

August 19<sup>th</sup>, 2020

Edmonton Metropolitan Region Board  
#1100 Bell Tower  
10104 – 103 Avenue  
Edmonton, AB T5J 0H8

Dear Sir/Madam:

**RE: Edmonton Metropolitan Region Board Plan Referral  
Amendments to the West Area Structure Plan  
NW & SW 33-49-25-W4 and NW & SW 28-49-25-W4.  
City of Leduc**

This amendment to an existing area structure plan is being referred to the Edmonton Metropolitan Region Board (EMRB) as per Section 4.2 (k) of the Regional Evaluation Framework (REF), as established pursuant to Ministerial Order MSL: 111/17. Specifically, the referral is being made as the boundary of the enclosed ASP is within 1.6 km of the Edmonton International Airport.

Bylaw 1059-2020, to amend the West Area Structure Plan (ASP), was given First Reading by Leduc City Council on August 17<sup>th</sup>, 2020. The Council Report as well as Bylaw No. 1059-2020 are attached for reference.

**Background:**

With the recent announcement by the Government of Alberta for the funding for the design for a high school on the west side of Leduc, the City of Leduc was required to alter their development staging as well as the concept for the West Campus, a larger recreational and institutional node, as detailed within the West Area Structure Plan and subsequent Crystal Creek Outline Plan at NW 28-49-25-W4.

Located at NW 28-49-25-W4, the West Campus was originally located in the southeast portion of the quarter section, and it was anticipated to develop after the commercial area along 50<sup>th</sup> Avenue (Highway 39). This city-owned parcel was originally intended to accommodate schools, a recreational facility and outdoor recreational amenities. However, with the recent announcement, the City needed to expedite the servicing of the future school site as it is anticipated that construction will be imminent after the school design. Therefore, Bylaw No. 1059-2020 seeks to amend the West ASP in order to align with proposed amendments to the Crystal Creek Outline Plan for the same area. The remaining portion of the West Campus to the south, through this amendment, will be identified as a special study area to allow the City of Leduc to address the desired land use concept for that particular parcel at a future date.

Bylaw No. 1059-2020 also seeks to amend the West ASP in relation to another proposed area structure plan. The Banks of Crystal Creek ASP intends to include the SW 28-49-25-W4 along with the NW 21-49-25-W4 in its plan area. The developer desires a larger neighbourhood unit within these lands, planned jointly under one ASP. However, as the SW 28-49-25-W4 is currently included in the plan area of the

West ASP, Bylaw No. 1059-2020 will amend the West ASP to remove these lands from its plan area, thereby supporting their inclusion within the Banks of Crystal Creek ASP.

### **Amendments:**

The West ASP was first adopted in 2014 and subsequently amended in 2016. Bylaw No.1059-2020, to amend the West Area Structure Plan (ASP), was given first reading by Leduc City Council on August 17<sup>th</sup>, 2020. Bylaw No. 1059-2020 seeks to amend the West ASP in order to remove the SW 28-49-25-W4 to support its inclusion within another ASP as well as to adjust the land use concept for the NW ¼ Section 28-49-25-W4. The purpose of the adjustments is to relocate the school site along 50<sup>th</sup> Avenue on the north side of the quarter section and to replace a portion of the commercial site in the same area.

Adjustments include:

- School site relocated to the NE of the ¼ section along 50<sup>th</sup> Avenue
- Designate remaining portion of the West Campus to a special study area
- Portion of planned commercial in the NE eliminated
- High density residential reallocated to the NW of the ¼ section

In relation to the above-mentioned adjustments, the West ASP amendment proposes to update the text and figures in the plan as well as the population and land use statistics.

Detailed amendments are prescribed in the attached Bylaw No. 1059-2020.

### **Edmonton Metropolitan Region Growth Plan:**

The West ASP provides direction for the contiguous development of residential, commercial, and institutional uses in the plan area, in a manner that is consistent with the City of Leduc and County of Leduc Intermunicipal Development Plan (IDP), the City of Leduc Municipal Development Plan (MDP), and the Edmonton Metropolitan Region Growth Plan (EMRGP).

At present, the majority of the undeveloped lands within the ASP are farmed. Under the City's Land Use Bylaw, the Urban Reserve land use district permits agricultural operations to continue until such time as urban development proceeds. Proposed staging of development is anticipated to reflect servicing availability and market demand, and also that agriculture is likely to be viable on the lands until planned urban development is completed.

The West ASP was approved under the Capital Region Growth Plan 2009 (CRBGP) which states that ASP densities must meet a density target of 25-30 dwellings units per net hectare. The current West ASP has a density of 28.81 dwelling units per net hectare which met the CRBGP target in place at the time the West ASP was approved in 2014 and when amended in 2016. With the removal of the SW 28-49-25-W4 and the reallocation of high density residential in the Crystal Creek Neighbourhood (NW 28-49-25-W4), the proposed ASP amendments will meet the current EMRB density target of 35 dwelling units per net residential hectares as per Schedule 6: Greenfield Density of the EMRGP, with a proposed density of 35.19 dwelling units per net residential hectare. The West ASP will continue to provide a variety of housing types and forms from single family, semi-detached, townhouses to apartments. The amendments will remove a portion of commercial uses, however there will still be a significant portion remaining to the west in order to ensure the West ASP supports the development of a complete community.

### **Next Steps:**

As First Reading has been given to the Bylaw, the City of Leduc requests that the EMRB consider the West ASP amendments within this REF application for approval.

If you have any questions regarding the content of this application or require further clarification, please feel free to contact the undersigned.

Regards,

*Kari Fougere*

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**Attachments:**

- 1. WASP Bylaw 1059-2020 and Appendices**
- 2. WASP Land Use Concept**
- 3. Current West Area Structure Plan- Bylaw 914-2016**
- 4. Council Report- Bylaw 1059-2020**
- 5. Motion for 1<sup>st</sup> Reading-Leduc City Council**