

MEETING DATE: October 19, 2020

SUBMITTED BY: S. Losier, Director, Planning and Economic Development

PREPARED BY: J. Brown, Long Range Planner II

REPORT TITLE: Bylaw 1057-2020 (Municipal Development Plan 2020)(2nd Reading)

EXECUTIVE SUMMARY

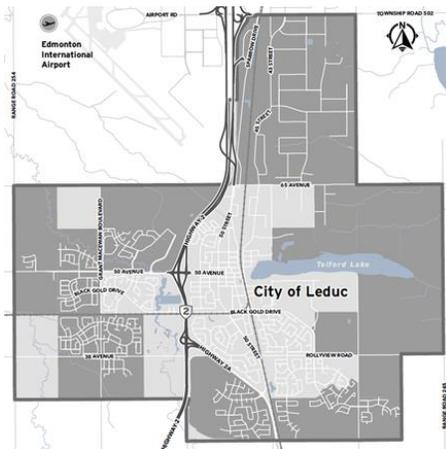
Bylaw No. 1057-2020 will adopt the City of Leduc Municipal Development Plan 2020 (MDP) and repeal Bylaw No. 773-2011 and its amendments. Amendments have been made to the MDP since First Reading on July 6, 2020 (Report #2020-CR-0111) in order to bring the MDP into full compliance with the Edmonton Metropolitan Region Growth Plan. These amendments are detailed in Attachment 1. Following Second Reading, the MDP will be resubmitted to the Edmonton Metropolitan Region Board for evaluation under the Regional Evaluation Framework.

RECOMMENDATIONS

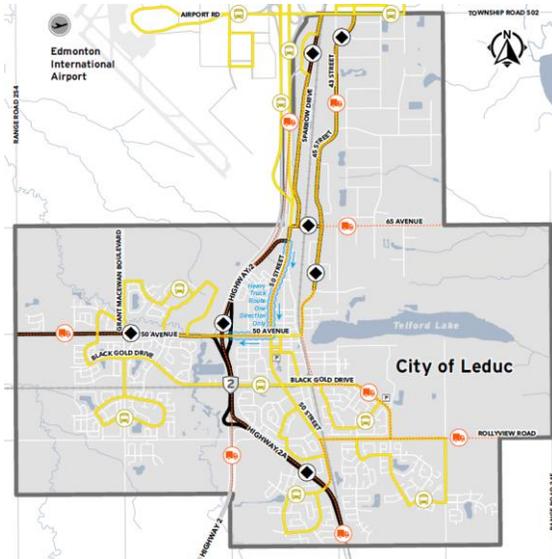
1. That Council amend Bylaw No. 1057-2020 as follows:
 - Add a new policy 2.5.2.7: Encourage the city to investigate potential locations for a regional park and ride facility as contemplated in the **Edmonton Metropolitan Region Growth Plan**, in coordination with regional transit stakeholders, in proximity to major transit corridors and key civic amenities.
 - Add a new policy 2.5.2.8: Encourage the planning for future park and ride facilities at key locations within the city and the continued operation of existing **Leduc Transit Park and Ride Facilities** as key components of the local transit system.

**Note: The original 2.5.2.7 and 2.5.2.8 were re-numbered to 2.5.2.9 and 2.5.2.10.*

- Update Figure 2 with the following map. SW 28-49-25-W4 ¼ section changed from Planned Area to Unplanned Area and Removed ASP names



- Update Figure 8 with the following map. Leduc Transit Park and Ride locations at Alex Arena and Leduc Recreation Centre added:



- Policy 3.4 – Employment Areas: Delete the words “65th Avenue Area Struct Plan” and replace with “west 65th Avenue corridor.”
- Policy 3.4.8 – Employment Areas: Add the word “west” before the words “65th Avenue corridor”.

Glossary: Added: **Leduc Transit Park and Ride Facilities:** Key locations within the City of Leduc for transit users to temporarily park their personal vehicle and access Leduc Transit services.

