

# MUNICIPAL DEVELOPMENT PLAN AMENDMENT (2023)

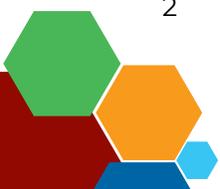
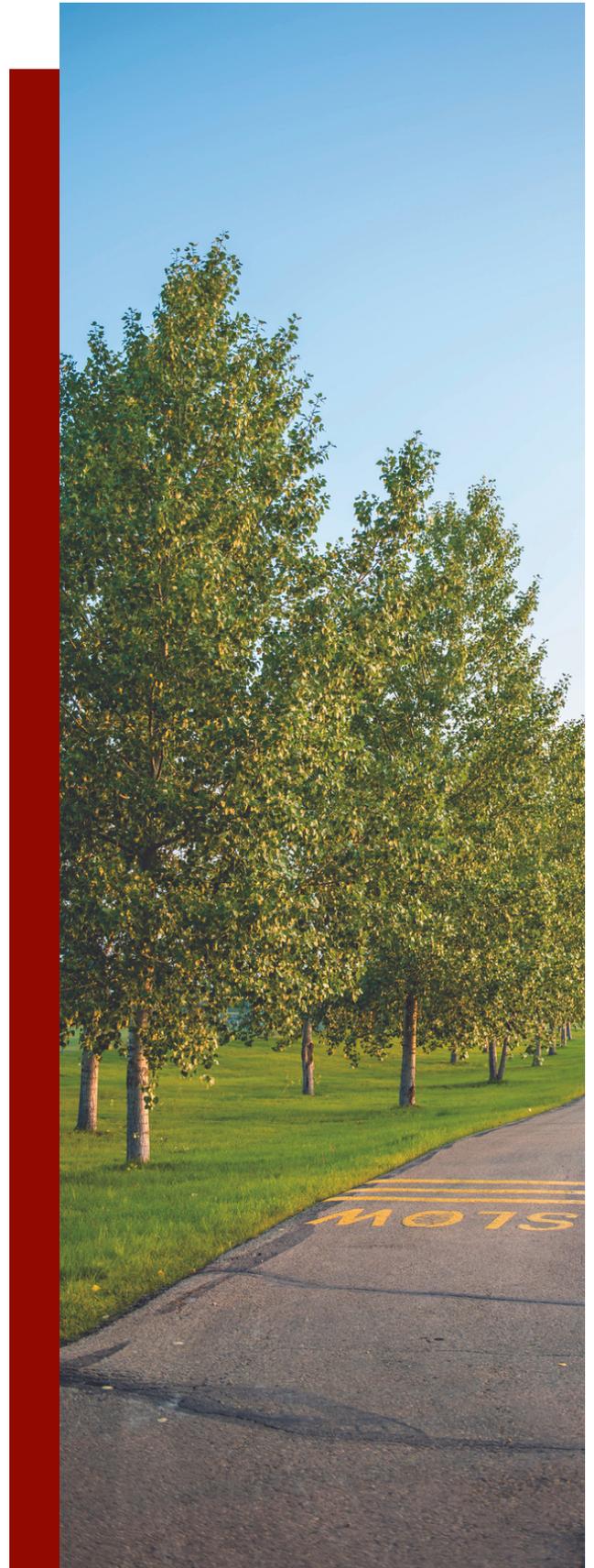
WHAT WE HEARD REPORT - FEBRUARY 2024

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# Project Overview

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The City of Leduc's Municipal Development Plan (MDP) is a comprehensive long-range statutory plan for all land within Leduc's municipal boundaries. The MDP describes Council's 25-30 year vision for the city and sets out a comprehensive policy framework to guide Leduc's future growth and development. The MDP is updated and amended from time-to-time to respond to and remain consistent with new or updated legislation, best practices, and changes to related land use plans and strategic planning initiatives. Leduc's MDP was last updated in 2020 but has had two subsequent amendments to reflect a rescinded area structure plan (ASP) and the adoption of a new ASP.

