



REF 2019-015 City of Leduc Deer Valley / Creekside Area Structure Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2019-015 be approved.

Background

On May 29, 2019, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Leduc (the City) for approval of the proposed amendment to the Deer Valley / Creekside Area Structure Plan (ASP). The City submitted the proposed amendment pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

4.2 *A municipality must refer to the Board any proposed amendment to a statutory plan that meets one or more of the following conditions:*

k) The boundaries of the proposed statutory plan amendment are within 1.6 km of the boundaries of the Edmonton International Airport or the Alberta's Industrial Heartland Area Structure Plans in Sturgeon County, Lamont County, Strathcona County, Fort Saskatchewan, and the Edmonton Energy and Technology Park in Edmonton.

EMRB Administration deemed the application complete on June 4, 2019.

Application

The proposed amendment to the ASP focuses on undeveloped lands within the northern half of the plan. The amendment proposes to redesignate lands previously planned for a school site to allow for residential development.

Evaluation

EMRB Administration obtained the assistance of Stantec Consulting Ltd. (Stantec) to evaluate the application with respect to legislative requirements. The Stantec evaluation (attached) reviewed the proposed ASP amendment in relation to: Part 3 of EMRB Regulation 189/2017; Section 8 of Schedule A of REF Ministerial Order MSL 111/17; and, the Principles and Policies of the Growth Plan. The Stantec evaluation recommends that the City of Leduc's proposed amendment to the Deer Valley / Creekside ASP be supported by the EMRB.

EMRB Administration Comments

The Deer Valley / Creekside ASP is located in the Metropolitan Area tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan) and, therefore, the application is being



evaluated for consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan.

The Deer Valley / Creekside ASP is adjacent to Grant MacEwan Boulevard on the east and 50 Avenue on the south. Lands to the west and north are currently undeveloped. The amendments to the ASP predominantly focus on the northern portion of the Plan, the Creekside area.

The ASP amendment is within 1.6 km of the Edmonton International Airport, thereby triggering EMRB review per REF Regulation 4.2.

The proposed amendment to the ASP redesignates approximately 2.85 ha of land in the northern portion of the plan area from School Reserve to Residential uses. In collaboration with the Black Gold Regional School Division, the City determined that the site was no longer desired or needed for the construction of a future school.

As a result of the land use redesignation, there is an increase to the planned residential density of the Plan. The site is proposed to be developed at 58 du/nrha, increasing the density of the entire Plan to 43 du/nrha. In this regard, the proposed amendment to the ASP is consistent with the Minimum Greenfield Residential Density Target of 35 du/nrha for Leduc as outlined in Schedule 6 of the Growth Plan. Developing the Creekside area is a contiguous extension of the existing built-up urban area and is phased in a logical manner, to enable efficient infrastructure and servicing extension.

The amendment proposes an interconnected network of parks and open spaces logically integrated with the neighbourhood transportation system that enables multi-modal and efficient movement of people locally. Additionally, an increased mix and diversity of housing types will help accommodate people's daily needs for living at all ages and enable the development of a complete community.

Overall, the proposed amendment to the Deer Valley / Creekside ASP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

EMRB Administration agrees with the REF Consultant evaluation and supports approval of the proposed amendment to the Deer Valley / Creekside ASP by the Edmonton Metropolitan Region Board.

Recommendation

EMRB Administration recommends that REF 2019-015 be approved.

Attachments

Evaluation

Stantec Consulting Ltd.



REF Documents

1. Cover Letter
2. Bylaw 1024-2019 Deer Valley – Creekside ASP Amendment
3. Deer Valley – Creekside ASP
4. Report to Council
5. Policy Analysis EMRGP