

# Capital Region Board Growth Plan Update

Edmonton City Council

September 20, 2016

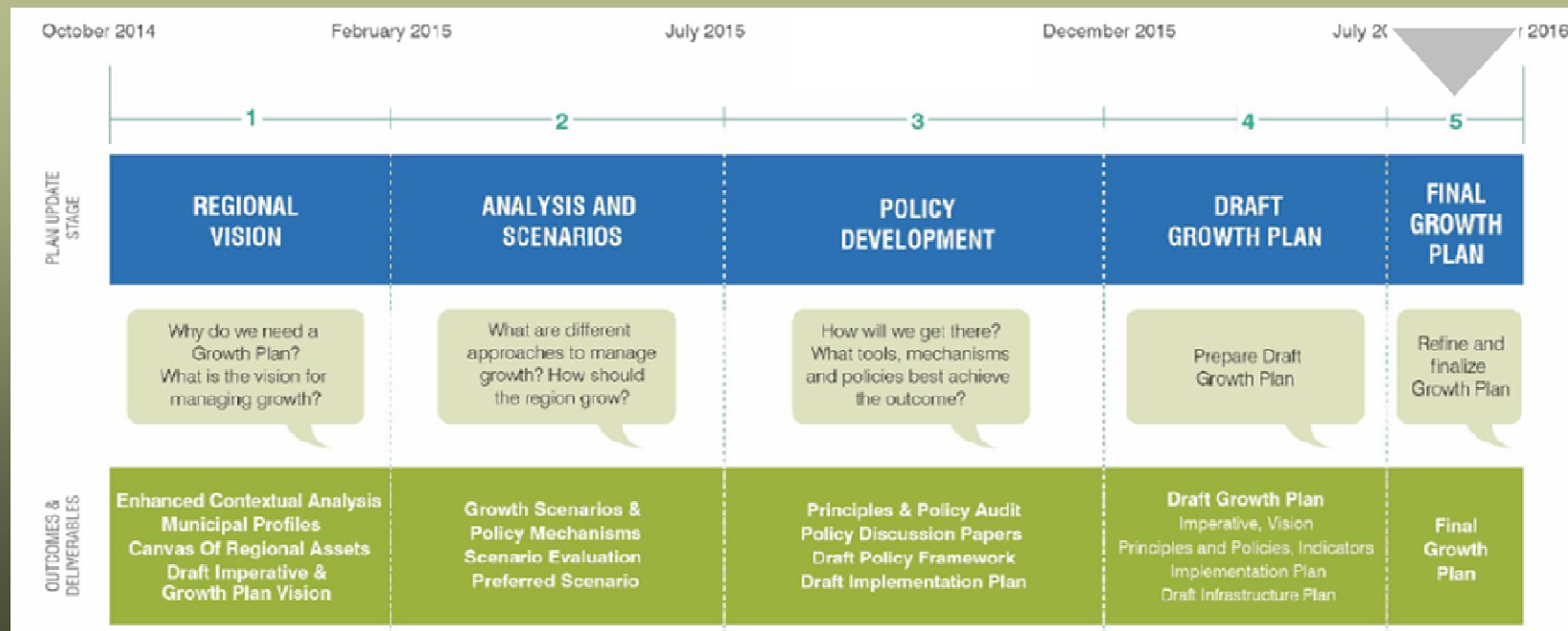
# Presentation/Discussion

## Overview

- Final Draft released September 1
- Received by the Board on September 8
- Report back on changes requested by Edmonton on Draft 2.0
- Provide updates on what has changed in the Edmonton Metropolitan Region Growth Plan from Draft 2.0 to the Final Draft.
- Implementation for Edmonton



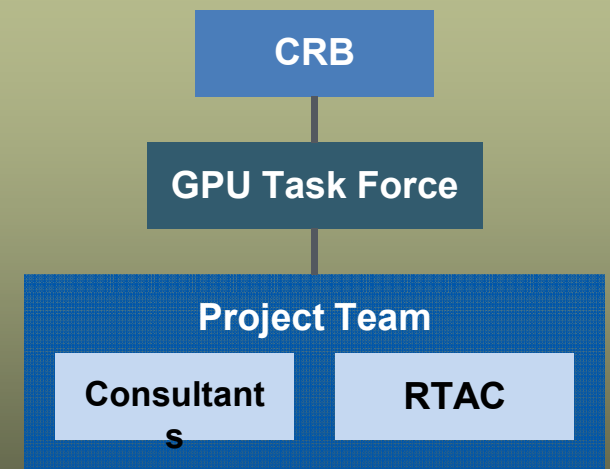
# Growth Plan Update Process



# Growth Plan Update

## Structure

- Task Force was formed to lead the review.
- Task Force includes a Regional Technical Advisory Committee (RTAC).
- Review of existing Growth Plan revealed substantial changes that were needed.
- The scope of the review becomes larger than was originally anticipated.





