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October 21, 2019

Our Reference: 15103

Edmonton Metropolitan Region Board

#1100 Bell Tower
10104 – 103 Avenue
Edmonton, Alberta T5J 0H8

Attention: Debra Irving, AICP, MCIP, RPP
Senior Project Manager, Regional Projects

Dear Madam:

Reference: REF 2019-022 – Strathcona County proposed amendment to Municipal Development Plan and the Salisbury Village Area Structure Plan

Please find attached our final statutory plan evaluation report for the above referral from Strathcona County.

If you have any questions, please contact Constance Gourley or Sean Lee at 780.438.9000.

Sincerely,

Sean Lee, RPP, MCIP
Urban Planner

cc: Taylor Varro, MPlan
Project Manager

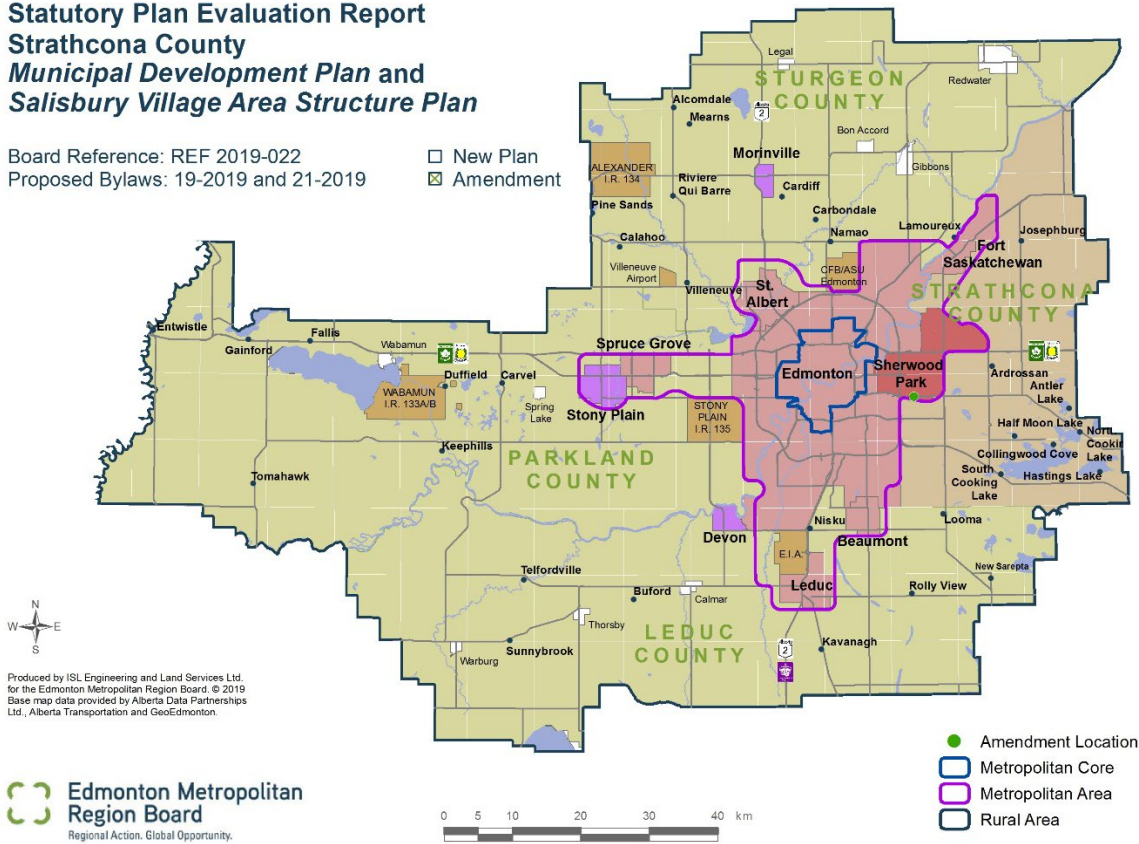


Regional Evaluation Framework

Statutory Plan Evaluation Report Strathcona County Municipal Development Plan and Salisbury Village Area Structure Plan

