



REF 2020-011, City of Leduc West Area Structure Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2020-011 be approved.

Background

On August 19, 2020, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Leduc (the City) for approval of amendments to the West Area Structure Plan (ASP). The City submitted the plan 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 August 28, 2020.

Application

The proposed amendment to the West ASP removes a quarter section of land from the Plan and redistributes land uses within the remaining plan area in support of a new regional high school. The largest land use type in the removed quarter section was Low Density residential, therefore increasing the density on the remaining lands. Text amendments associated with the amendment largely reflect the reduced Plan area and minor land use changes.

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 amendments to the 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). During the evaluation of the application, the REF Consultants noted an inconsistency between the land use concept map and statistics table. The City submitted information clarifying a numerical typo had occurred and that the typo would be resolved prior to third reading of the bylaw. The Lovatt evaluation recommends the proposed amendments to the West Area Structure Plan be approved by the EMRB.



EMRB Administration Comments

The proposed Plan area 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 West ASP is a Greenfield Area on the west end of the City of Leduc. The Plan area is bounded by Edmonton International Airport on the north, agricultural lands in Leduc County on the west, and future development to the south (currently agriculture). The ASP is contiguous to the existing neighbourhoods of Deer Valley, Suntree, and West Haven, which lie to the east of the Plan area. The lands are located within the boundaries of the City and County of Leduc

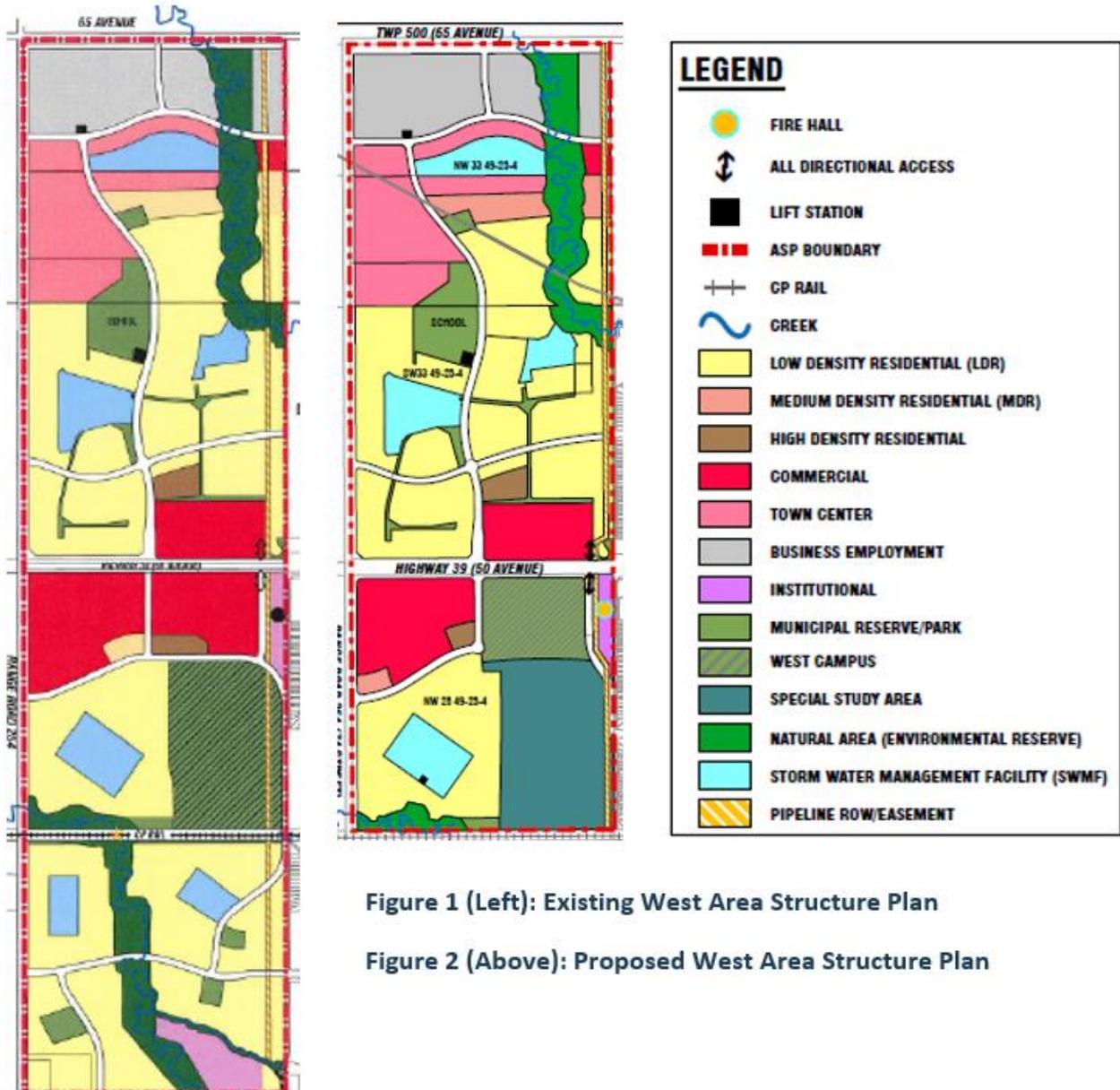


Figure 1 (Left): Existing West Area Structure Plan

Figure 2 (Above): Proposed West Area Structure Plan



Intermunicipal Development Plan, which designates the subject lands for Primary Urban Residential Growth.

The amendments to the West ASP affect the two most southern quarter sections in the existing Plan area. The southernmost quarter section is proposed to be removed from the Plan area. The quarter section of land between the CP Rail right-of-way and Highway 39 (50 Avenue) will see land use reconfigurations in support of a new regional high school campus. The amendment proposes the campus to be moved to the north end of the subject quarter section, adjacent to Highway 39 (50 Avenue) for better vehicle access, while the existing West Campus site will be amended to a Special Study Area designation. The proposed land use concept also includes the addition of a Medium Density residential site and relocation of a High Density residential site. The existing and proposed land use maps are located on the previous page of this report for reference.

The two northernmost quarter sections are unaffected by the proposed amendments, and are planned for a Town Centre to serve the area, as well as a mix of employment and residential uses. As a whole, the West ASP plans for a complete community with a mix of housing types, commercial and employment land uses, a proposed Fire Hall, and a regional high school.

As the southernmost quarter section of the existing ASP is primarily Low Density residential land use, removal of these lands from the Plan area effectively increases the density of the remaining lands. The reconfiguration of lands on the high school campus quarter section results in an overall decrease in residential land area, but the addition of the Medium Density residential land use increases the density of the quarter section's residential land base. The resulting density of the proposed ASP is 35.19 du/nrha, in comparison to 29.28 du/nrha in the existing West ASP. The proposed density achieves the minimum requirements of Schedule 6: Greenfield Density, Centres and Intensification Targets.

Overall, the proposed amendments to the West ASP are 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 2020-011 be approved.

Attachments

Evaluation
REF Documents

Lovatt Planning Consultants Inc. Evaluation

1. Cover Letter
2. Amendment to West ASP Bylaw 1059-2020
3. West ASP Land Use Concept
4. West Area Structure Plan May 2016
5. Motion for First Reading
6. Council Report – Bylaw 1059-2020