In 2022, the **Airport Vicinity Protection Area (AVPA)** regulation was amended to enable sustainable growth and densification of Leduc. Development opportunities that were previously prohibited by Noise Exposure Forecast (NEF) contours regulated under the AVPA are now permitted in certain areas due to reduced setbacks and modified provisions under the regulations. This allows the City to make changes to continue working towards the growth targets established by the Edmonton Metropolitan Region Board (EMRB), starting with this MDP amendment.

As a result, this MDP amendment proposes several land use changes in southeast Leduc (i.e., the area most significantly impacted by the AVPA changes), in addition to several technical updates that are required to ensure continual alignment with other municipal and regional plans. The proposed amendments include:

1. Removing references to the Intermunicipal Development Plan that was rescinded in 2022.
2. Updating AVPA contours on relevant figures.
3. Changing future land uses south of Telford Lake from employment and park to residential.
4. Changing future land uses along Leduc's southeast boundary to include a blended residential/employment area.
5. Introducing Urban Village Nodes and related policy to encourage higher density residential development in proximity to Telford Lake.
6. Adding a new figure and supporting policy to implement the EMRB Regional Agriculture Master Plan (RAMP).



# Who We Engaged, When, and How



The City used a broad public engagement approach to gather feedback on the proposed MDP amendment. First, the City created a page on the municipal website titled “**Municipal Development Plan Update**”, which communicated the rationale for the amendment, provided links to supporting information and resources, and presented details of the proposed amendment.



From there, the City hosted a public open house and electronic survey available for the general public and community stakeholders. Through the open house, participants could learn about the amendments, ask questions about the proposed changes, and provide feedback to staff. The survey provided an additional opportunity to collect feedback on the amendments, with a focus on gauging respondents’ receptivity to the proposed changes and desires for future attributes, amenities, and services on the east side of Leduc.



City staff also hosted a number of targeted stakeholder meetings to capture feedback from external agencies, municipal partners, developers, property owners and operators, and the Leduc Environmental Advisory Board (LEAB).

All public engagement opportunities were advertised and marketed using traditional and digital media, and the survey was available over an extended period to enable as much participation as possible.

# What We Asked



The first part of the engagement process included informing the community about the project, followed by requesting input on the direction of residential growth towards the southeast side of the city. Feedback was collected to determine the level of community support for the proposed land use changes and identify other factors the City should consider when planning for this area.



# What We Heard

## Open House

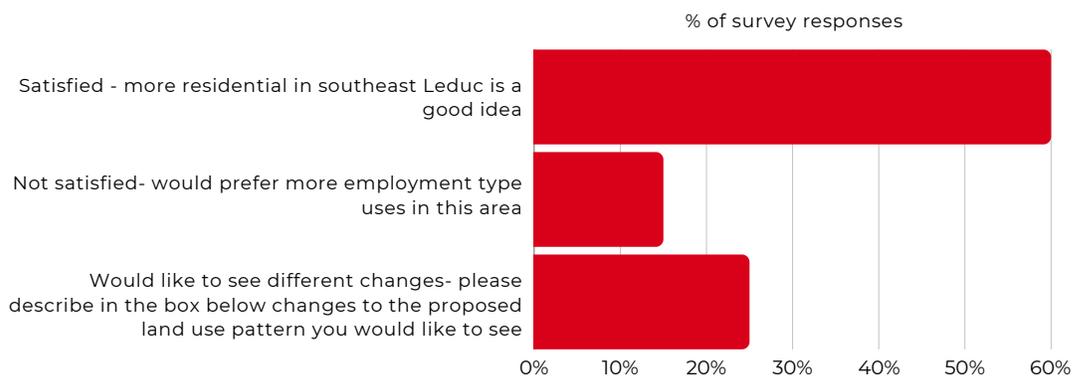
The open house was hosted on June 6, 2023, and had several attendees that provided input and questions for staff. Most of the feedback received was related to wanting more certainty within the amendment area, the desire for more amenities on the east side of the city, and concerns about conservation and protection of Telford Lake and the surrounding land.