Board Reference: REF 2019-022
Proposed Bylaws: 19-2019 and 21-2019

- New Plan
- Amendment



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- Amendment Location
- Metropolitan Core
- Metropolitan Area
- Rural Area

1.0 Introduction

The Government of Alberta has adopted a Regional Evaluation Framework (REF) for the Edmonton Metropolitan Region Board (EMRB) to review certain member municipality statutory plans for the purpose of ensuring alignment with the principles and policies of the Edmonton Metropolitan Region Growth Plan (EMRGP).

Section 4.0 of the REF states that a member municipality must refer proposed statutory plans or statutory plan amendments to the EMRB under certain conditions. The member municipality must do so after first reading and prior to third reading pursuant to Section 5.1 of the REF. Strathcona County has referred the proposed amendment Bylaw 19-2019 to the Strathcona County Municipal Development Plan (MDP) *Forwarding Our Future Together* Bylaw 20-2017, and the proposed amendment Bylaw 21-2019 to the Salisbury Village Area Structure Plan (ASP) (Bylaw 51-2015, as amended) to the EMRB per the following referral conditions under Section 4.2 of the REF:

- (c) 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.

2.0 Purpose

The purpose of the proposed amendment to Strathcona County's Municipal Development Plan is to expand the Urban Service Area – Sherwood Park boundary to include approximately 1.34 hectares of land currently in the Rural Service Area, and to re-designate the subject land from Country Residential Policy Area to Compact Development Policy Area. This will reflect concurrent proposed amendment Bylaw 21-2019, which is to amend by repealing and replacing the existing Salisbury Village Area Structure Plan (ASP) with an updated Salisbury Village ASP. The ASP amendment will incorporate the subject land within the ASP boundary and designate the land for High Density Residential.

3.0 Background Information

Municipality:	Strathcona County
First Reading Date:	July 9, 2019
Amendment Area Location:	The amendment area is 1.34 hectares in size, located approximately 150 metres south of Wye Road (Highway 630) east adjacent to Campbelltown Heights road. The amendment area is deemed to be within the conceptual boundaries of the Metropolitan Area Policy Tier of the EMRGP.
Land Use Designation Impacts¹:	MDP: ▲ 1.34 ha Compact Development Policy Area ▼ 1.34 ha Country Residential Policy Area ASP: ▲ 1.34 ha High Density Residential

¹ Derived by comparing approved MDP Bylaw 20-2017, as amended, to proposed Bylaw 19-2019; and comparing approved ASP Bylaw 23-2016, as amended, to proposed Bylaw 21-2019.

Summary of MDP Amendment:

The proposed MDP amendment will expand the Urban Service Area – Sherwood Park boundary to include approximately 1.34 hectares of land currently in the Rural Service Area (see **Attachment 1**); and, re-designate the subject land from Country Residential Policy Area to Compact Development Policy Area, to enable a concurrent amendment to the Salisbury Village ASP.

Summary of ASP Amendment:

The proposed ASP amendment will incorporate 1.34 hectares of land within an updated ASP boundary and designate the land for High Density Residential (see **Attachment 2**). The ASP amendment also proposes changing the designation of adjacent land currently within the existing ASP boundary from Medium Density Residential – Semi/Townhouse to High Density Residential, as well as other associated land use designation changes and Plan updates that are not being reviewed under the REF.

4.0 Evaluation Criteria

Applicable Policy Tiers²

As mentioned in the Background Information section above, the MDP amendment area is within the conceptual boundaries of the Metropolitan Area Policy Tier. The Metropolitan Area Policy Tier applies to the entire amendment area.