# Feedback on Draft 2.0

## Follow-up

- Feedback was submitted to the CRB
- Most was incorporated into the Final Draft
- Substantial changes
  - 8 out of 10 were addressed
  - 2 are expected to be addressed through implementation
- Editorial changes
  - 22 out of 26 were addressed

# Key Changes

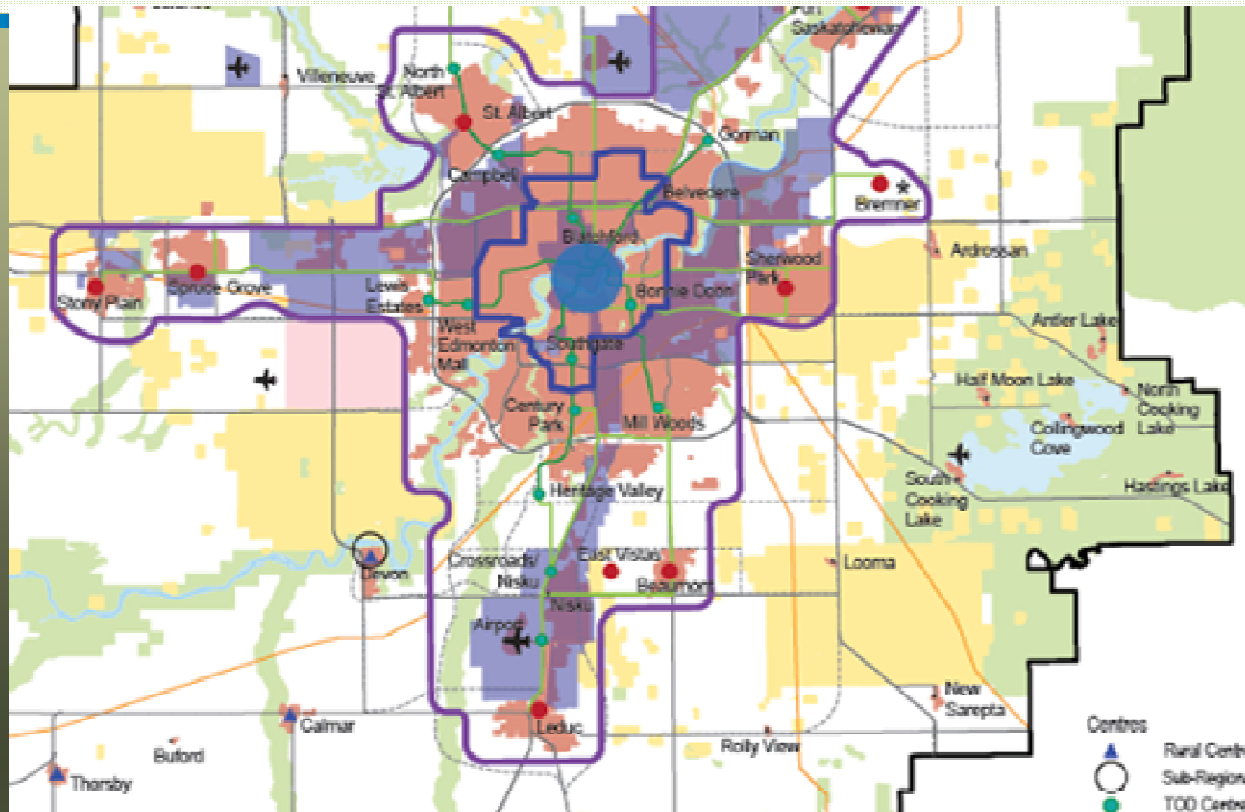
## Density Targets

- Board selected the Alternate Approach (5 units lower)
- New implementation tool to allow flexibility for smaller-scale plans has been included

