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October 31, 2018
File: 116100150 270

Attention: Mr. Neal Sarnecki, Interim CEO
Edmonton Metropolitan Region Board
Suite 1100, Bell Tower
10104 - 103 Ave
Edmonton, AB, T5J 0H8

Dear Mr. Sarnecki:

Reference: REF# 2018-010
City of Leduc, Eaton & Emery ASP

Attached is our third-party evaluation of the referral to the Edmonton Metropolitan Region Board from the City of Leduc regarding the Eaton & Emery Area Structure Plan.

It is our opinion that the proposed plan is generally consistent with the objectives of the Edmonton Metropolitan Region Growth Plan being schedule A to Ministerial Order MSL 112/17 and consistent the Edmonton Metropolitan Region Board Regulation.

It is recommended that the Edmonton Metropolitan Region Board **support** the Eaton & Emery ASP Bylaw as submitted.

Regards

A handwritten signature in black ink that reads "J. STEIL".

John Steil, RPP FCIP
Principal

john.steil@stantec.com

Attachment: REF# 2018-010, Evaluation

Regional Evaluation Framework: Third Party Evaluation

City of Leduc: Eaton & Emery Area Structure Plan
 REF 2018-010
 Proposed City of Leduc Bylaw No. 1000-2018

Introduction

Pursuant to Ministerial Order MSL 111/17, the Province has adopted the Regional Evaluation Framework (REF) for the Edmonton Metropolitan Region Board (Board) to ensure consistency with the *Edmonton Metropolitan Region Growth Plan (Growth Plan)* and the Edmonton Metropolitan Region Board Regulation.

Section 4.1 of the Regulation states a municipality must refer to the Board any proposed new statutory plan unless exempted by sub-clauses a), b), or c). The City of Leduc has referred the Eaton & Emery Area Structure Plan (ASP) to the Board as it does not meet any of the stated exceptions.

Background

Status: Proposed Bylaw No. 1000-2018 received 1st reading by City Council on October 22, 2018.

Area: The plan area, as shown on **Appendix 1: Area Structure Plan Location**, is in the City of Leduc’s southeast sector.

Purpose: The purpose of the Bylaw 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 residential lands comprise about 20% of the area. The configuration is strongly influenced by the parameters of the Edmonton International Airport Vicinity Protection Area Regulation. The proposed Land Use Concept is shown on **Appendix 2 Proposed Land Use Concept**.

Evaluation Criteria

Policy Tiers

Edmonton Metropolitan Regional Structure	Applicable Policy Tier(s)
Metropolitan Core	The City of Leduc is an “Urban Centre” within the “Metropolitan Area.”
Metropolitan Area	
Rural Area	

Regional Policy Areas

Principles and Objectives	Comments on Consistency
 <p>Guiding Principle Promote global economic competitiveness and regional prosperity.</p>	
<p>1.1: Promote global economic competitiveness and diversification of the regional economy</p>	<p>The ASP proposes about 6 ha for commercial and 32 ha for business/commercial. These lands will provide a variety of business and employment opportunities.</p>
<p>1.2: Promote job growth and the competitiveness of the region’s employment base</p>	<p>The ASP proposes about 6 ha for commercial and 32 ha for business/commercial. These lands will provide a variety of business and employment opportunities.</p>
<p>1.3: Enhance competitiveness through the efficient movement of people, goods, and services to, from and within the Region</p>	<p>The northern boundary of the ASP is Rolly View Road—which is Secondary Highway 623. It connects west to the Leduc arterial system and, eventually, to Highways 2 and 2A. To the east, it connects to Highway 21.</p>
<p>1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce</p>	<p>The residential component of the ASP (20% of area) provides primarily for low density residential (with about a quarter of the proposed population in medium density) and a small tree stand and linear park. The ASP proposes a population of 1125.</p>
 <p>Guiding Principle Protect natural living systems and environmental assets.</p>	
<p>2.1: Conserve and restore natural living systems through an ecological network approach</p>	<p>It retains part of a natural treed area in the southeast corner on what is otherwise a cleared agricultural site. The proposed parks and stormwater ponds are connected on site.</p>
<p>2.2: Protect regional watershed health, water quality and quantity</p>	<p>The ASP provides for landscaped stormwater management ponds.</p>
<p>2.3: Plan development to promote clean air, land and water and address climate change impacts</p>	<p>The only reference in the submission is that a ‘complete community... will promote alternative forms of transportation and reduce the impact of development.’</p>