## Survey

Leduc’s Municipal Development Plan Amendment Survey (2023) was available from May 19 to June 11, 2023. The survey was designed to include six questions, two multiple choice and four open-ended questions. The multiple-choice questions were more quantitative in nature, so those results are presented using graphs. The open-ended questions were more qualitative in nature, so those results are categorized by theme. Overall, the survey received over 160 responses, which are presented and summarized below.

**Question 1.** What best describes your level of comfort with this change in land use?



# What We Heard

These responses indicate that the majority of respondents (60%) were satisfied with the proposed land use changes and think that more residential in southeast Leduc is a good idea. 15% of respondents were not satisfied with the proposed land use changes and would prefer to see more employment-type uses in this area, and 25% of respondents would like to see different changes all together.

Respondents who indicated they would like to see different changes had the opportunity to answer the following question:

**Question 1B.** Please describe in the box below to the proposed land use pattern you would like to see:

Theme	Responses (%)	Key Points
Environment	40.0%	Desire to keep the greenspace around Telford Lake, keep the campground at its current location, have a big buffer area between Telford Lake and residential and commercial development, complete a science-based study to identify impact development would have on wildlife and ecosystem health, keep Telford Lake area for nature and recreation, area around Telford Lake should be public park as opposed to development (room for residential south of Rollyview). Noted concerns with disrupting the beauty and calmness of the area, more substantial impact to wildlife with residential and commercial development, preserve now as we can't reverse impacts later.
Transportation	15.0%	Desire for a safe active transportation network. Noted that consideration is required for new roads and neighbourhoods and the traffic they will add to the existing network, and uses and parking requirements to prevent on-street parking issues in residential neighbourhoods.
Housing	12.5%	Desire for a wider mix of uses and less single-family development, do not want to promote infill within existing neighbourhoods, think the area could accommodate some medium to high density residential in the southeast and northeast. Need to ensure infrastructure, services, and schools are in place early to support new residential. Noted concerns with congestion of new residential neighbourhoods.
Recreation	12.5%	Desire for more public park space around Telford Lake with more recreational options such as BBQ sites and other gathering spaces.



Theme	Responses (%)	Key Points
Commercial & Retail	12.5%	Desire for a wider variety of uses and services (e.g., gas stations, retail, grocery stores, coffee shops, restaurants).
Preservation/ better use of farmland	7.5%	Desire to keep agricultural land intact. Noted concerns with developing farmland, especially for high density uses.

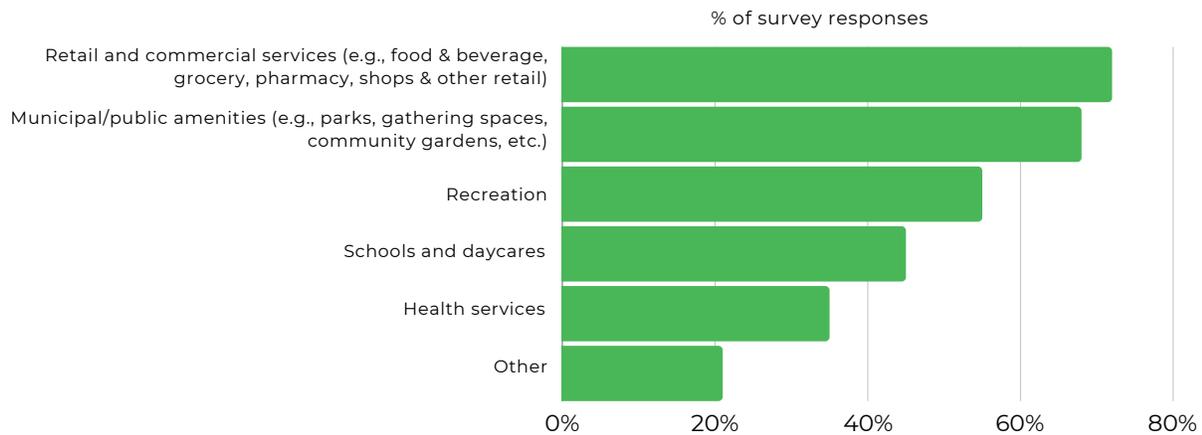
**Question 2.** What type of attributes would you like for new residential areas to have (e.g., higher density housing, more amenities, more employment opportunities, connections to Telford Lake, etc.)?