Communities by Tier	Minimum Greenfield Residential Density* (du/nrha)	Aspirational Intensification Target** (% Dwellings to Built-Up Urban Areas)	Aspirational TOD Centres Density Target** (people+jobs/gha)	Aspirational Urban and Sub-Regional Centres Density Target** (du/nrha)
Metropolitan Core	n/a	Varies	140-160	n/a
Metropolitan Area	Varies	Varies	Varies	Varies
Edmonton***		25%		n/a
Leduc County (West of QE2 to Whitemud Creek)	45	n/a	140-160	
St. Albert	40	17.5%		
Strathcona County (Urban)				
Fort Saskatchewan				
Leduc		15%		100
Stony Plain	35		n/a	
Beaumont		10%		
Spruce Grove				
Leduc County (balance)		n/a		
Rural Area	Varies	Varies	n/a	Varies
Towns	Varies	Varies	n/a	Varies
Devon	30	10%		75
Morinville				
Calmar		7.5%		
Lamont				
Bon Accord			n/a	
Bruderheim	25	5%		n/a
Gibbons				
Legal				
Redwater				
Villages	20			
Growth Hamlets		n/a	n/a	n/a
Other Hamlets	n/a			

# Key Changes

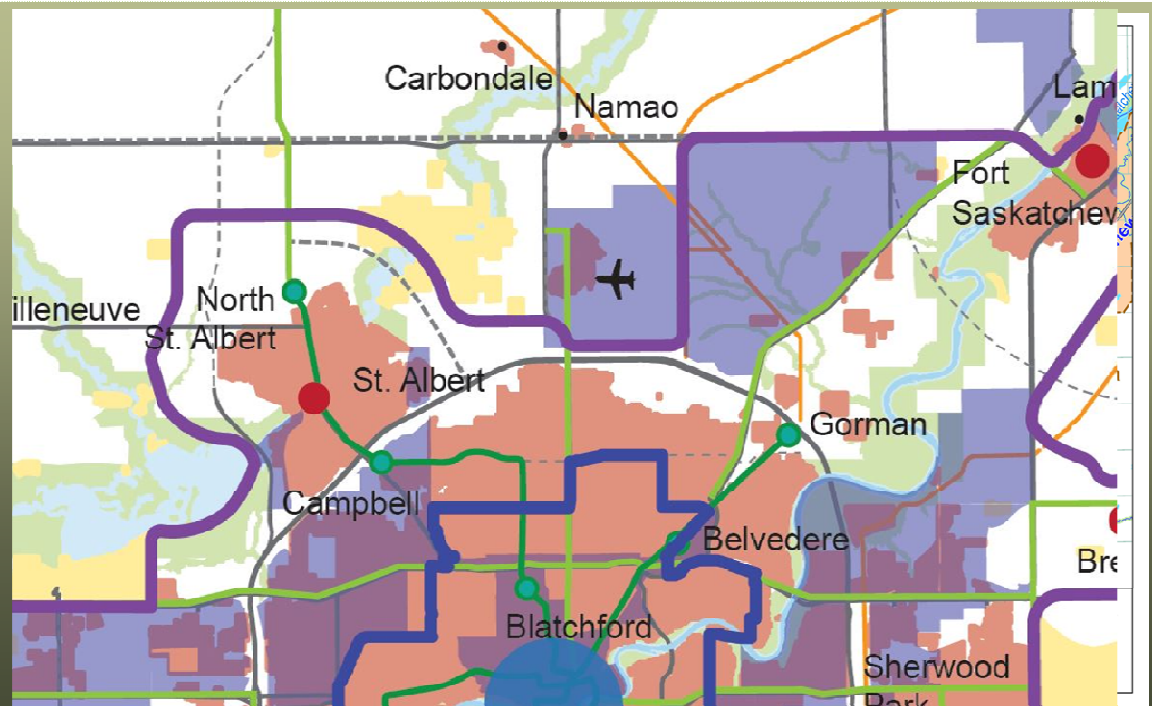
## Density Targets



# Key Changes

## Sturgeon Valley Special Study Area

- Sturgeon Valley is unique:
  - housing types
  - growth pressure
  - infrastructure cost
- Timeline added for completion - 2 years from approval



