



**REF 2016-007**

**City of Edmonton**

**Proposed Big Lake Area Structure Plan Amendment**

### **Recommendation**

*CRB Administration recommends that REF application 2016-007 be approved.*

### **Background**

On September 29, 2016 the CRB received an application from the City of Edmonton (the City) for approval of a proposed Area Structure Plan (ASP) amendment. The City submitted the statutory plans pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 3.2 *A municipality must refer to the Board any other statutory plan or statutory plan amendment where:*
- a) *one or more of the following conditions exist:*
    - (iv) *the plan boundaries are within 0.8 km. of a road identified in the Regional Transportation Infrastructure map of the Capital Region Growth Plan;*
    - (v) *the plan boundaries are within 1.0 km of an approved Intermunicipal Transit route or Park and Ride facility as Identified by the Capital Region Growth Plan (Figures 8, 9, or 10 of the Capital Region Intermunicipal Transit Plan) or a Transportation Master Plan as approved by the City of Edmonton;*
- and*
- b) *the statutory plan or statutory plan amendment proposes land uses that would add to, alter, interrupt or interfere with:*
    - (ii) *the distribution, expansion, and/or integrated development of 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 in the Capital Region Growth Plan or conservation buffers as shown on the Regional Buffers Areas map of the Capital Region Growth Plan.*

CRB Administration deemed the application complete on October 4, 2016.

### **The Application**

The purpose of the ASP amendment is to update the maps and figures in the Big Lake ASP to accommodate the development of the proposed Kinglet Gardens neighbourhood within the plan area and extend the boundaries to include an existing country residential subdivision adjacent to the neighbourhood. The amendment incorporates the land uses being proposed in the neighbourhood reflecting the detailed planning and engineering at the neighbourhood level within the plan area.



## Evaluation

CRB Administration obtained the assistance of ParioPlan to evaluate the application with respect to the REF requirements. The ParioPlan evaluation (attached) reviewed the proposed plan in relation to the objectives of the Capital Region Growth Plan (the Growth Plan) in section 11 of the Regulation, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in section 5.4 of the Regional Evaluation Framework. The ParioPlan evaluation recommends that the proposed ASP amendment be approved.

## CRB Administration Comments

The plans for the new neighbourhood and amendments to the ASP are consistent with the principles and policies within the Growth Plan, in particular Minimize Regional Footprint: the plan identifies and protects lands for regional infrastructure; encourages and supports sustainable development; concentrates new growth within a priority growth area; proposes an increase in density to 32 units per net residential hectare (du/nrha), which aligns with the density range of PGA "B" (30-45+ du/nrha); provides support for a diversity of housing options; and the planning of the residential density complements the proposed transit centre immediately east of Kinglet Gardens in the neighbouring community of Pintail Landing.

Approval and full implementation of the proposed amendment to the ASP is consistent with Section 11 of the CRB Regulation, the criteria in the Regional Evaluation Framework, and the Principles and Policies of the Growth Plan.

CRB Administration agrees with the third party's evaluation of the proposed amendment and supports approval of the Statutory Plan by the Capital Region Board.

## Recommendation

CRB Administration recommends that REF 2016-007 be approved.

## Attachments

Evaluation	ParioPlan
REF Documents	1 - Referral to Capital Region Board 2 - Bylaw 17751 3 - Bylaw 17752 4 - Sustainable Development Report 5 - Big_Lake_ASP_Consolidation