Edmonton Metropolitan Regional Structure Policy Tier	Applicability
Metropolitan Core	n/a
Metropolitan Area	✓
Rural Area	n/a

Applicable Regional Structure Components³

The following is an inventory of the regional structure components applicable to, within, or adjacent to the amendment area.

Edmonton Metropolitan Regional Structure Component	Applicability	Comments
Existing Developed Areas		
Built-Up Urban Area (BUUA)	✓	The location of the proposed MDP and ASP Amendments falls within the designated BUUA according to Schedule 2: Edmonton Metropolitan Regional Structure to 2044 in the EMRGP.
Country Residential (CR)	n/a	
Range and Type of Centres		
Rural Centre	n/a	
Sub-Regional Centre	n/a	

² Refer to Section 3.2 and specifically Schedule 2 of the EMRGP.

³ Refer to Section 3.2 and Schedules 2, 3A, 4, 8A, 8B, 10A, 10B and 10C of the EMRGP.

Transit Oriented Development (TOD) Centre	n/a	
Urban Centre	n/a	
Downtown Edmonton	n/a	
Other Structure Components		
Major Employment Area (MEA)	n/a	
Natural Living Systems	n/a	
Regional Infrastructure	✓	The subject land is within 150 m of a Regional Expressway per EMRGP Schedule 10A: Transportation Systems - Regional Roads to 2044.
Transit Corridors	✓	Per EMRGP Schedule 10B: Regional Transit and Trails to 2044: The subject land is within 750 m of the Transit Priority Corridor along Wye Road and Sherwood Drive. The subject land is also within 750 m of the Regional Bus route along Wye Road and Sherwood Drive.
Airports	n/a	



Applicable Targets⁴



The following is an inventory of the applicable mandatory and aspirational targets applicable to the amendment area.


Target	Applicability	Comments
Minimum Greenfield Residential Density	✓	40 du/nrha per the EMRGP Schedule 6; the accompanying ASP proposes a minimum of 90 du/nrha for this land.
Aspirational Intensification Target	✓	17.5% per the EMRGP Schedule 6.
Aspirational TOD Centres Target	n/a	
Aspirational Urban and Sub-Regional Centres Target	n/a	


⁴ Refer to Schedule 6 of the EMRGP.

Regional Policy Areas

Objectives by Guiding Principle	Consistency	Comments
 <p>Guiding Principle Promote global economic competitiveness and regional prosperity.</p>		
1.1: Promote global economic competitiveness and diversification of the regional economy	n/a	
1.2: Promote job growth and the competitiveness of the region's employment base	✓	The proposed MDP amendment will facilitate the ASP amendment that proposes high density residential development consisting of a multi-unit seniors housing facility with main floor commercial uses on the subject land. These land uses will contribute to job growth in the region.
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region	n/a	
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	✓	The proposed MDP and ASP Amendment allows for the development of higher-density housing in planned community which will offer a mix of housing types and density, in conjunction with commercial and employment areas in the same community.
 <p>Guiding Principle Protect natural living systems and environmental assets.</p>		
2.1: Conserve and restore natural living systems through an ecological network approach	✓	A biophysical assessment was carried out for the existing Salisbury Village ASP area, with the ASP adopting recommendations of the assessment. The proposed MDP Amendment does not contravene these findings or ASP policies.
2.2: Protect regional watershed health, water quality and quantity	n/a	
2.3: Plan development to promote clean air, land and water and address climate change impacts	n/a	

