

Bylaws 11/2025, 12/2025 and 17/2025 – MDP Policy Review

| MDP Policy | Notes on Alignment |
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| <p><i>Housing Diversity</i> 7.1.1 Address housing needs by monitoring changes in the local housing market and encouraging and enabling housing forms that respond to emerging housing needs.</p> | <p>This policy is relevant to the 150 Edison Drive site.</p> <p>Based on the unit distribution within the neighbourhood, medium-density housing is underrepresented at 15%. Often called the “missing middle”, this site could offer greater housing options such as townhouses, should it be amended accordingly.</p> |
| <p><i>Public Transit</i> 8.3.5. Encourage residential and employment growth within Downtown, Mixed-use Nodes, and generally along St. Albert Trail, as identified on Map 3, to coordinate land use with transit planning.</p> | <p>This policy is relevant to the 805, 815, 825, and 835 St. Albert Trail site.</p> <p>By increasing the proposed residential units on this site from 120 to 334 (an increase of 214 units), residential growth is being directed along St. Albert Trail, in closer proximity to transit, shopping, and services.</p> |
| <p><i>Public Transit</i> 8.3.9 Ensure future commercial destinations, high-density residential areas, major community facilities, and schools are located along existing or planned transit routes.</p> | <p>This policy is relevant to the 805, 815, 825, and 835 St. Albert Trail site.</p> <p>By redistributing the high-density residential from 150 Edison Drive to 825 and 835 St. Albert Trail, the proposals better align with the intent of this policy.</p> <p>St. Albert Trail is the planned future rapid transit corridor.</p> <p>There is a current bus route that runs near the site. A resident would have to walk north to Everitt Drive North, or south to Erin Ridge Road to get to a bus stop.</p> |
| <p><i>Outward Growth</i> 13.1.3 Require a housing mix that achieves a minimum overall density of 40 dwelling units per net residential hectare for new Neighbourhoods.</p> | <p>Only Phase 2B of the Erin Ridge North ASP was required to meet the 40 du/nrha, as Phases 1 and 2A of the ASP were initiated under CityPlan MDP.</p> |

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| | <p>While there would be a decrease in density for Phase 2B, should the amendments be approved, the overall density for the larger ASP area would slightly increase.</p> |
| <p><i>Trail Corridor Areas</i> 14.4.1 Encourage a range of uses in Trail Corridor Areas, including retail, office, medium- and high-density housing, institutions, parks, and public spaces.</p> | <p>This policy is relevant to the 805, 815, 825, and 835 St. Albert Trail site.</p> <p>The applicant is proposing some retail/commercial uses, and some high-density residential uses on the 805, 815, 825, and 835 St. Albert Trail site, which meets the intent of this policy.</p> <p>In terms of the Land Use Bylaw redistricting, the Trail Corridor Commercial (TCC) District enables a mix of uses, including residential (mixed-use buildings or apartments), commercial uses (such as restaurants or retail opportunities), and ancillary uses like daycares, government services, or religious assembly. These uses are compatible with this policy.</p> |
| <p><i>Trail Corridor Areas</i> 14.4.3. Encourage the transition of Trail Corridor Areas from vehicle-oriented development to transit oriented development.</p> | <p>This policy is relevant to the 805, 815, 825, and 835 St. Albert Trail site.</p> <p>While the TCC District itself is flexible in terms of uses, the applicant is seeking to establish drive-throughs on the site which is identified as Discretionary Use. Administration notes the future development proposal does not align with this MDP policy.</p> <p>It's noted that this policy is permissive in nature. The policy represents the optimal future development scenario. It will take time for these MDP policies to impact the development pattern along St. Albert Trail.</p> |

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| <i>Neighbourhoods</i> 14.6.1 Encourage a range of low- and medium-density housing forms in all Neighbourhoods throughout the city. | This policy is relevant to the 150 Edison Drive site. Amending the high-density residential site to a medium-density residential site, would satisfy this policy. |