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REQUEST FOR DECISION

Bylaw 14/2024 - St. Albert West Area Structure Plan (2nd & 3rd Readings)
Presented by: Tracy Tsui, Planner II, Planning & Development Department

RECOMMENDED MOTION(S)

1. That the public hearing for Bylaw 14/2024 be closed.
2. That Bylaw 14/2024 be read a second time.
3. That Bylaw 14/2024 be read a third time.
4. Any resolution of the Council passed before the date on which the St. Albert West Area Structure Plan Bylaw 14/2024 comes into effect, that conflicts with or is inconsistent with Bylaw 14/2024, is of no force or effect to the extent of the conflict or inconsistency except where an irrevocable action has been taken by the City in giving effect to the resolution.

PURPOSE OF REPORT

The St. Albert West Area Structure Plan (ASP) requires a public hearing and Council's approval, as per the requirements in the Municipal Government Act (MGA). Additionally, the Edmonton Metropolitan Region Board (EMRB) the Regional Evaluation Framework (REF) states that statutory plan amendments must be referred to the EMRB after first reading and before third reading of a bylaw, for review and decision.

First reading of Bylaw 14/2024, to adopt the St. Albert West ASP, occurred on June 4, 2024. A referral to the Edmonton Metropolitan Region Board (EMRB) was subsequently submitted on June 4, 2024, as part of the REF review process. A recommendation of approval by the EMRB was given on July 16, 2024. The appeal period occurred for 28 calendar days, from July 16, 2024, until August 13, 2024, and no appeals were received during this time. Please refer to the attachment called *EMRB Recommendation*.

Please note that Bylaw 14/2024 also includes an amendment to the North Ridge Phase 2 ASP and rescinding of the Cherot ASP.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

On June 4, 2024, Council passed the following motion:

BL-24-016
That Bylaw 14/2024 be read a first time.
That Schedule A of Bylaw 14/2024 be referred to the Edmonton Metropolitan Region Board.

BACKGROUND AND DISCUSSION

Please refer to the 'Previously Distributed Agenda Reports' attachment for further information.

The St. Albert West ASP is Schedule A of Bylaw 14/2014, which can be found as an attachment to the previously distributed agenda report (BL-24-016) on June 4, 2024.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Please refer to the attachment, 'Previously Distributed Agenda Reports' for the agenda report on June 4, 2024.

IMPACTS OF RECOMMENDATION(S)

Please refer to the attachment, 'Previously Distributed Agenda Reports' for the agenda report on June 4, 2024.

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

Please refer to the attachment, 'Previously Distributed Agenda Reports' for the agenda report on October 11, 2022.

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

Please refer to the attachment, 'Previously Distributed Agenda Reports' for the agenda report on October 11, 2022.

IMPACTS OF ALTERNATIVES CONSIDERED

Please refer to the attachment, 'Previously Distributed Agenda Reports' for the agenda report on June 4, 2024.

Report Date: September 3, 2024
Author(s): Tracy Tsui, Planner II
Department: Planning & Development Department
Department Director: Kristina Peter (Acting)
Managing Director: Adryan Slaght
Chief Administrative Officer: Bill Fletcher

CITY OF ST. ALBERT

BYLAW 14/2024

A bylaw to adopt the St. Albert West Area Structure Plan

(with consequential repeal of the Cherot Area Structure Plan Bylaw and consequential amendments to the North Ridge Area Structure Plan Bylaw)

WHEREAS section 633 of the *Municipal Government Act* allows a municipal council to pass a bylaw to adopt an area structure plan to provide a framework for subsequent subdivision and development of an area of land;

NOW THEREFORE the Council of the City of St. Albert ENACTS AS FOLLOWS:

1. This bylaw may be cited as the “St. Albert West ASP Bylaw”.

2. The St. Albert West Area Structure Plan, attached hereto as Schedule A, is adopted.

CONSEQUENTIAL

3. Bylaw 23/2014, the Cherot Area Structure Plan Bylaw, is repealed.

4. Bylaw 4/2015, the North Ridge Area Structure Plan Bylaw, is amended by deleting Schedule A to that bylaw and substituting in its place the Schedule B attached to this Bylaw which shall be labelled Schedule A in the consolidation of Bylaw 4/2015 authorized under section 6.