Theme	Responses (%)	Key Points
No high-density housing	27.3%	Desire for lower density housing on larger lots with space for larger backyards, driveways, etc.
Land use	25.8%	Desire for a wider variety of commercial uses (e.g., grocery stores, restaurants, gas stations, coffee shops, convenience stores, hardware stores), residential, and employment opportunities.
More recreational amenities	20.5%	Desire for more amenities including multiways, parks, paths, and playgrounds.
More high-density housing and more housing mix	15.9%	Desire for higher density housing or a mix of different housing types that are properly supported by infrastructure, services, and amenities, higher density along Rollyview Road with larger lots near Telford Lake, more apartments with access to Telford Lake, mixed density with direct access to Telford Lake, interest in increasing focus on affordable housing, consideration for a community of small homes.
Natural areas and greenspace	10.6%	Desire for more greenspace, urban forestry, and connections to Telford Lake.

**Question 3.** What type of attributes would you like for mixed-use and employment (south of Telford Lake) areas to have (e.g., walkable, transit friendly, high quality urban design, integrated park spaces, connections to Telford Lake, etc.)?

Theme	Responses (%)	Key Points
Urban design	27.4%	Desire for walkable neighbourhoods that have high quality urban design and are supported by infrastructure, services, and amenities, well thought out parks and trail systems, new residential development to leave natural areas alone and limit building heights, focus on middle-class, single-family development to assist with affordability and attract more families to Leduc. Note that noise, roads, and high density should be located away from the wildlife corridor.
More greenspace	18.5%	Desire for more greenspaces that are walkable, a larger buffer around Telford Lake, want to avoid high density and residential up against Telford Lake. Note that Leduc has enough urban paths and that Telford Lake should remain a natural space.
Better integration of park space	16.1%	Desire for park spaces that are better integrated into neighbourhoods and connect to services and amenities (e.g., Telford Lake and shopping areas).
Transportation	9.7%	Desire for transit friendly neighbourhoods that have local transit connections, considerations that will prevent congestion and bottlenecks, to prioritize active transportation, and to have a plan for connecting to and accessing Telford Lake. Desire to avoid duplicating access issues experienced with Leduc Common.
More amenities	9.7%	Desire for more amenities like walking and biking paths, public bathrooms, summer sport infrastructure, medical services and clinics, unique restaurants and shops, more reasons to walk around the lake (e.g., places to stop for ice cream, food and beverage, parks), grocery stores and gas stations, historical interest points, and garbage cans.
All of the above	8.1%	Desire for all attributes that were listed in the question.
Other	5.6%	Desire to leave farmland alone, unlock the gate between the soccer fields and garden area, have lower taxes, spend money more wisely, focus on maintaining existing areas before expanding. Note that any better use of Telford Lake is preferred.
Leave as is	4.8%	Desire to keep the southeast side as is, prevent development near Telford Lake, protect farmland, and prevent more housing and traffic.

**Question 4.** What type of amenities and services do you feel are needed within new residential areas?



These responses indicate that the majority of respondents want to see more retail and commercial services (72%), municipal/public amenities (68%), and recreational amenities (55%). 45% of respondents want to see more schools and daycares, 35% of respondents want more health services, and 21% of respondents want to see other amenities and services.

Respondents who selected “other” had the opportunity to specify what additional amenities and services they feel are needed within new residential areas. 21 additional comments were received, which are categorized and summarized below:

Theme	Responses (%)	Key Points
Land use	38.1%	Desire for gas stations with bottle service and slushies, safe biking paths to access amenities, a living museum space, a maternity ward at Leduc Community Hospital, a senior care facility, small shops and services instead of big box commercial, to avoid high density.
General	28.6%	Desire to prevent 15-minute communities, to leave the southeast side as it currently is, not to be a part of Edmonton planning, have lower taxes.
Transportation	14.3%	Desire for transit, better organized collector roads, to have lots of options for walking and biking.
Municipal services	9.5%	Desire for ambulance and fire services. Note that the Leduc Recreation Facility is underutilized and that no new recreation amenities are needed.
Urban design	9.5%	Desire to plan for snow removal when approving new residential development, have backyards.

