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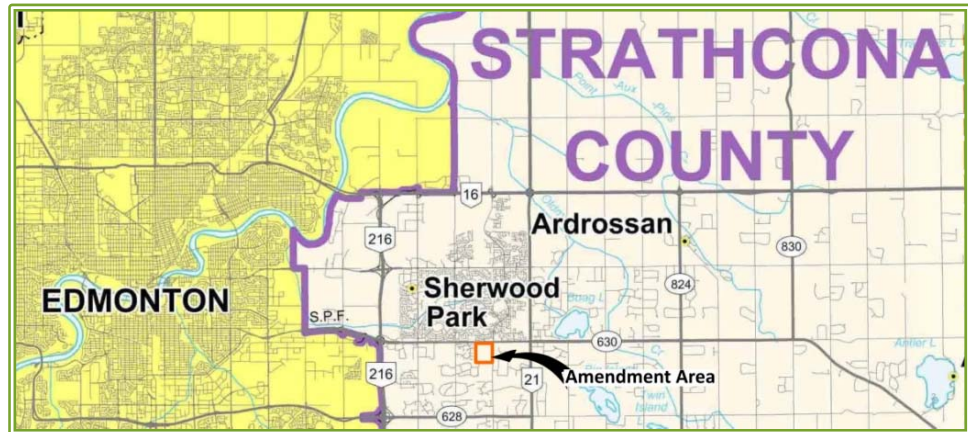
Statutory Plan Evaluation Report  
Strathcona County  
Municipal Development Plan Amendment

Board Reference:  
REF #2014-003

Municipal Bylaws:  
64-2013

## Introduction

The Province has adopted the Regional Evaluation Framework (REF) for the Capital Region Board's review of statutory plans. Strathcona County has referred a proposed amendment to its Municipal Development Plan to the Capital



Region Board pursuant to: *Section 3.1: A municipality must refer to the Board any proposed new Intermunicipal Development Plan, Municipal Development Plan and any proposed amendment to an Intermunicipal Development Plan or Municipal Development Plan.*

## Purpose

The Municipal Development Plan (MDP) amendment proposes to adjust the Urban Service Area boundary to include a ¼ section located within Priority Growth Area (PGA) "B". Nine MDP maps are to be amended. No text amendments are required. The boundary adjustment will allow for the development of the Hillshire Area Structure Plan (ASP), an urban density residential community.

## Recommendation

That the Capital Region Board **APPROVE** the amendment to the Strathcona County MDP.

## Summary

The amendment area is located adjacent the current south boundary of the Urban Service Area. Although the County states in its referral letter that the area is located in Cluster Country Residential Area (CCRA) "S", detailed review of the conceptual boundaries shown on *Figure 1: Priority Growth Areas and Cluster Country Residential Areas* of the Growth Plan indicate that the area is located in PGA "B" as shown on the map to the right.

As noted above, amending the Urban Service Area boundary to include the subject ¼ section will allow for the implementation of the Hillshire ASP. The Hillshire Plan area is projected to accommodate 3,168 residents in 1,056 dwelling units resulting in a density of 34 units per net residential hectare. Changes to the MDP maps will increase residential densities in PGA "B" and reduce the regional footprint.



## Evaluation Criteria

Section 5.4 of REF lists the criteria CRB must consider in evaluating statutory plans.

<p><b>5.4(a) Compatibility of the development with the objectives of the Capital Region Growth Plan (CRGP) as set out in Section 11 of the Regulation:</b></p>	
<p>✓ <b>11(a) To promote an integrated and strategic approach to planning for future growth in the Capital Region;</b></p>	<ul style="list-style-type: none"> <li>The amendment is an integrated and strategic approach to rationalizing the boundary of PGA “B” and concentrating future growth in a PGA as per the principles and policies of the Growth Plan.</li> </ul>
<p>✓ <b>11(b) To identify the overall development pattern and key future infrastructure investments that would best complement existing infrastructure, services and land uses in the Capital Region, and maximize benefits to the Capital Region;</b></p>	<ul style="list-style-type: none"> <li>Urban development proposed for the amendment area will complement existing land uses. The efficient extension of existing infrastructure and services will maximize benefits to the Capital Region.</li> </ul>
<p>✓ <b>11(c) To co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment.</b></p>	<ul style="list-style-type: none"> <li>The decision to adjust the Urban Service Area boundary to be coincident with PGA “B” will ensure the development of a strong community as contemplated by the Hillshire ASP. Storm water facilities will be naturalized providing high quality green space. An integrated trail system will promote a healthy environment.</li> </ul>
<p><b>5.4(b) Whether the approval and full implementation of the plan would result in a level, type, and pattern of development consistent with all of the following:</b></p> <p><b>(i) The Land Use Principles and Policies of the CRGP including the provisions for:</b></p>	
<p>✓ i. Buffer areas as shown on the Regional Buffer Areas Map in the Capital Region Growth Plan.</p>	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
<p>✓ ii. Priority Growth Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan.</p>	<ul style="list-style-type: none"> <li>The amendment will match the Urban Service Area boundary with the boundary of PGA “B” and will provide for the logical extension of urban development.</li> </ul>
<p>✓ iii. Cluster Country Residential Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan.</p>	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
<p>✓ iv. Density targets as outlined in the Capital Region Growth Plan.</p>	<ul style="list-style-type: none"> <li>At 34 units per net residential hectare the Hillshire ASP development is consistent with the density target for PGA “B”.</li> </ul>
<p>✓ v. Outside Priority Growth Areas and Cluster Country Residential Areas.</p>	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>