EFFECTIVE DATE

5. This bylaw comes into effect when it is passed.

CONSOLIDATIONS

6. The Chief Administrative Officer is authorized to issue consolidations of Bylaw 4/2015 and this bylaw that incorporate the amendments made by this bylaw and otherwise conform to section 69 of the *Municipal Government Act.*

READ a First time this 4th day of June 2024.

READ a Second time this ___ day of _____ 2024.

READ a Third time this ___ day of _____ 2024.

SIGNED AND PASSED this ____ day of _____ 2024.

_____
MAYOR

_____
CHIEF LEGISLATIVE OFFICER

Schedule A
St. Albert West Area Structure Plan

Schedule B
North Ridge Area Structure Plan

Previously Distributed Agenda Reports

1. **October 11, 2022**

   Please find the PREVIOUSLY DISTRIBUTED Agenda Report from the Standing Committee of the Whole meeting on October 11, 2022, agenda package titled "St. Albert West Area Structure Plan Update" (AR-22-417), for additional information in the link below:

   LINK TO OCTOBER 11, 2022 SCOW AGENDA PKG

2. **February 14, 2023**

   Please find the PREVIOUSLY DISTRIBUTED Agenda Report from the Standing Committee of the Whole meeting on February 14, 2023, agenda package titled "St. Albert West Area Structure Plan Update" (AR-23-79), for additional information in the link below:

   LINK TO FEBRUARY 14, 2023 SCOW AGENDA PKG

3. **December 12, 2023**

   Please find the PREVIOUSLY DISTRIBUTED Agenda Report from the Standing Committee of the Whole meeting on December 12, 2023, agenda package titled "St. Albert West Area Structure Plan Update" (AR-23-610), for additional information in the link below:

   LINK TO DECEMBER 12, 2023 SCOW AGENDA PKG

4. **June 4, 2024**

   Please find the PREVIOUSLY DISTRIBUTED Agenda Report from the Council meeting on June 4, 2024, agenda package titled "Bylaw 14/2024 – St. Albert West Area Structure Plan (1st Reading)" (BL-24-016), for additional information in the link below:

   LINK TO JUNE 4, 2024 CITY COUNCIL AGENDA PKG

REF 2024-002, City of St. Albert
St. Albert West Area Structure Plan

Recommendation

EMRB Administration recommends that REF application 2024-002 be approved.

Background

On June 5, 2024, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of St. Albert (the City) for approval of a new area structure plan (ASP), the St. Albert West ASP. The City submitted the statutory plans pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

The application is being referred to the EMRB pursuant to REF section:

4.1 A municipality must refer to the Board any proposed new statutory plan, except for:

- *a) a new sub-area structure plan that is subordinate to and consistent with its higher order area structure plan or area redevelopment plan;*
- *b) when the adoption of a new sub-area structure plan requires an amendment to an existing area structure plan and the amendment to the existing area structure plan does not meet the submission criteria in Section 4.3;*
- *c) a new area structure plan for country residential development within the zoned and/or designated country residential areas as depicted on Schedule 2: Edmonton Metropolitan Regional Structure to 2044 in the Edmonton Metropolitan Region Growth Plan; or,*
- *d) a new intermunicipal development plan between non-member municipalities and member municipalities that conforms to the member municipalities' municipal development plan.*

EMRB Administration deemed the application complete on June 13, 2024.

Application

The St. Albert West ASP establishes a conceptual distribution of various land uses, and a high-level transportation and servicing network.

Evaluation

EMRB administration obtained the assistance of Lovatt Planning Consultants Inc. (Lovatt) to evaluate the application with respect to the REF requirements. The Lovatt evaluation (attached) reviewed the proposed new ASP in relation to: part 3 of EMRB regulation 189/2017; section 8 of schedule A of REF ministerial order MSL MSD:088/20; and, the principles and policies of Re-

Imagine. Plan. Build. (growth plan). The Lovatt evaluation recommends that the ASP be approved by the EMRB.

