

Regulatory Opportunities and Constraints Report

A number of regulatory documents influence the Emerald Hills Urban Village Development. Most notable are:

- Municipal Development Plan Bylaw No. 38-98 (MDP)
- North of Lakeland Drive Area Concept Plan Bylaw No. 71-2003 (ACP)
- Emerald Hills Area Structure Plan Bylaw No. 21-2004 (ASP)

A high-level scan of these documents were conducted to identify potential policy directions that would help inform the design of the Emerald Hills Urban Village:

1. *Carbon / Energy*

- Residential neighbourhood plans will include energy conservation (ACP 6.4 Principle 2)

2. *Waste*

- Encourage the reduction, reuse, and recycling of solid wastes, and develop effective recycling infrastructure (MDP 3.53 a and b)
- Work toward the Canadian Council of Ministers of the Environment (CCME) goal of 50 percent reduction of all municipal solid waste by the year 2000 by encouraging the reduction, reuse, and recycling of solid wastes; and the development and enhancement of an effective recycling infrastructure (MDP 3.53)

3. *Transport*

- Include appropriately located open space linkages and walkways to facilitate non-vehicular movement within and between neighbourhoods (MDP 10.51)
- Provide a safe and convenient circulation system that directs traffic to Clover Bar Rd, Sherwood Drive, and Lakeland Dr (ASP Objective)
- Local parks and pathways will be developed to provide regional linkages to existing communities, Centennial park, Millennium place, school sites, the Trans-Canada trail, and other open spaces (ACP 6.2.6)
- An integrated roadway and transit system will be provided that supports the levels and types of commercial, employment, and residential development proposed (ACP 6.3 Principle 1)
- Development will allow for the logical extension of transit service from existing transit routes to service new development (ACP 6.3.1)
- The layout and location of higher density uses and the collector road network will be designed so as to be conducive to and supportive of efficient transit routing and short walking distances to transit (ACP 6.3.2)
- Neighbourhood collector and local roadway networks will be designed to provide adequate access to various uses within the plan area yet discourage and minimize speeding and shortcutting (ACP 6.3 Principle 4)
- Strive for an accessible roadway network between key community nodes: and recreational, institutional, residential, commercial and industrial areas which meets the needs of our citizens (MDP 3.4)

- Encourage an efficient, economical and accessible transit system with linkages to major employment areas, institutions, and other facilities (MDP 3.17)
- Facilitate access to transit by providing for safe, convenient pedestrian movement between local and arterial roads and linkages with major destination nodes. (MDP 3.18)
- Promote a maximum 500m walking distance to transit service routes within the Sherwood Park Urban Service Area and hamlets. (MDP 3.19)
- Support the design, development and maintenance of an integrated multi-purpose trail network throughout Strathcona County....(MDP 3.24)
- The use of a traffic calming method for new residential development will be considered normal practice. (AT/EH TIA 9.4)

4. *Materials*

- No specific policies identified

5. *Food*

- No specific policies identified

6. *Water*

- Create stormwater management facilities that provide an attractive entry feature at Sherwood Dr and the highway (ASP Objective)
- Continue to seek practical, innovative methods to enhance the quality of the stormwater in Urban Service Area lakes. (MDP 3.41)
- Implement an Infiltration/Inflow Reduction Program to reduce the amount of stormwater entering the sanitary sewer system in the Urban Service Area. (MDP 3.52)
- Primary purpose of stormwater management facilities is to collect the runoff in new developments and control the outflow in the receiving watercourse to pre-development rates. Secondary purpose is to provide water quality enhancement. The facilities will be wet ponds. (AT/EH SMP 3.3)

7. *Habitats and Wildlife (and Open Space)*

- Encourage a county-wide integrated open space system (MDP 11.3)
- Provide internal open space linkages with opportunity for external linkages to the community open space and trail system (ASP Objective)
- Promote the local natural features and the existing “parkland” image of Strathcona and Sherwood Park (ACP 6.2 Principle 1)
- Integrate existing wetland and drainage courses into future stormwater management schemes where possible (ACP 6.2.2)
- Existing tree stands (deemed sustainable) should be integrated into new developments (ACP 6.2.3)
- An open space system of integrated natural areas, park nodes, regional trails and pedestrian linkages will be developed (ACP 6.2 Principle 2)

- Select, develop, and maintain open space to meet the present and future recreational, environmental, aesthetic, educational and quality of life needs of our citizens. (MDP 11.0 Objective B)
- Encourage an integrated open space system featuring a number of park nodes serving a variety of leisure interests which are interconnected by linear park and pathway systems. (MDP 11.0 Objective D)
- To be considered in the design and development of open space: c) connectivity within and between neighbourhoods; k) conservation or enhancement of environmentally sensitive areas (MDP 11.4)
- Support the design, development and maintenance of an integrated multi-purpose trail network throughout Strathcona County.... (MDP 11.11)
- Support the identification and protection of corridors to link the open space network, specifically, major parks in populated areas, recreational facilities, natural areas and the balance of the County.... (MDP 11.12)

