

The Municipal Development Plan 2020 replaces the 2012 MDP with policies to nurture and support the City's vision and internal growth plan.

Metropolitan Area



Board Reference:  
REF #2020-014

Municipal Bylaw:  
1057-2020

## Introduction

The Province has adopted the Regional Evaluation Framework (REF) for the Edmonton Metropolitan Region Board's review of statutory plans. The City of Leduc has referred a Municipal Development Plan (MDP) to the Edmonton Metropolitan Region Board (EMRB) pursuant to the Regional Evaluation Framework (REF) Section 4.1 being: a new statutory plan.

## Purpose

The purpose of the proposed 2020 MDP is to replace the current MDP approved in 2012. The new MDP is comprehensive and concise, and is divided into four sections including:

- **Introduction** which outlines the City's history, population and employment growth potential and the Plan's Vision, Goals and Strategic Direction. Population and employment projections are provided based on an internal growth study. These projections are slightly more optimistic than those in the Edmonton Metropolitan Regional Growth Plan (EMRGP). The projections time horizon also exceeds those in the EMRGP and are carried beyond those of the growth plan to 2070. Projections to 2044 are also included.
- **General Policies** apply to all of the City and are grouped under nine headings: Complete Communities; Environmental Sustainability; Economy and Local Jobs; Infrastructure and Utilities; Transportation and Mobility; Recreation and Parks; Arts, Culture and Heritage; Community Services; and, Agriculture. Most policies recognize a connection between the EMRGP's direction on compact growth and the integration of land use decisions with environmental, infrastructure and community needs.
- **Policy Areas** are directed at the Urban Centre, the Central Redevelopment Area, Residential Areas, and Employment Areas. These policies are consistent with EMRGP Schedule 2.
- **Additional Policies** are included to guide collaboration with regional partners and to implement the Plan.

The proposed MDP is consistent with the principles of the EMRGP, and requires collaboration with the EMRB and regional partners in implementing the EMRGP.

## Conclusion

That the EMRB **APPROVE** the proposed City of Leduc Municipal Development Plan.



## Summary

The proposed MDP is based on a foundation of existing City plans including its Strategic Plan, Environmental and Socio-demographic Studies, Utilities and Parks and Trails Master Plans and the Inter-municipal Development Plan.

Policies of the proposed MDP are distinguished by three levels of responsibility as follows:

- **Require** indicates that the policy is mandatory and must be followed.
- **Encourage** indicates that the policy is mandatory, unless it can be shown that there are special circumstances making it impossible to comply with the policy as written. In this case, alternatives must be pursued so that the intent of the policy is still met.
- **Consider** indicates that the policy should be considered within all planning projects, but is not mandatory.

The three levels of responsibility overlay the policies included in the General Policies, Policy Areas and Additional Policies sections of the proposed MDP and allow for the implementation of the City's Vision. The City's Vision is to promote *a vibrant community with a thriving economy that offers a high quality of life for residents, respect for the environment, and diversity and inclusiveness for all.*

The proposed MDP promotes a *Thriving Region* as a pillar of the City's Vision. Values regarding *Partnering for Success* and *A Regional Focus* are indicative of the MDP's intention to embrace the EMRGP. The proposed MDP requires the City to meet or exceed the minimum Greenfield Residential Density, and work towards meeting or exceeding the Aspirational Intensification, and Urban Centre Density Targets established in the EMRGP.

## Evaluation Criteria

When evaluating a statutory plan or statutory plan amendment, the Edmonton Metropolitan Region Board must consider whether approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with the EMRGP.

## Metropolitan Regional Structure

Metropolitan Regional Structure		Comments on Consistency
✓	Identify Relevant Policy Tier.	<ul style="list-style-type: none"> <li>• MDP Figure 11 being Edmonton Metropolitan Region Context shows the City as being within the Metropolitan Area Tier of the Growth Plan as per EMRGP Schedule 2.</li> </ul>
✓	Identify applicable structure components <ul style="list-style-type: none"> <li>• Built-up urban areas</li> <li>• Urban Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Figure 11 also identifies the Built-up Urban Area and Urban Centre Area. An aspirational intensification target of 15% is encouraged for the built up area. A density of 100 dwelling units per net residential (du/nrha) is proposed within the urban centre.</li> </ul>

