

ATTACHMENT 4

2.0. Municipal & Regional Policy Context

The proposed amendment to the Plan is guided by a hierarchy of planning documents. These documents were reviewed and referenced to achieve consistency with the proposed land use and the plan amendment aligns with the larger planning framework.

2.1. STATUTORY & NON-STATUTORY PLANS

2.1.1. Edmonton Metropolitan Region Growth Plan (EMRGP)

The City of Leduc is a member of the Edmonton Metropolitan Region Board which is comprised of 13 municipalities in the Edmonton Metropolitan Region. The *Edmonton Metropolitan Region Growth Plan* (EMRGP) provides a 50-year vision for the region as well as principles and policies to guide growth over the next 30 years through integrated land use, infrastructure, and transportation, with an emphasis on sustainable communities. The EMRGP is applicable to the amending portion of the Area Structure Plan (ASP) known as Creekside, as the remaining lands have effectively been developed under the original ASP. Because of changes over time, the City has requested that this Plan reflect previous changes to create one ASP document.

2.1.1.1. Planning Elements

The Plan is located within the Metropolitan Area as indicated on Schedule 2 of the EMRGP.

2.1.1.2. Applicable Policies

The following are considered the key policies that are applicable to the Creekside undeveloped lands of the Plan.

Edmonton Metropolitan Region Growth Plan

Objective 1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce

Policies 1.4.1 To improve housing diversity in the Region, market affordable and non-market housing will be planned and developed within close commuting distance to major employment areas and within centres, appropriate to the level of service and amenities identified in Table 1A-C.

OBJECTIVE 3.1 Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages Policies

3.1.1 Built-up urban areas and greenfield areas will be planned and developed as complete communities generally in accordance with Table 1A-C.

Edmonton Metropolitan Region Growth Plan

3.1.4 In the metropolitan area, greenfield areas will be planned and developed as complete communities that:

- a. are compact, contiguous, and incorporate a mix of uses;*
- b. are accessible and age-friendly;*
- c. provide a diversity of housing options in terms of density and built form;*
- d. achieve the minimum greenfield density, in accordance with Schedule 6;*
- e. incorporate an interconnected street network and urban form to support active transportation;*
- f. integrate local services, amenities, institutional and commercial uses with residential development, within buildings and/or within a five-minute walk (400 metres);*
- g. incorporate higher density uses along existing and planned transit corridors and at major transit stations; and*
- h. provide high quality parks, trails and open spaces.*

OBJECTIVE 3.2 Plan for and promote a range of housing options

Policies

3.2.1 Housing will be planned and developed to address the changing demographics in the Region by including housing that offers a diversity of types, forms and levels of affordability to support a variety of lifestyle options, income levels and to meet the needs of all residents.

Creekside will provide a diversity in housing choices within close proximity to major employment of the airport and City of Leduc. This phase includes housing options ranging from mid-rise, townhouses, a range of duplexes through to single residential dwellings. The phase is a contiguous urban development of the Plan and is within close proximity to a small commercial business hub, major shopping centre (Leduc Common) located along 50th Avenue and downtown City of Leduc.

The proposed development of Creekside continues with providing a comprehensive active transportation corridor through the incorporation of sidewalks throughout the neighbourhood, the creation of a trail system east to west that adjoins the Environmental Reserve and a continuation of a north south accessible 3.0 m wide multi-way.

In relation to densities outlined under Schedule 6 of the EMRGP, Creekside falls under the requirement of meeting the minimum greenfield Density of 35 (du/nrha). Section 3, Table 2 of this report illustrates that a minimum of 58 (du/nrha) will be achieved that will contribute to increasing the overall density of the Plan to 43 (du/nrha).

2.1.2. City of Leduc / Leduc County Intermunicipal Development Plan

The County and City of Leduc adopted an Intermunicipal Development Plan (IDP) in 2011 with the purpose of creating a joint plan to address a range of issues and interests of common concern.

2.1.2.1. Planning Elements

The Plan is contained within the IDP Area as indicated in Figure 2 of the IDP document.