



REF 2018-010, City of Leduc Eaton & Emery Area Structure Plan

Recommendation

EMRB Administration recommends that REF application 2018-010 be approved.

Background

On October 24, 2018, the EMRB received an application from the City of Leduc (the City) for approval of the proposed Eaton & Emery Area Structure Plan (ASP). The City submitted the proposed ASP pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 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) *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*
 - c) *a new area structure plan in a town or village with a population of less than 5000 that is consistent with the town or village municipal development plan.*

EMRB Administration deemed the application complete on October 30, 2018.

Application

The subject Area Structure Plan proposes to develop approximately 65 ha of greenfield land within the City of Leduc. The ASP is comprised of two distinct neighbourhood units – the Eaton Business Park and the Emery residential lands. The proposed land uses within the ASP includes a mix of commercial, light industrial, medium density and low density residential.

Evaluation

EMRB Administration obtained the assistance of Stantec Consulting Ltd. to evaluate the application with respect to the REF requirements. The Stantec evaluation (attached) reviewed the proposed ASP in relation to the objectives of the Edmonton Metropolitan Region Growth Plan in Section 8 of the EMRB Regulation 189/2017, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in Section 8 in Schedule A of the REF Ministerial Order MSL 111/17. The Stantec evaluation recommends that the City of Leduc Eaton & Emery ASP be approved by the EMRB.



EMRB Administration Comments

The Eaton & Emery ASP is situated in the Metropolitan Area tier of the Metropolitan Regional Structure to 2044 (Schedule 2 of the Growth Plan) whereby the application is evaluated for its consistency with the principles and policies of this tier pursuant to the Policy Areas in the Growth Plan.

Located in the southeast of the City, the Eaton & Emery ASP consist of approximately 64.7 hectares (160 acres) of land. The nature of the proposed plan is to provide for two distinct sub-areas – the Eaton business and commercial lands to the north, and the Emery residential lands to the southwest.

The Eaton & Emery ASP is consistent with the growth directions for the Metropolitan Area, achieving a density of 35.8 du/nrha, which is above the Edmonton Metropolitan Region Growth Plan density target of 35 du/nrha for the City of Leduc identified in Schedule 6. This ASP will provide a variety of housing types from single and semi-detached houses to townhouses and medium density development.

The proposed ASP supports the contiguous extension of residential development, servicing and transportation infrastructure for the City. This ASP will create a complete community with a combination of residential and employment uses, integrating a variety of residential and non-residential land uses with an open space and multiway network. This will promote alternative forms of transportation and reduce the impact of development.

While the proposed ASP is located in high quality agricultural land, an Agricultural Impact Assessment identified the subject area to be situated in an Urban Reserve zone, which is planned for future urban development and growth of the City. Lastly, this ASP will minimize risks to public safety and health through the incorporation of transitional land uses in compliance with the Airport Vicinity Protection Area.

Overall, the proposed Eaton & Emery ASP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8 of the REF.

EMRB Administration agrees with the REF Consultant evaluation and supports approval of the ASP by the Edmonton Metropolitan Region Board.

Recommendation

EMRB Administration recommends that REF 2018-010 be approved.



Attachments

Evaluation

Stantec Consulting Ltd.

REF Documents

1. Cover Letter City of Leduc (Eaton & Emery ASP)
2. Bylaw 1000-2018 Eaton & Emery Area Structure Plan
3. Report to Council
4. Intermunicipal Development Plan Policy Area Map & Descriptions
5. Edmonton Metropolitan Region Growth Plan Policy Analysis
6. Agricultural Impact Assessment