# Key Changes

## Agriculture

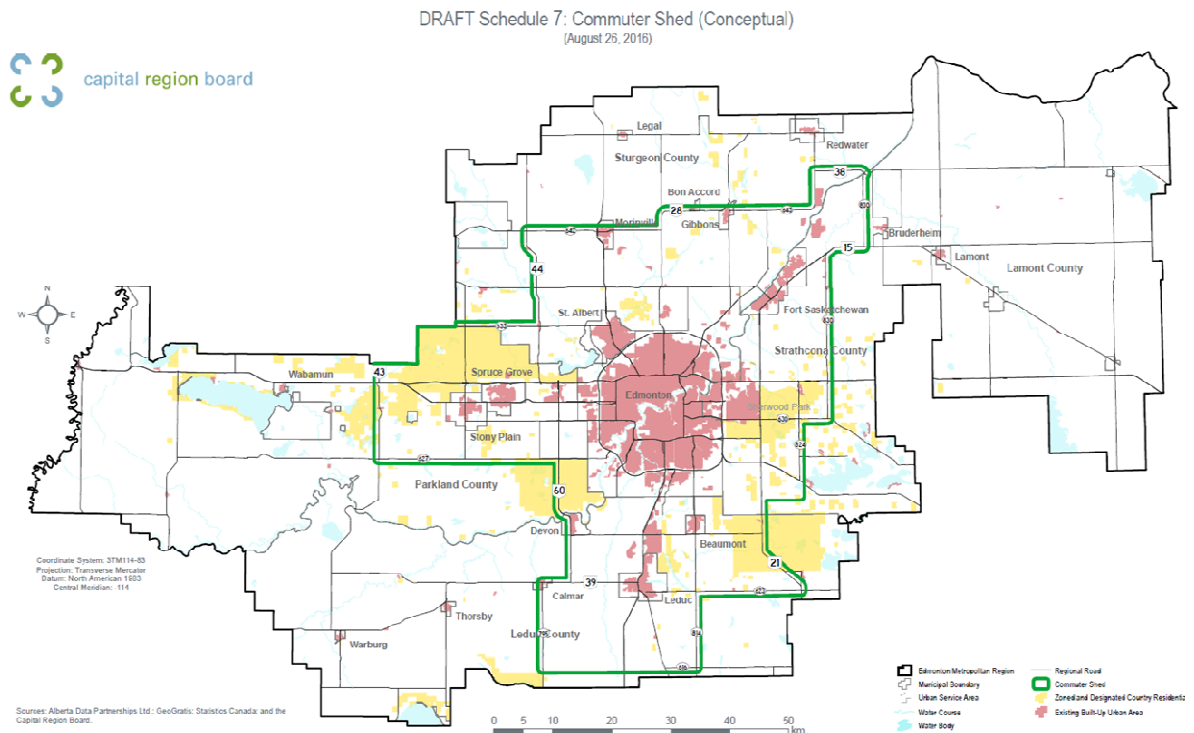
- Growth Plan Update requires the completion of a Regional Agriculture Master Plan and application of a Land Evaluation and Site Assessment (LESA) tool within 2 years of approval.
- Agriculture Impact Assessments are required for new Plans.
- Preservation of agriculture land is also achieved through higher density development.
  - 250 quarters of land forecasted to be saved from consumption



# Key Changes

## Country Residential

- Task Force recommended a revised option with new criteria for CR to be considered.
- Essentially the alternate approach with an additional condition:
  - No new net CR inside green line



# Implementation

City of Edmonton

- Complete Regional Context Statement within 1 year of approval
- Update Municipal Development Plan to comply with Growth Plan within 3 years of approval
- Send Statutory Plans through REF process based on new criteria
- Send any new Transportation Master Plan for review/comment
- Participate in Regional Agriculture Master Plan development
- Provide data on key performance indicators for monitoring
- Participate in Sturgeon Valley Special Study Area

# Next Steps

## Towards Approval

- Timing of review
  - October 13 - Vote by the Board
  - October 13 - REF discussed by the Board
  - November 10 - REF vote by the Board
  - Provincial approval timelines are undefined
- Plan must be approved by CRB by October 31, per the Minister



Office of the City Manager  
Intergovernmental & External Affairs

Sustainable Development  
Regional Planning

Thank you.

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# BACKUP SLIDES

# Topic: Density Targets

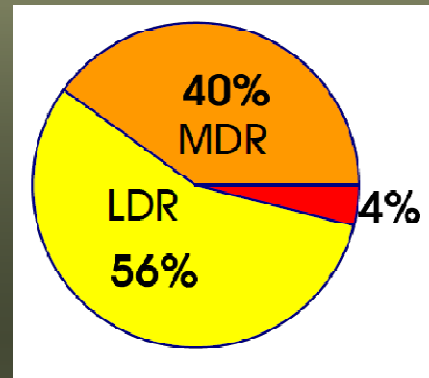
Type: **Substantial**

Position: **Support with Changes**

## Canon Ridge: 35 du/ha net density



Housing types

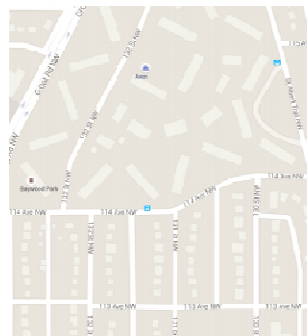
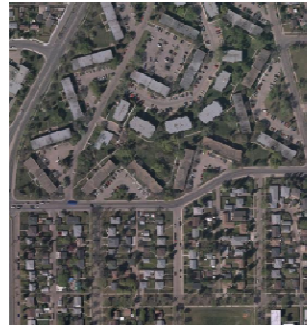
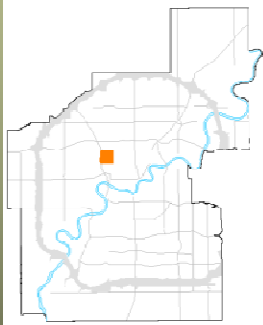