EMRB Administration Comments

The St. Albert West ASP is located generally within the metropolitan area tier of the metropolitan region structure to 2044 in schedule 2 of the growth plan. The application is evaluated for its consistency with the principles and policies pursuant to this policy tier. The plan area is generally located north of the City of Edmonton, west of Ray Gibbon Drive, east of Carrot Creek, and is adjacent to Big Lake and Lois Hole Centennial Provincial Park.

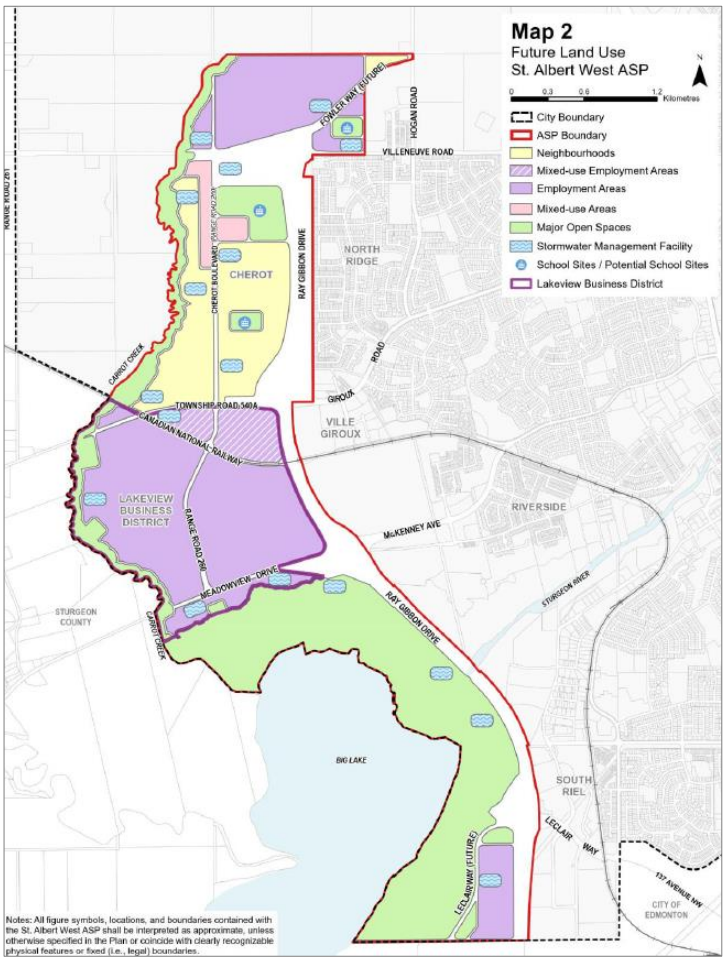


Figure 1: Land Use Concept

The land use concept outlines the anticipated growth pattern and transportation network required to support its build out. The City is envisioning a mix of uses including employment, neighbourhood (predominantly residential), and mix-use areas. A significant portion of the plan area is identified as major open space, this is the interface with Big Lake and surrounding Lois Hole Centennial Provincial Park, identified as provincial environmentally sensitive areas. The plan includes a vision and principles that guide area-wide policies organized into six areas: economic diversification, urban design, environment, culture & community services, transportation, and utility infrastructure. Land use policies provide further direction to guide the logical and orderly development of land uses. The ASP includes three sub-areas identified as neighbourhoods, that will require the development of neighbourhood plans. Neighbourhood A is located in the north and will be predominantly employment uses. Neighbourhood B is the Cherot neighbourhood, the existing ASP will transition to a neighbourhood plan under the St. Albert West

ASP. Finally, Neighbourhood C includes the Lakeview Business District and the open spaces adjacent to Big Lake.