2. That Council give Bylaw No. 1057-202 Second Reading, as amended.

RATIONALE

Background

All municipalities in Alberta are required to adopt by bylaw a Municipal Development Plan (“MDP”), as per Section 632 of the *Municipal Government Act* (“MGA”). Leduc’s current MDP was approved by Council in 2012. In 2017, the Minister of Municipal Affairs approved the new Edmonton Metropolitan Region Growth Plan (“EMRGP”), which requires all MDPs in the region be updated to align with the EMRGP within three years. Administration identified this as an opportunity to do a thorough review and update of Leduc’s MDP.

In addition to EMRGP compliance, some of the key goals for this MDP update were:

- Ensuring that the MDP supports the community’s values and Council’s vision for the City of Leduc, including the vision and goals of the 2019-2022 Strategic Plan.
- Streamlining the MDP and making it more usable for the community, developers, Council, and Administration.
- Reviewing and updating land use policies that affect future development, such as policies on mature neighbourhood infilling, our local environment, economic development, and contiguous development supportive of our off-site levy model.
- Increasing internal understanding and alignment with the MDP across the organization, and increasing integration of land use policies across departments.

COUNCIL REQUEST FOR DECISION

Through extensive engagement with internal and external stakeholders and the public, Administration believes that the proposed 2020 MDP meets all of these goals.

Adoption Timeline and Changes Made

- A Public Hearing for Bylaw 1057-2020 was held on August 17, 2020 (2020-CR-0115).
- Following Public Hearing, Administration submitted the MDP to the Edmonton Metropolitan Region Board (EMRB) for approval through the Regional Evaluation Framework (REF) process.
- EMRB Administration found that the current draft MDP was not yet in full compliance with the EMRGP in regards to Park and Rides as depicted in Schedule 10B (Attachment 3).
- Administration withdrew the REF application in order to make the necessary changes, with the understanding that the MDP will be resubmitted after receiving Second Reading.

Administration has also taken the opportunity to amend Figure 2 of the MDP to align with amendments being made to the West Area Structure Plan by Bylaw 1059-2020. Finally, there are some minor changes made to improve clarity and reflect the most up to date information. All amendments are detailed in Attachment 1.

STRATEGIC AND RELEVANT PLANS ALIGNMENT

2019-2022 Strategic Plan: The proposed MDP aligns with the Strategic Plan and carries forward our vision of “A great life. A caring community. A thriving region.” thereby ensuring that Leduc is a City with a Plan for the Future.

City Master Plans: The proposed MDP aligns with all approved transportation and utility masterplans.

EMRGP: The proposed MDP as amended now fully aligns with the principles of the EMRGP and is expected to be recommended for approval by EMRB Administration under the Regional Evaluation Framework.

MGA: The proposed MDP complies with Section 632 of the MGA, which stipulates the requirements for a Municipal Development Plan.

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

If Council gives Second Reading to Bylaw 1057-2020, Administration will resubmit the MDP for EMRB Review under the Regional Evaluation Framework process. After receiving approval from the EMRB, Administration will bring Bylaw 1057-2020 to Council for Third Reading.

RISK ANALYSIS: FINANCIAL / LEGAL:

If Council does not give Second Reading to Bylaw No. 1057-2020 at this meeting, other projects would be delayed along with the MDP as there are multiple planning documents that require the MDP to be approved before moving forward themselves.

There are no financial implications associated with giving Second Reading to Bylaw No. 1057-2020. However, there are several proposed initiatives within the MDP that may have financial implications which have not yet been considered. These items will be brought to Council for consideration on an individual basis as implementation of the MDP progresses.

IMPLEMENTATION / COMMUNICATIONS:

If Council adopts Bylaw 1057-2020 following the EMRB review, Administration will post communications to the City website and social media accounts to inform the public that the new MDP was approved. This will “close the loop” on the public engagement conducted on this project to date.

ALTERNATIVES:

1. That Council further amend Bylaw 1057-2020.



COUNCIL REQUEST FOR DECISION

ATTACHMENTS

1. Proposed amendments to Bylaw 1057-2020 since First Reading
2. Bylaw 1057-2020, as amended
3. EMRGP Schedule 10B: Transportation Systems
4. Bylaw 1057-2020 2nd Reading Presentation