# Topic: Density Targets

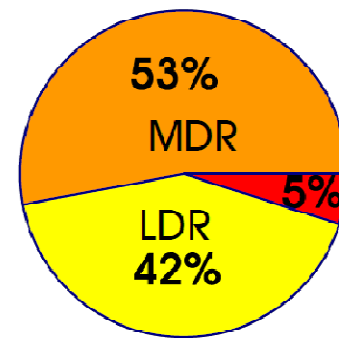
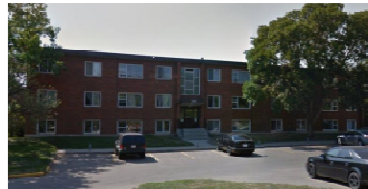
Type: **Substantial**

Position: **Support with Changes**

## Inglewood: 45 du/ha

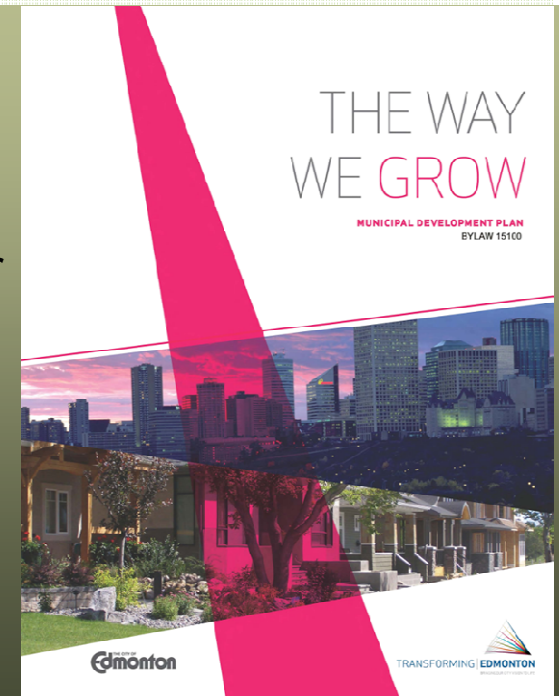


### Housing types



# Implementation

- No significant changes were made to important pieces from Draft 2.0 to Final Draft
- Alignment with the Growth Plan required for higher order plans in each municipality
  - Regional Context Statements (1 Year)
  - Amendment to Municipal Development Plan (3 Years)