Objectives by Guiding Principle	Consistency	Comments
2.4: Minimize and mitigate the impacts of regional growth on natural living systems	✓	A biophysical assessment was carried out for the existing Salisbury Village ASP area, with the ASP adopting recommendations of the assessment. The proposed MDP Amendment does not contravene these findings or ASP policies.
 Guiding Principle Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.		
3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages	✓	The land subject to the proposed MDP and ASP Amendments will accommodate a high density residential seniors' housing development with commercial contiguous with urban development in a planned neighbourhood, in close proximity to local commercial and community services consistent with the MDP's Compact Development Policy. These policies promote compact, mixed use development, encourage high density residential; community and seniors' housing; mixed-use development which contribute to the evolution of complete communities.
3.2: Plan for and promote a range of housing options	✓	The proposed MDP Amendment allows for development of a range of residential housing types and residential tenures in a planned urban community which includes a mix of commercial services and residential in various forms and densities. The MDP Amendment facilitates the addition of a proposed multi-unit seniors' housing facility with commercial on the main floor, which contributes to the range of existing housing options currently within the Salisbury Village ASP area.
3.3: Plan for and promote market affordable and non-market housing to address core housing need	✓	The proposed MDP and ASP amendments will facilitate the development of a multi-unit seniors' housing facility the help address senior housing needs.
 Guiding Principle Achieve compact growth that optimizes infrastructure investment.		
4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth	✓	The land subject to the MDP and ASP Amendments is contiguous with a planned area for urban development, as part of a neighbourhood with a mix of residential, commercial, and office employment opportunities. The proposed ASP Amendment fully incorporates the subject land into an urban ASP. The proposed MDP amendment will apply the Compact Development Policy Area to the subject land to accommodate high density multi-unit seniors' housing with commercial which will contribute to job growth.

Objectives by Guiding Principle	Consistency	Comments
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	✓	The proposed MDP amendment will expand the Urban Service Area – Sherwood Park boundary to include the subject land and re-designate it to Compact Development Policy Area. This facilitates the concurrently proposed amendment to the existing Salisbury Village ASP to incorporate the subject land within a planned and serviced neighbourhood and optimize existing infrastructure.
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	n/a	
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	n/a	
4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	✓	The proposed MDP amendment will re-designate the subject land to Compact Development Policy Area and apply policies that promote mixed use and high density residential development within a planned urban neighbourhood that contributes to the concentration of people and job growth within the County's Urban Service Area – Sherwood Park.
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	n/a	
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	✓	The proposed MDP amendment area does not fall within any buffers listed on the EMRGP Schedule 9: Land Use Buffers.
 <p>Guiding Principle Ensure effective regional mobility.</p>		
5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	n/a	

Objectives by Guiding Principle	Consistency	Comments
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	✓	The proposed MDP amendment area will be incorporated into an existing ASP area, Salisbury Village, which provides for multi-modal transportation opportunities, and is in proximity to future regional transit infrastructure.
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	n/a	
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	
 <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> <p>Guiding Principle Ensure the wise management of prime agricultural resources.</p> </div>		
6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations	n/a	
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	n/a	
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	n/a	

