



## REF 2021-001, City of Leduc 65<sup>th</sup> Avenue Area Structure Plan

### Recommendation

*EMRB Administration recommends that REF application 2021-001 be approved.*

### Background

On December 22, 2020, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Leduc (the City) for approval of the new 65<sup>th</sup> Avenue Area Structure Plan (ASP). The City submitted the new statutory plan 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 January 4, 2021.

### Application

The proposed 65<sup>th</sup> Avenue ASP sets the framework for future development and outlines the proposed land uses, transportation, and servicing within the plan area. As part of the 65<sup>th</sup> Avenue ASP process, the Bridgeport ASP will be repealed upon approval.

### Evaluation

EMRB Administration obtained the assistance of Lovatt Planning Consultants Inc. (Lovatt) to evaluate the application with respect to the REF requirements. The Lovatt evaluation (attached) reviewed the proposed 65<sup>th</sup> Avenue ASP 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 Edmonton Metropolitan Region Growth Plan (EMRGP). The Lovatt evaluation recommends that the proposed 65<sup>th</sup> Avenue ASP be approved by the EMRB. REF 2021-001 was received and deemed complete prior EMRB receiving notice of approval of amendments to the REF Ministerial Order (MSD:088/20); therefore, this application has been evaluated in accordance with REF (MSL



111/17). That said, the differences between the two ministerial orders does not materially change the evaluation of this application.

### EMRB Administration Comments

The 65<sup>th</sup> Avenue ASP falls within the Metropolitan Area Tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the EMRGP). Therefore, the application is evaluated for its consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan. The Plan area is bounded by the Queen Elizabeth II (QEII) Highway to the east, the Edmonton International Airport (EIA) to the north, the Bridgeport neighbourhood to the south and undeveloped lands to the west. A minor concurrent amendment to the City of Leduc's Municipal Development Plan to redesignate the subject land to "Planned Areas" was included for additional information.

The ASP strategically responds to the physical and policy constraints of proximity to the EIA, while also capitalizing on the opportunities. The ASP falls within the Airport Vicinity Protection Area Regulation, which regulates land use planning and development in the vicinity of the EIA, therefore the potential land uses in the plan area are limited to minimize potential conflicts with airport activities.

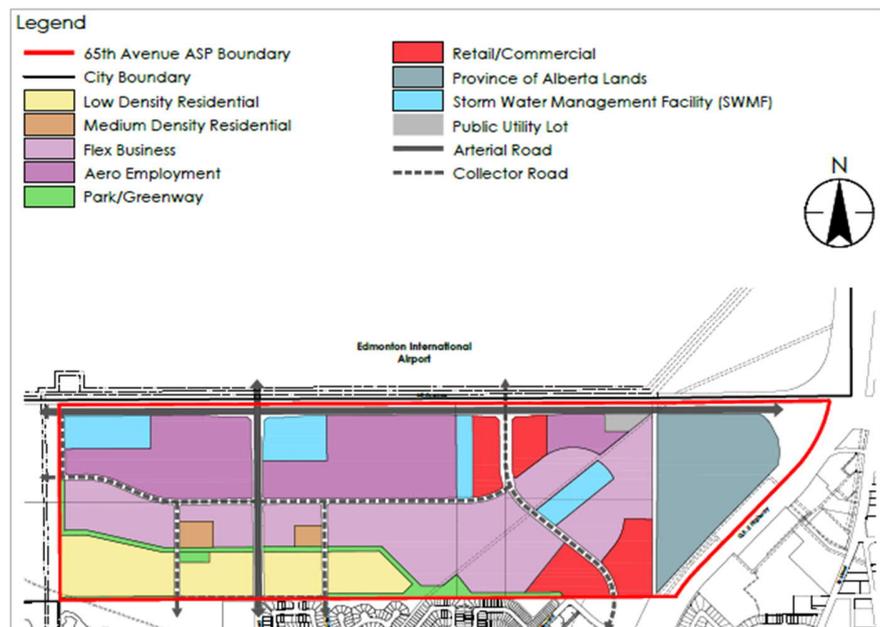


Figure 1: 65th Avenue ASP Land Use Concept

The ASP proposes a mix of land uses, with a significant portion of the plan area dedicated to employment uses (Flex Business, Aero Employment, and Retail), as seen in *Figure 1: 65<sup>th</sup> Avenue ASP Land Use Concept*. A portion of the southwest plan area is dedicated for residential (predominantly Low Density), acting as a transition and to integrate the area with the existing Bridgeport neighbourhood. Additionally, the east portion of the plan area, adjacent to the QEII Highway is designated as Province of Alberta Lands. This portion of the plan is set aside and identified for future upgrades to the 65<sup>th</sup> Avenue overpass to improve local and regional connectivity.

The EMRGP conceptually designates the area as a Major Employment Area on Schedule 3A of EMRGP (Major Employment Areas). The City is responsible for defining the extent of Major Employment Areas locally, implementing the vision, and achieving the outcomes set out for such areas. The ASP meets the intent of Major Employment Areas by concentrating commercial and



business uses to enable economic activities and achieve a high level of employment. The strategic placement of employment uses (specifically Aero Employment) capitalizes on the Plan's proximity to EIA, promoting global economic competitiveness, the efficient movement of people, goods and services, and supporting the EIA as northern Alberta's primary gateway to the world.

An Agricultural Impact Assessment (AIA) was completed as part of the ASP in accordance with Policy 6.2.5 of EMRGP. Findings within the AIA inform policies in the agricultural section of the ASP. Most notably, the ASP sets the framework for phased and contiguous development, support for continued agriculture uses until urban development occurs, and encouraging value-added agricultural uses to locate within the Flex Business and Aero Employment areas.

The Plan additionally includes a residential component which incorporates low density to medium density housing options. Providing for diversity of housing forms enables the Plan to meet the Minimum Greenfield Residential Density as outlined in Schedule 6 of EMRGP (Greenfield Density, Centres and Intensification Targets). Further, the plan area will be served by a transportation network including arterial and collector roads, active transportation options through a connected greenway, and potential for higher order transit, connecting the community to existing neighbourhoods to the south and more broadly within the City. Finally, a green network consisting of a greenway, open spaces, and stormwater management facilities will minimize the impacts of development on natural living systems while providing recreation opportunities for residents of all incomes and ages.

Overall, the 65<sup>th</sup> Avenue ASP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

## Recommendation

EMRB Administration recommends that REF 2021-001 be approved.

## Attachments

Evaluation	Lovatt Planning Consultants Inc.
REF Documents	<ol style="list-style-type: none"><li>1. Cover Letter</li><li>2. First Reading Council Report (Bylaw 1073-2020)</li><li>3. Bylaw No. 1073-2020 w/ Schedule A Attached</li><li>4. EMRGP Policy Compliance Table</li><li>5. EMRGP Schedule Compliance</li><li>6. Agricultural Impact Assessment</li><li>7. POST – Parks Open Spaces and Trails Master Plan</li><li>8. Bridgeport ASP</li><li>9. Bylaw No 1074-2020 (MDP Amendment)</li><li>10. First Reading Report (Bylaw 1074-2020)</li><li>11. Bylaw 1057-2020 (Municipal Development Plan)</li><li>12. Unofficial Council Meeting Minutes (Dec 14, 2020)</li></ol>