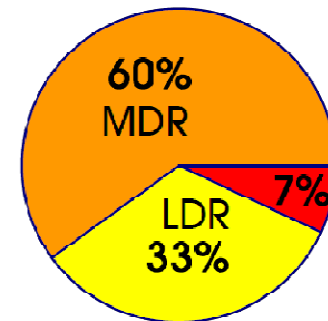


# Topic: Density Targets

Type: **Substantial**

Position: **Support with Changes**

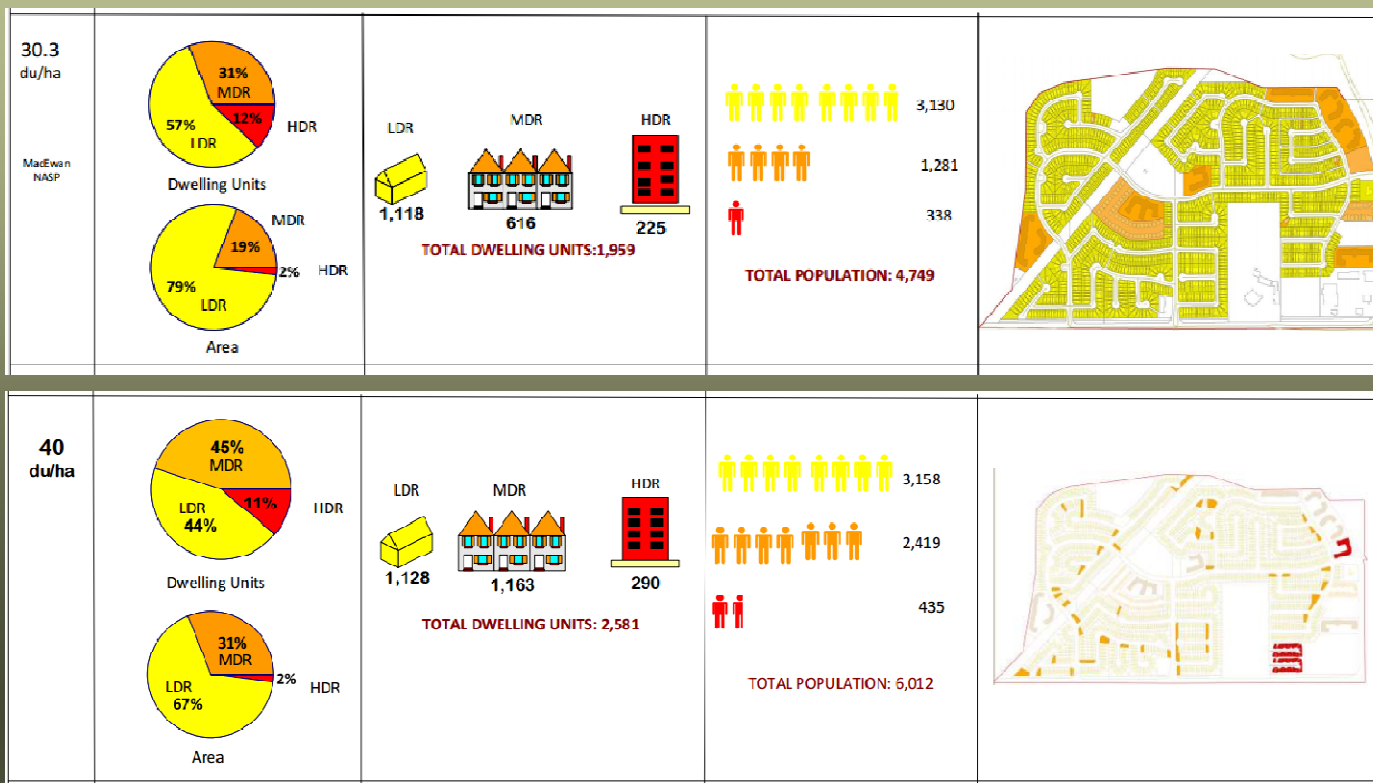
Tawa: 50 du/ha net density



# Topic: Density Targets

Type: **Substantial**

Position: **Support with Changes**



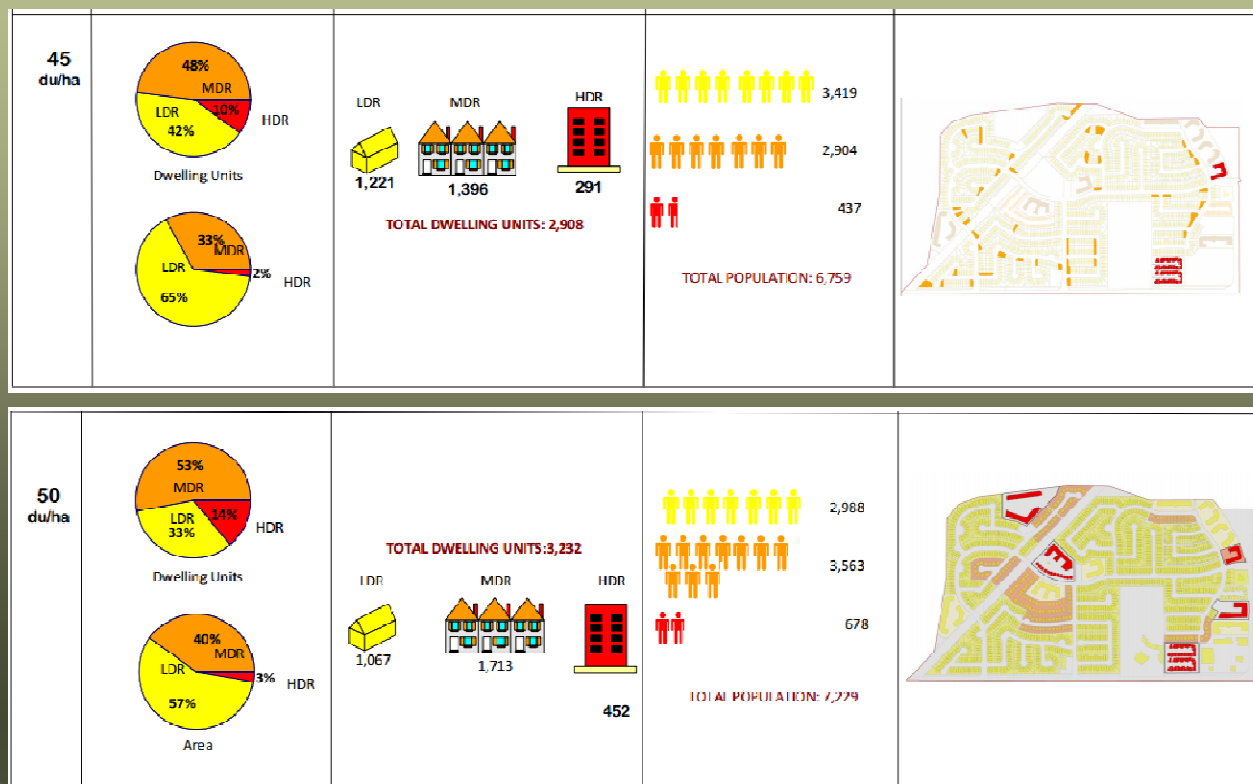
MacEwan:  
existing built  
neighborhood  
composition