5.0 Summary and Conclusions

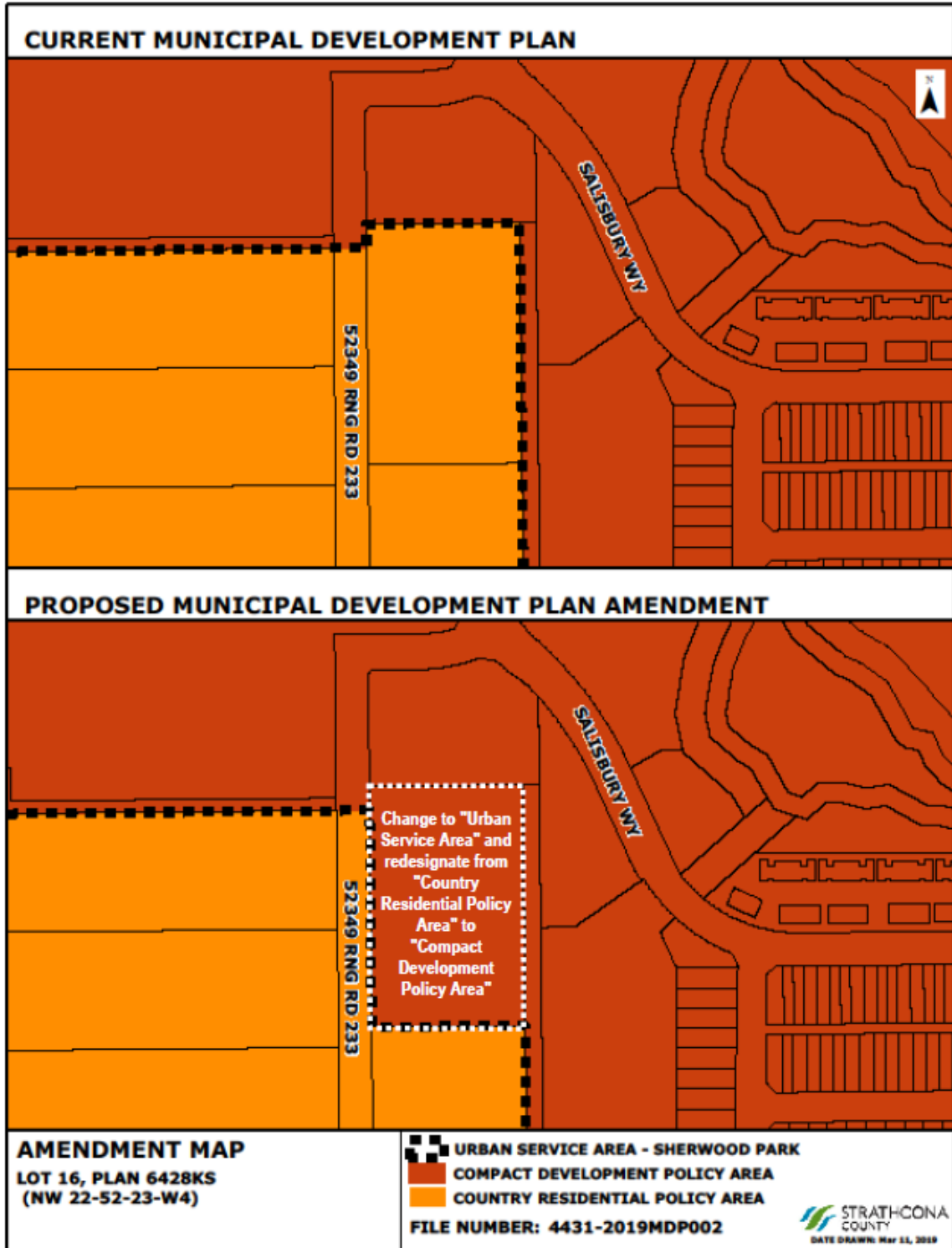
The proposed MDP Amendment will expand the Urban Service Area – Sherwood Park boundary to include 1.34 ha of land and re-designate it to Compact Development Policy Area from Country Residential Policy Area. This MDP amendment is localized in nature, given the limited land area and that this land is contiguous with the existing and approved Salisbury Village ASP. The concurrently proposed amendment to the Salisbury Village ASP will incorporate the same land area into urban development within the ASP area. The MDP and ASP proposed amendments are generally consistent with the applicable guiding principles, objectives, and policies of the Edmonton Metropolitan Region Growth Plan, and do not impact continued protection of infrastructure that is of a regional significance. In addition, the amendments support the intensification of an area of land that is currently developed as Country Residential for development to an urban standard at higher densities.

6.0 Recommendation

That the proposed amendment to the Municipal Development Plan: *Forwarding our Future. Together* and to the Salisbury Village Area Structure Plan be **APPROVED**.

Attachments:

1. Bylaw 19-2019 Schedule “A”: Amendment to the Strathcona County Municipal Development Plan
2. Bylaw 21-2019 Schedule “A”: Amendment to the Salisbury Village Area Structure Plan



Attachment 2 – Bylaw 21-2019 Schedule “A”: Amendment to the Salisbury Village Area Structure Plan