- ✓ **(ii) The regional population and employment forecasts in the Capital Region Growth Plan;**
- The population projected for the amendment area is 3,168 residents. The projected increase represents about 5% of the population projected for Strathcona County to 2044 and is consistent with Growth Plan projections.
  - Employment is not projected. However, existing institutional uses and some limited convenience commercial uses proposed by the ASP will provide a local source of employment.

- ✓ **(iii) The regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan;**
- The proposed amendments are consistent with the regional transportation network.

- ✓ **(iv) The Intermunicipal Transit Network Plan of the Capital Region Growth Plan (Figures 8, 9 or 10 of the Capital Region and Transportation Master Plan as approved by the City of Edmonton;**
- The development proposed for the amendment area provides for public transit.

- ✓ **(v) The regional infrastructure, and recreation, transportation and utility corridors as identified on the Regional Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure, and Regional Corridors maps of the Capital Region Growth Plan;**
- No negative impacts are anticipated.

- ✓ **(vi) The boundaries and policies of the Alberta's Industrial Heartland ASP and the Edmonton International Airport ASP**
- Not Applicable.

## Attachment

1. For Information: Evaluation of the Strathcona County Municipal Development Plan amendment against the Principles and Policies of the Capital Region Land Use Plan.



**I. PROTECT THE ENVIRONMENT AND RESOURCES**

- A. Preserve and protect the environment.
- B. Preserve agricultural land.
- C. Protect natural resources.
- D. Minimize the impact of development on regional watersheds and air sheds.
- E. Minimize the impact of heavy industrial development.

- Retention of forested areas and the naturalization of storm water management facilities as proposed by the ASP will assist in maintaining environmental integrity.



**II. MINIMIZE REGIONAL FOOTPRINT**

- A. Identify, Protect and Prioritize Lands for Regional Infrastructure
- B. Concentrate New Growth Within Priority Growth Areas
- C. Allow Growth Outside of Priority Growth Areas
- D. Support Expansion of Medium and Higher Density Residential Housing Forms
- E. Support Cluster Country Residential Development

- Growth is being concentrated in PGA "B".
- Medium and higher density residential uses are proposed by the ASP for the amendment area.



**III. STRENGTHEN COMMUNITIES**

- A. Create Inclusive Communities
- B. Support Healthy Communities
- C. Support Public Transit
- D. Support Innovative and Affordable Housing Options

- The ASP contains a mix of housing types thereby creating an inclusive community.
- The ASP retains and enhances recreational opportunities to support active lifestyles and a healthy community.
- The ASP provides for public transit.



**IV. INCREASE TRANSPORTATION CHOICE**

- A. Integrate Transportation Systems with Land Use
- B. Support the Expansion of Transit Service in Various Forms

- The ASP proposes extending the existing roadway network.
- Transit service will be provided to the area.



**V. ENSURE EFFICIENT PROVISION OF SERVICES**

- A. Design Integrated Physical Infrastructure within the Region
- B. Maximize Utilization of Existing Infrastructure

- The existing physical infrastructure will be extended to the amendment area thereby maximizing the use of this existing infrastructure.



**VI. SUPPORT REGIONAL ECONOMIC DEVELOPMENT**

- A. Ensure a Supply of Land To Sustain a Variety Of Economic Development Activities
- B. Attract and Retain Individuals and Families with a Diverse Range of Skills to the Capital Region to Satisfy the Region's Economic Development Goals
- C. Support Regional Prosperity
- D. Position the Capital Region Competitively on the World Stage

- Housing diversity provides an opportunity for attracting individuals with a range of skills.
- Local employment opportunities will be enhanced by the commercial uses being proposed.
- The ASP proposes *state of the art* best practices for built form, housing types, storm water management and integration of green spaces with adjacent developments.