# Topic: Density Targets

Type: Substantial

Position: Support with Changes





# Growth Plan 101

- 24 member municipalities of the CRB are mandated under the Capital Region Board Regulation to work together to create and implement a Regional Growth Plan.
- The Regional Growth Plan outlines how the region will grow until 2044 with focus on: land use, intermunicipal transit, non-market and affordable housing, and geographic information systems.
- The existing Growth Plan was approved in 2010 and is now under a 5 year review.



MARCH 2009

GROWING  
**FORWARD**  
The Capital Region Growth Plan

Edmonton

# Growth Plan Update

## Context

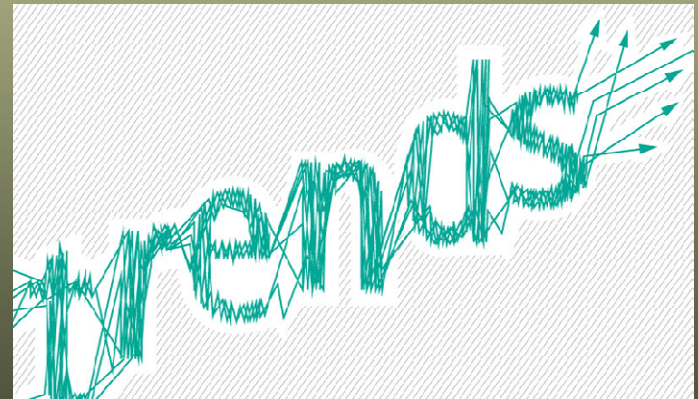
- Who are we building the region for?
  - 30 year plan, 50 year vision
  - not for us, for our children/grandchildren
- What is the market?
  - demand for high quality of life/services
  - economics of land costs will change
  - concept of housing choice will evolve



# Growth Plan Update

## Context

- Population and employment growth ongoing
  - Metro Edmonton second fastest growing region in Canada
  - accounts for 40% of Alberta's GDP
- Dealing with changing trends
  - low birth rate, higher immigration
  - aging population
  - sharing economy
  - knowledge-based economy
  - mobile capital



# Regional Evaluation Framework (REF)

- The following plans must be submitted for review:
  - All new statutory plans (IDP, MDP, ASP)
  - MDP amendments for alignment with Growth Plan
  - Statutory Plan amendments, subject to criteria



MINISTERIAL ORDER NO. L-2739/10

I, Hector Goudreau, Minister of Municipal Affairs, pursuant to section 21(1) of the Capital Region Board Regulation (AR 17/2010) make the following order:

1. That the Regional Evaluation Framework as attached in Schedule A is hereby established.
2. That the effective date of the Regional Evaluation Framework is March 31, 2010.
3. Ministerial Order No. L-046/10 is hereby rescinded.

Dated at Edmonton, Alberta, this 29 day of November, 2010.