The proposed ASP designates lands within the plan as employment, generally consistent with growth plan schedule 3B (planned and local employment areas). The growth plan designates three areas in the ASP as planned employment areas (lands planned for commercial, industrial, institutional, and mixed-use purposes per land use designations or policies within adopted MDPs or IDPs but are not yet subject to planning by an ASP). The St. Albert West ASP is the mechanism to provide the detailed designation of these employment areas at the local level. While a portion of the plan area adjacent to Big Lake is designated as both a major employment and provincial environmentally sensitive area in the growth plan, further local planning has designated this area as open space in the City's MDP and subsequently in this ASP to implement and support the environmental importance of being located within the flood line, a wildlife setback, and Riel Pond (an important wetland for Big Lake).

The ASP envisions positive economic impacts, economic diversification, and high-quality urban design standards through sustainable building practices for growth in light and medium industrial, commercial, and residential uses. Policies in the economic diversification section enable economic growth in the City's target sectors (including advanced manufacturing, agribusiness, clean technology, construction, life sciences and transportation & logistics) as well as complimentary commercial uses. These uses support economic competitiveness, diversification, and job growth locally, contributing to overall regional prosperity.

The plan has significant environmental policies due to its location and proximity to the Sturgeon River, Carrot Creek, Big Lake, and Lois Hole Centennial Provincial Park. The plan contains natural features that are regionally significant, providing habitat and movement corridors for a diverse range of wildlife and vegetation. The two most prominent and environmentally sensitive areas in the ASP are Carrot Creek and Big Lake. The Big Lake area is globally recognized as an important bird area where more than 235 bird species have been observed. Policies within the plan direct how the urban fabric will be sensitively integrated into the existing natural environment to conserve and restore natural living systems and biodiversity through an ecological approach. The plan protects the retention of important natural features by designating areas around Big Lake and Carrot Creek as open spaces, providing a natural buffer to the rest of the land uses in the plan. Further, policies aim to minimize and mitigate the impacts of growth on natural living systems by promoting low impact design and naturalization in landscaping to support ecosystem functions and encouraging green infrastructure such as bio-retention, rainwater harvesting, permeable surfaces and planting of native species.

The plan enables the development of a complete community for all residents through a cultural and community services lens, as well as integrating land use, parks and open spaces, infrastructure, and transportation systems. Policies for the built form and urban design enable high

a standard of design, attention to character, and direct streetscapes to allow for increased connection and interaction between people and the built environment. The transportation system is anchored by regional roads (Ray Gibbon Drive and Villeneuve Road) and supplemented by multimodal pedestrian and transit connections to enable the efficient movement of people, goods, and services. A wide range of housing forms and density are planned throughout the mixed-use and neighbourhood areas, further contributing to the development of a complete community. The plan envisions an overall residential density of over 41 du/nrha, above the 40 du/nrha minimum greenfield residential density target for the City as outlined in schedule 6 (Greenfield Density and Intensification Targets) of the growth plan.

The ASP is located within policy area 3 (agriculture in future transition lands) of the regional agriculture master plan (RAMP). Policies in the ASP require orderly and phased development to support existing agricultural uses and minimize premature fragmentation and subdivision of agricultural land, consistent with the growth plan. Further, the ASP enables small-scale agri-tourism, value-added agricultural businesses, and various forms of urban agriculture to support the regional agricultural sector and food system.

The ASP includes an implementation section that outlines necessary conditions to ensure that the development of the ASP is as envisioned. Several policies are included to guide the development of neighbourhood plans. It will be important for the City to ensure that the policies within the ASP are embedded in the neighbourhood plans to ensure full implementation of the growth plan.

Overall, the proposed St. Albert West ASP is found to be consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

Recommendation

EMRB administration recommends that REF 2024-002 be approved by the Edmonton Metropolitan Region Board.

Attachments

Evaluation	Lovatt Planning Consultants Inc.
REF Documents	1. Cover Letter
	2. Previously Distributed Agenda Reports
	3. St. Albert West ASP
	4. North Ridge ASP Amendment – Redline
	5. Court Report – May 26, 2022
	6. Court Report – October 19, 2022
	7. Public Information Session – What We Heard
	8. Legislative History Badger Lands – Solar Farm

9. Council Agenda Report (1st Reading)
10. Agricultural Impact Assessment
11. Natural Features Assessment and Prioritization Report
12. EMRGP Alignment Table