Principles and Objectives	Comments on Consistency
2.4: Minimize and mitigate the impacts of regional growth on natural living systems	The ASP does not address this.
 <p>Guiding Principle Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</p>	
3.1: Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages	The ASP proposes a mix of business and residential uses. With a proposed density of 35.8 units/net residential ha, it just meets the EMRB minimum residential density target.
3.2: Plan for and promote a range of housing options	The ASP is primarily low density residential— with one area shown for medium density, it just meets the EMRB minimum density target.
3.3: Plan for and promote market affordable and non-market housing to address core housing need	The ASP does not speak to housing affordability. It is assumed that this will be addressed in other areas of the City of Leduc.
 <p>Guiding Principle Achieve compact growth that optimizes infrastructure investment.</p>	
4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth	The ASP provides for the contiguous expansion of the residential development of the City of Leduc as part of the servicing and transportation network.
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	The ASP provides for the contiguous expansion of the residential development of the City of Leduc as part of the servicing and transportation network. The plan is to be developed in accordance with the minimum density requirement for greenfield development from the Growth Plan’s Schedule 6—which requires 35 dwellings/net residential ha. The major component of residential is for “Low Density Residential.”
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	Development in the plan area will be consistent in scale and character with neighbouring land uses, representing a logical and contiguous extension of existing development and the servicing and transportation capacity.

Principles and Objectives	Comments on Consistency
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	n/a
4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	The ASP provides for an area primarily for low-density suburban residential, but most of the area is for business/commercial.
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	The ASP does not address this objective. .
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	The proposed uses are compatible with the existing and planned development. Transition provisions are proposed between the residential and business areas (linear park, storm pond, land use regulations on storage, etc.).
 Guiding Principle Ensure effective regional mobility.	
5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	The ASP provides for separate internal hierarchical road systems for the business and residential areas. They connect to adjacent development and the adjacent arterials. To protect its integrity, only one access is provided to Highway 623.
5.2: Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable alternatives to private automobile travel, appropriate to the scale of the community	This is not addressed in the ASP. No transit is proposed.
5.3: Coordinate and integrate land use and transportation facilities and services to support the efficient and safe movement of people, goods, and services in both urban and rural areas	The land uses are supported by a typical suburban road and pedestrian network.
5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world	There is no mention of how the proposed uses in the business area may interact with the EIA.
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	This topic is not addressed at this scale.

 <p>Guiding Principle Ensure the wise management of prime agricultural resources.</p>	
<p>6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations</p>	<p>The ASP provides for the conversion of existing agricultural land to urban development consistent with the policy for the metropolitan area. The supporting Agricultural Impact Assessment states ‘This ASP is proposed within the Urban Reserve zone, which is planned for future urban development and growth of the City of Leduc. While the soil conditions are considered high quality for agricultural production, minimal infrastructure upgrades have been installed in the general vicinity of the Project location.’</p>
<p>6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses</p>	<p>The ASP provides for the conversion of existing agricultural land to urban development consistent with the policy for the metropolitan area.</p>
<p>6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system</p>	<p>The ASP provides for the conversion of existing agricultural land to urban development consistent with the policy for the metropolitan tier.</p>

Opinion

Pursuant to Section 8.1 of the Regional Evaluation Framework, it is our opinion that if approved and fully implemented REF 2018-010 would result in development that is generally consistent with the Edmonton Metropolitan Region Growth Plan. **It is recommended that the Edmonton Metropolitan Region Board support the City of Leduc’s proposed ASP (Bylaw 1000-2018) as submitted.**

Prepared by:

Stantec Consulting Ltd.

John Steil, RPP, FCIP and Bonnie McInnis, RPP, MCIP

Appendix 1: Area Structure Plan Location (Source: E & E ASP)