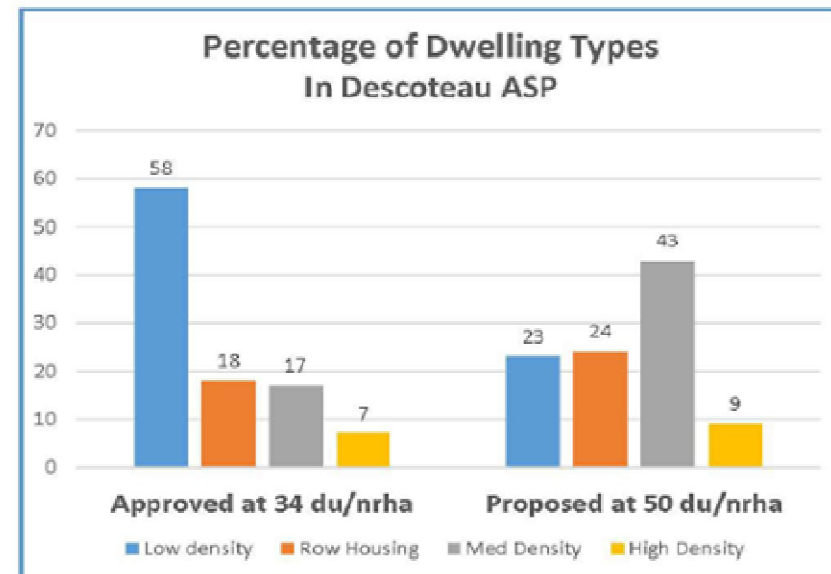
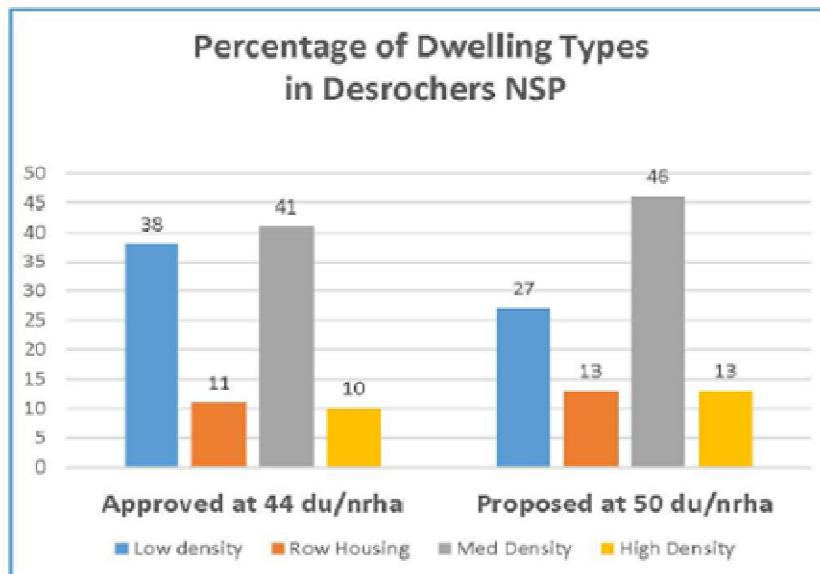
  
Hector Goudreau  
Minister of Municipal Affairs



101 Legislature Building, Edmonton, Alberta T5K 2B6 Canada Telephone 780-427-3744 Fax 780-422-9550  
TDD: Box 1054, 331 - 1 Avenue SW, Calgary, Alberta T2H 1M0 Canada Telephone 780-437-3866 Fax 780-437-3819  
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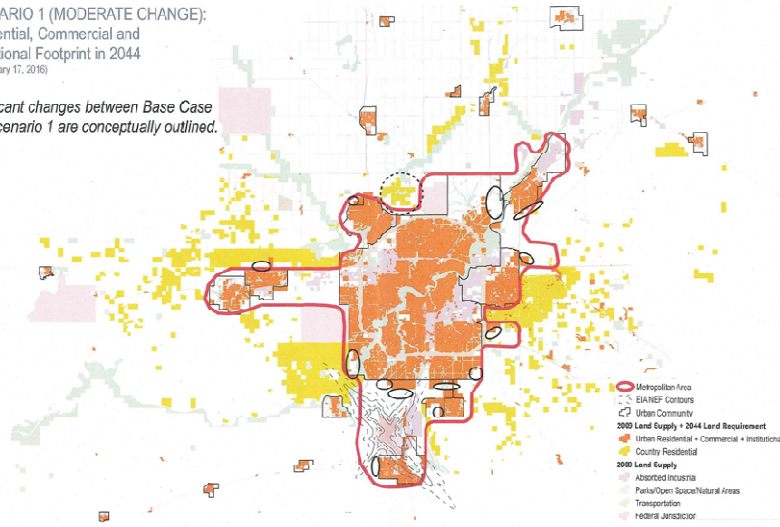
# Density Targets



# Growth Maps

## SCENARIO 1 (MODERATE CHANGE): Residential, Commercial and Institutional Footprint in 2044 (v4 February 17, 2016)

Significant changes between Base Case  
and Scenario 1 are conceptually outlined.



## SCENARIO 2 (RURAL REDISTRIBUTION): Residential, Commercial and Institutional Footprint in 2044 (v4 February 17, 2016)

Significant changes between Scenario 1  
and Scenario 2 are conceptually outlined.

