centre including the provision of a broad range of employment opportunities, local and commuter transit, and increased residential densities through a mix of housing forms, infill, and intensification of built-up urban areas. A small portion of the Plan also includes a greenfield area that is not currently zoned or serviced.

The Old Town Community Plan ARP focuses on the redevelopment and intensification of the existing Town Core. Embedded within the Plan is strong policy direction to encourage infill of existing built-up urban areas and underutilized sites to maximize and promote the efficient provision of existing services. The Plan acknowledges and encourages development within the Old Town Community Plan to achieve the Aspirational Urban Centre Density Target of 100 du/nrha specified for the Town in Greenfield Density, Centres and Intensification Targets (Schedule 6 of the Growth Plan), promoting compact and contiguous growth consistent with Growth Plan objectives and policies.

The Plan provides for and encourages the development of a complete community, respecting and building on the established cultural character of the area, by proposing a mix of amenities, services and uses, and a variety of housing forms. Additionally, the Plan strategically links a multi-modal transportation system within the Town through transportation hubs to connect to the rest of the Region, consistent with the Growth Plan. Locating higher density residential uses and employment uses within the Urban Centre around transportation hubs promotes regional prosperity and enhances regional competitiveness through increased connectivity and the efficient movement of people, goods, and services. Specifically, the Park and Ride identified in Map 19 Stony Plain Urban Centre provides the local statutory designation consistent with Regional Transit and Trails to 2044 (Schedule 10B of the Growth Plan).

Through the designation of environmental reserve, municipal reserve, conservation easements, and park space, the Plan promotes the conservation and integration of existing tree stands and other natural areas. These natural areas and parks combined with existing trails and a proposed active transportation corridor provide residents access to environmental assets. Additionally, Low Impact Design principles will help minimize and mitigate adverse impacts of development on the surrounding natural living systems.



Overall, the proposed Old Town Community Plan 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 Old Town Community Plan ARP by the Edmonton Metropolitan Region Board.

Recommendation

EMRB Administration recommends that REF 2019-019 be approved.

Attachments

Evaluation	V3 Companies of Canada Ltd.
REF Documents	<ol style="list-style-type: none">1. Cover Letter2. Bylaw 26133. Old Town Community Plan4. Old Town Community Plan Council Report5. Old Town Community Plan Phase 1 Summary Report6. Mobility Strategy – Component of Old Town Community Plan7. REF Evaluation Criteria Report for Old Town Community Plan