ATTACHMENT 3
Bylaw 1024-2019 will amend Bylaw 511-2002, being the Deer Valley Area Structure Plan, for the SE ¼ Section 33-49-25-W4.

RECOMMENDATION

That Council give Bylaw 1024-2019 first reading.

BACKGROUND

KEY ISSUE(S) / CONTEXT:
An area structure plan (ASP) provides the framework for subsequent subdivision and development of an area of land within a municipality. The Deer Valley ASP describes the sequence of development anticipated for the lands located within the SE ¼ Section 33-49-25-W4, as well as the land uses proposed for the area and the general locations of major transportation routes and public utilities. The bylaw adopting the original Deer Valley ASP in 2002 was amended in 2004, 2006 and 2008. Bylaw 1024-2019 seeks to further amend the ASP to respond to current development trends. The ASP includes a mix of low and medium density residential land uses, along with parks and open space, servicing infrastructure, and roads and multiway connections to service the community.

This proposed amendment focuses on the undeveloped northern half of the lands, recently rebranded as the neighbourhood of Creekside. In 2017, the Black Gold Regional School Division (BGRD) agreed to release its interest in the 2.85 ha school site identified within the ASP on the northern portion of the quarter section, at the request of the City and the developer, Creation Communities. A letter outlining this decision has been attached for reference to this report. In exchange for future high school development on the joint school/recreation site within the West ASP lands, BGRD has allowed Creation Communities to repurpose the future school site area on the Creekside lands for low and medium-density residential development. Municipal Reserve previously accounted for on the future school site has now been redistributed throughout the undeveloped lands, still providing the City with the maximum 10% land dedication allowed for under the Municipal Government Act.

As a number of years have passed since the adoption of the original ASP, changes were also made throughout the plan to update base information and statistics, as well as to bring transportation and servicing plans up to date.

A public open house, to be advertised in accordance with City policy, is scheduled for May 8, 2019. At the time of submission of this report, no further information was available.
LEGISLATION AND/OR POLICY:
1. Municipal Government Act, RSA 2000, Chapter M-26, as amended
   - S. 633 outlines the parameters for adopting Council adopting an area structure plan, as well as the required contents and consistency of such a plan.
2. Regional Evaluation Framework, Edmonton Metropolitan Region Growth Plan
   - S. 4.2 outlines under what conditions an amendment to a statutory plan is to be referred to the Edmonton Metropolitan Region Board (EMRB) for approval prior to receiving third reading by Council.
   - As Condition (k) of Section 4.2 is triggered by this ASP amendment, being that the boundaries of the proposed statutory plan amendment are within 1.6 km of the boundaries of the Edmonton International Airport, the Deer Valley/Creekside ASP amendment must be referred to the EMRB for review and approval.
   - As per submission requirements, administration intends to submit this plan amendment to the EMRB following Bylaw 1024-2019 receiving first reading by Council.

PAST COUNCIL CONSIDERATION:
Bylaw 1024-2019 is before Council for the first time.

CITY OF LEDUC PLANS:
Bylaw 1024-2019 is consistent with the City’s Municipal Development Plan, as amended and the City of Leduc-Leduc County Intermunicipal Development Plan, as amended. The proposed bylaw also follows the principles of the City’s 2009 Neighbourhood Design Guidelines which encourage a mix of housing types, sizes and affordability, along with proximity to open park space and neighbourhood walkability.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:
There are no organizational implications.

POLICY:
There are no policy implications.

IMPLEMENTATION / COMMUNICATIONS:
As per the requirements of Section 606 of the Municipal Government Act, a public hearing in front of Council is required prior to Council giving second reading to a bylaw adopting an area structure plan amendment. The public hearing for Bylaw 1024-2019 will be scheduled at a later date once a decision has been rendered by the EMRB, and will be advertised in accordance with the Municipal Government Act.

ALTERNATIVES:

ATTACHED REPORTS / DOCUMENTS:
1. Bylaw 1024-2019
2. Key Plan
3. Land Use Concept (Approved ASP)
4. Land Use Concept (Proposed ASP Amendment)
5. Letter from Black Gold Regional School Division re: Repurposing Deer Valley School Site
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3.0. Land Use Concept

3.1 Proposed Land Use Plan

Figure 2: Land Use Plan
September 27, 2017

Delivered Via Email
mpieters@leeduc.ca

Michael Pieters
General Manager, Infrastructure & Planning
#1 Alexandra Park
Leduc, AB T9E 4C4

Dear Mr. Pieters;

Subject: Deer Valley Municipal Reserve Site

The Board of Education discussed on September 13, 2017 the request from the City of Leduc to release the Deer Valley Reserve site. There was extensive conversation about the Deer Valley site and the immediate need for Black Gold Regional Division (BGRD) to have fully serviced, shovel-ready school reserve sites in the City of Leduc. BGRD is a rapidly growing school division with over 5% enrolment growth each year in the City of Leduc. The Board of Education has grave concerns about the availability of suitable school sites to accommodate the enrolment growth.

The Board of Education reviewed the information that you presented specific to the Deer Valley Reserve site. While there was a commitment from the City of Leduc in a letter dated March 25, 2009 to use cash-in-lieu to acquire additional land for the Deer Valley site, the Board acknowledges that more recently there has been a commitment from the City to develop a high school site in the West Area Structure Plan (WASP). Based on that commitment, the Board of Education now provides a non-objection letter towards the repurposing of the Deer Valley site.

BGRD is currently updating our Ten-Year Capital Plan, which will include yearly enrolment projections for the City of Leduc over the next ten years. Administration will be requesting a meeting shortly with the City of Leduc planning staff to request information regarding proposed housing developments within the City. The Ten-Year Capital Plan will provide direction to BGRD regarding the need and timeline for school reserve sites in the future. We look forward to continuing the discussion.

Yours Sincerely,

M. Ruth Andres, B. Comm, CPA, CMA, CSBO
Associate Superintendent - Business & Finance

Cc: Sylvain Losier, City of Leduc
Board of Education
Dr. Norman Yanitski, Superintendent of Schools