8. Culture and Heritage

- Identify, protect and/or conserve heritage resources (MDP 5.1)
- Master plan themed communities to establish a unique neighbourhood identity (MDP 10.50)
- Encourage a variety of recreational opportunities to strengthen community pride and appeal while contributing to community identity (MDP 11.1)
- Recognize the “gateway” role of the plan area for Strathcona and Sherwood Park and promote enhanced urban design and landscaping adjacent to highways and arterials (ACP 6.1 Principle 4)
- Residential neighbourhood plans will include master planned themes which establish a unique community identity, innovative siting and architecture (ACP 6.4 Principle 2)
- Development will recognize and promote the overall area’s “gateway” role to Sherwood Park and Strathcona County by providing high quality, high level urban design (ACP 6.9 Principle 1).
- Promote a high standard of design and aesthetics for municipally and provincially owned lands inside the plan area (ACP 6.9 Principle 4 and 5).

9. Equity

- Diversify and intensify the range of residential forms available (MDP 10.47)
- Provide a range of housing opportunities to meet current and future market conditions in conjunction with Aspen Trails (ASP Objective)
- Provide intergenerational housing forms and associated commercial needs (ASP Objective)
- Encourage housing diversity which accommodates a mix of built forms, densities, ages, income levels and tenure of housing for residential neighbourhoods while maintaining a predominantly single detached character (ACP 6.4 Principle 3)
- Encourage the provision of a variety of housing options and care facilities for people as they advance through stages of life (ACP 6.5 Principle 2)

10. Health and Happiness

- Provide for public leisure open space (MDP 11.2)

11. Land

- Encourage establishment of strategically located commercial nodes adjacent to primary highways (MDP 8.5)
- Encourage highway commercial adjacent to Highway 16 in the commercial nodes (MDP 8.6.21)
- Maintain primarily a single detached dwelling unit orientation (MDP 10.47)
- Consider alternative, appropriately designed residential development backing or fronting onto major collector and arterial roads (MDP 10.50)
- Residential development shall be contiguous extensions of existing development nodes (MDP 10.48)
- Provide a suitable site and location for a range of higher density (ASP Objective)
- Development in the area will provide for the orderly and efficient use of land (ACP 6.1 Principle 2)
- Promote a comprehensively planned and integrated community for residential, open space, commercial, and business uses (ACP 6.1 Principle 3)
- To ensure consistency with the developed areas of Sherwood Park a minimum of 70% of residential development must be low density i.e. 10-21.5 units/net ha (ACP 6.4 Principle 4)
- Opportunities will be provided to incorporate multiple unit housing forms which meet a demonstrated demographic and market need in Sherwood Park and which are compatible in scale and design to surrounding developments (ACP 6.4 Principle 5)
- Provide a compact well designed mix of housing, shops, and services within an integrated “village” setting at slightly higher densities than surrounding residential uses (ACP 6.5 Principle 1)
- Achieve sustainable, economical and efficient growth and development in Strathcona County (MDP 15.0 Objective A)
- The Village area shall have a overall density of 50 units/net ha (ACP 6.5.2)

12. Economy

- Economical and efficient provision of services (MDP 10.48)
- Provide Business Service Commercial Policy Area nodes which allow for non-retail business support and service and quasi-commercial/industrial uses (MDP 8.6.19)
- Encourage the economical and efficient provision of municipal services (MDP 10.48)
- Encourage research and technological enhancements to provide for safe, accessible, efficient, and economical infrastructure development and operation. (MDP 3.34)
- Provide affordable housing to all market segments from first time home buyers to empty nesters (ASP Objective)

- Provide for a range of business employment and highway commercial opportunities compatible with residential development (ASP Objective)
- Development in the area will provide a logical and cost effective extension of existing services (ACP 6.1 Principle 2)
- Provide adequate and appropriate scale and format of commercial opportunities to meet the immediate neighbourhood, community and regional market needs (ACP 6.6 Principle 1).
- Commercial development adjacent to Highway 16 will be well planned and feature enhanced visual design to enforce the area's gateway role to Strathcona County and Sherwood Park (ACP 6.6 Principle 2).
- Appropriate business and employment uses will be supported for lands in the industrial setback of Edmonton (ACP 6.7 Principle 1).
- Urban levels of service will be provided in all areas in an efficient and cost effective manner (ACP 6.8 Principle 1).