



REF 2018-012, City of St. Albert Erin Ridge North Area Structure Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2018-012 be approved.

Background

On December 10, 2018, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of St. Albert (the City) for approval of the proposed amendment to the Erin Ridge North Area Structure Plan (ASP). The City submitted the proposed ASP 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:

g) The proposed statutory plan amendment results in a decrease of the planned density of the statutory plan area.

and

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 December 14, 2018.

Application

The amendment to the Erin Ridge North ASP proposes to redesignate 1.63 ha of land from Medium/High Density Residential to Medium Density Residential to allow for the development of townhouses in alignment with the City of St. Albert's amended Land Use Bylaw.

Evaluation

EMRB Administration obtained the assistance of ParioPlan to evaluate the application with respect to the REF requirements. The ParioPlan evaluation (attached) reviewed the proposed ASP amendment in relation to the objectives of the Edmonton Metropolitan Region Growth Plan (EMRGP) in Section 8 of the EMRB Regulation 189/2017, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in Section 8 in Schedule A of the REF Ministerial Order MSL 111/17. The ParioPlan evaluation recommends that the City of St. Albert's amendment to the Erin Ridge North ASP be approved by the EMRB.



EMRB Administration Comments

The Erin Ridge North ASP is situated in the Metropolitan Area tier of the Metropolitan Regional 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 Areas in the Growth Plan.

The purpose of the amendment is to redesignate 1.63 ha of land from Medium/High Density Residential to Medium Density Residential and resulting statistics and text amendments. The result of the proposed statutory plan amendment reduces the overall planned residential density of the ASP from 38 du/nrha to 34 du/nrha. There are no other material changes to the statutory plan, as a result, EMRB Administration considered the following while evaluating the application:

The ASP was approved under the previous Capital Region Growth Plan (CRGP) and was subject to the Priority Growth Area B density target of 30-45+ du/nrha. Therefore, Section 8.2 of the Regional Evaluation Framework may be used in the review and evaluation of the proposed statutory plan amendment:

8.2 Notwithstanding 8.1 above, when evaluating a statutory plan amendment to a statutory plan, other than a municipal development plan, approved by the Board under the Capital Region Growth Plan: Growing Forward, the Board may use the density targets of that plan rather than the density provisions within the Edmonton Metropolitan Region Growth Plan. All other provisions of the Edmonton Metropolitan Region Growth Plan shall be in effect for evaluation purposes.

Section 8.2 of the REF gives the Board flexibility to relax the density requirements of the new EMRGP to the previously approved CRGP density ranges for amendments to statutory plans. The rationale for Section 8.2 was that increasing the density to meet the new EMRGP requirements may require upsizing infrastructure that has already been planned or constructed based on the CRGP densities. Although the intent of Section 8.2 is not to decrease in density, the resulting density of the amendment area is 43 du/nrha, which is above the density target of 40 du/nrha for the City of St. Albert outlined in EMRGP. In this regard, the application meets the requirements in both the CRGP and the EMRGP Minimum Residential Greenfield Density Target, as outlined in Schedule 6: Greenfield Density, Centres and Intensification Targets.

Through previous REF applications, the Board provided Administration direction regarding decreases in density within Transit Oriented Development (TOD) Centres for amendments of statutory plans previously approved under the CRGP. This direction deemed a reduction of density acceptable by the Board in specific circumstances.

The EMRGP defines TOD Centres as 800m surrounding higher order transit centres and major transit stations. A small portion of the amendment area falls within a future TOD Centre, as identified conceptually on Schedule 2: Edmonton Metropolitan Region Structure to 2044 (and



Attachment: LRT Buffer Map). The Erin Ridge North ASP was originally completed in 2010 prior to EMRGP's designation as a regional TOD Centres. As such, the City of St. Albert did not identify a TOD Centre in the original ASP. Therefore, requiring TOD Centres policies and applying the Aspirational TOD Centres Density Target at this stage may have major servicing or infrastructure impacts.

Overall, the proposed amendment to the Erin Ridge North ASP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8 of the REF.

EMRB Administration agrees with the REF Consultant evaluation and supports approval of the ASP amendment by the Edmonton Metropolitan Region Board.

Recommendation

EMRB Administration recommends that REF 2018-012 be approved.

Attachments

Evaluation	ParioPlan
REF Documents	<ol style="list-style-type: none">1. Cover Letter – Erin Ridge North ASP Amendment2. Report to Council3. Erin Ridge North ASP Bylaw Amendments Track Changes4. Land Use Bylaw Amendment5. Erin Ridge North ASP 09-20176. Location Map7. LRT Buffer Map