## Regional Policy Areas

Principles and Objectives	Comments on Consistency
 <p>Guiding Principle  <b>Promote global economic competitiveness and regional prosperity.</b></p>	
✓	<p>1.1 Promote global economic competitiveness and diversification of the regional economy.</p> <ul style="list-style-type: none"> <li>Proposed policies 2.3.1.1 and 2.3.2.1 promote and support accessing global markets. The City is encouraging partnering with local businesses to make them <i>more globally competitive and better resourced to be globally focused.</i></li> </ul>
✓	<p>1.2: Promote job growth and the competitiveness of the region’s employment base.</p> <ul style="list-style-type: none"> <li>Policy 2.3.2.1 proposes to encourage regional collaboration to maximize economic development opportunities and to make the Edmonton Metropolitan Region more competitive.</li> </ul>
✓	<p>1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region.</p> <ul style="list-style-type: none"> <li>Policy 2.3.2.1 encourages connectivity between air, rail and highway transportation modes within the business community.</li> </ul>
✓	<p>1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce.</p> <ul style="list-style-type: none"> <li>The Vision of the proposed MDP is to promote <i>a great life a caring community and a thriving region</i> thereby promoting liveability and prosperity.</li> </ul>
 <p>Guiding Principle  <b>Protect natural living systems and environmental assets.</b></p>	
✓	<p>2.1: Conserve and restore natural living systems through an ecological network approach.</p> <ul style="list-style-type: none"> <li><i>Protect the planet</i> is one of the values directing policies included under Environmental Sustainability</li> </ul>
✓	<p>2.2: Protect regional watershed health, water quality and quantity.</p> <ul style="list-style-type: none"> <li>Several policies are included in section 2.4.4 that encourage conservation and integration of naturally occurring water bodies.</li> </ul>
✓	<p>2.3: Plan development to promote clean air, land and water and address climate change impacts.</p> <ul style="list-style-type: none"> <li>Policies are proposed in section 2.2.3 that promote <i>Clean Air, Greenhouse Gas Reduction and Energy Efficiency</i>. Policies are also directed at reducing human impacts on natural systems.</li> </ul>
✓	<p>2.4: Minimize and mitigate the impacts of regional growth on natural living systems.</p> <ul style="list-style-type: none"> <li>Policies are included that focus on reducing greenhouse gas emission in the transportation industry and in the way new communities are constructed. Specific policies are 2.2.3.3, 2.2.3.4 and 2.2.3.5.</li> </ul>

Principles and Objectives		Comments on Consistency
 <p>Guiding Principle  <b>Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</b></p>		
✓	3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages.	<ul style="list-style-type: none"> <li>A major goal of the proposed MDP is to allow for <i>a complete and well-planned community</i>.</li> </ul>
✓	3.2: Plan for and promote a range of housing options.	<ul style="list-style-type: none"> <li>The City's proposed MDP provides for a full diversity of housing needs.</li> </ul>
✓	3.3: Plan for and promote market affordable and non-market housing to address core housing need.	<ul style="list-style-type: none"> <li>Proposed policies 2.1.3.2 and 2.1.3.3 address the provision of affordable market and non-market housing. Secondary suites are being considered in support of affordable housing.</li> </ul>
 <p>Guiding Principle  <b>Achieve compact growth that optimizes infrastructure investment.</b></p>		
✓	4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth.	<ul style="list-style-type: none"> <li>Numerous polices (2.1.2.1, 2.1.2.2 and 2.1.2.3) requiring contiguous growth are being proposed.</li> </ul>
✓	4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint.	<ul style="list-style-type: none"> <li>The proposed MDP policy 2.1.2.4 encourages increased density in the Built-up Urban Area that is consistent with the EMRGP.</li> </ul>
✓	4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities.	<ul style="list-style-type: none"> <li>Green field development is proposed in an orderly manner thereby contributing to a complete community.</li> </ul>
—	4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing.	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
✓	4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs.	<ul style="list-style-type: none"> <li>The proposed MDP establishes the Urban Centre which requires an aspirational density target density of 100 du/nrha. The proposed MDP applies the term Mixed Use to buildings, developments and neighbourhoods.</li> </ul>
✓	4.6: Prioritize investment and funding of regional infrastructure to support planned growth.	<ul style="list-style-type: none"> <li>Growth is prioritized as per policy 2.1.1.3 to ensure regional infrastructure is supported.</li> <li>As well, policy 4.1.6 encourages collaboration with regional partners on transportation and land use matters.</li> </ul>

Principles and Objectives		Comments on Consistency
✓	4.7: Ensure compatible land use patterns to minimize risks to public safety and health	<ul style="list-style-type: none"> <li>The goal of the Community Services policies is to ensure compatible land use patterns thereby resulting in healthy and safe communities.</li> </ul>
 <b>Guiding Principle</b> <b>Ensure effective regional mobility.</b>		
✓	5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	<ul style="list-style-type: none"> <li>The goal of the Transportation and Mobility section of the proposed MDP is to <i>provide safe and reliable multi-modal transportation to the region and all parts of the city for all users.</i></li> </ul>
✓	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	<ul style="list-style-type: none"> <li>Policies are included encouraging shifts in mode to accommodate more efficient use of transportation infrastructure and reduce greenhouse gas emissions.</li> </ul>
✓	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	<ul style="list-style-type: none"> <li>The proposed MDP calls for integration of transportation and land use at the local and regional levels.</li> </ul>
✓	5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world	<ul style="list-style-type: none"> <li>The Edmonton International Airport is considered a collaborative partner and an important contributor to the City's economy.</li> </ul>
✓	5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	<ul style="list-style-type: none"> <li>Policy 4.1.6 encourages the City to <i>pursue opportunities to work with regional partners to plan for major infrastructure projects.</i></li> </ul>
 <b>Guiding Principle</b> <b>Ensure the wise management of prime agricultural resources.</b>		
✓	6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations	<ul style="list-style-type: none"> <li>Policies 2.9.1 and 2.9.2 speak directly to the conservation of agricultural lands and the expansion of local agricultural operations.</li> </ul>
✓	6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	<ul style="list-style-type: none"> <li>Policies 2.9.1 also require the preservation of agricultural lands and operations compatible with urban uses. Management of soil resources through-out the development process is encouraged by policy 2.9.3.</li> </ul>
✓	6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	<ul style="list-style-type: none"> <li>Finally the proposed MDP encourages development of agricultural industries and an urban agriculture strategy to address community gardens, bees and hens.</li> </ul>