**Question 5.** What other considerations should the planning team have for these areas?

Theme	Responses (%)	Key Points
Transportation	30.6%	Desire for protected bike lanes and sidewalks to allow access to amenities, consider reducing mandatory parking requirements to provide space for other infrastructure that could alleviate congestion, design for safety including raised crosswalks, priority walking neighbourhoods, and wider streets with boulevards for snow plowing and sidewalks, ensure multiple entrances and exits for residential neighbourhoods, to deprioritize private vehicles, clear multiway connections to the existing system, to understand changing community demographics and impact on traffic patterns, increased availability and accessibility of transit, more driveway space and less street parking.
Land use	23.5%	Desire to ensure infrastructure is in place to support increased density, access to retail, grocery, doctors, and health services (women's health), integrate senior homes and care with medical facilities or a hospital, promote new restaurants and shops, while remaining mindful of the types and number of "usual" businesses (e.g., liquor stores, nail and hair salons), prioritize accessibility of services, have better consideration for schools and future populations, invite larger corporations to prevent high turnover of occupants, educate developers on opportunities provided by updated land uses to ensure uses support new residential neighbourhoods.
Wildlife and natural habitat	14.1%	Desire to consider wildlife that currently resides in the area and how development will affect it, consider environmental impact to the Telford Lake ecosystem, keep large greenspace around all of Telford Lake, avoid overpopulation that can cause sound, light, and environmental pollution, leave greenspaces and stop infill, have lots of natural areas/greenspaces, leave it as a park space, more trees, greenspaces, and walking paths, avoid new development encroaching into the natural areas around Telford Lake.
Other	14.1%	Desire for lower taxes, no 15-minute city agendas, to fix what the City already has first, to listen to what residents and community members want, historical development applicable to Leduc's history (visitor destination for historical significance), to consider accessibility and inclusivity for those who walk, bus, or are disabled, to increase capacity for all season maintenance and to support people to operate new businesses, to avoid things that increase crime, to keep Leduc a smaller community, no other comments or suggestions to add.
Recreation	7.1%	Desire to maintain and improve existing recreational opportunities, consider another dog park for small dogs, more fitness equipment, a small mountain bike park, and more gathering areas (like Fred Johns Park). Note that linear pathways are not always functional if there is nothing to draw people to it, need to think about spaces as destinations.

**Question 5.** What other considerations should the planning team have for these areas?

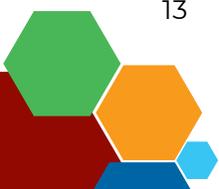
Theme	Responses (%)	Key Points
Urban design	5.9%	Desire for houses to have more space in between to reduce fire hazards, to avoid new areas being so tight and congested, to locate high density housing far from long-established neighbourhoods, to have community spaces for all residents, and for design to have an organic flow. In contrast, other comments supported building more apartments rather than single family homes.
More lower density housing	4.7%	Desire for more single family or duplex units rather than high density housing, to maintain a similar look to the existing North and South Telford neighbourhoods in fear of losing simpler low density housing areas, to remain a family friendly community, which comes from single family housing.

**Question 6.** Do you have any other comments or suggestions for the Municipal Development Plan Amendments?

Theme	Responses (%)	Key Points
Other	27.1%	Desire for lower taxes, need for a consistent parking enforcement system, development concerns raised with dust control and debris during construction, general distrust in the plan amendment process and how the feedback will be used, no other comments or suggestions to add.
Transportation	14.3%	Desire for better road design entering/exiting neighbourhoods and major amenities, continued consideration for protected pedestrian routes, opportunities noted for road realignment, noise barriers, and new road connections.
Environment, parks, and greenspaces	12.9%	Desire for Telford Lake to be left alone and protected by a larger buffer of greenspace, preference for no development in this area to preserve greenspace and farmland. In contrast, other comments supported higher density housing in the southeast as long as it is accompanied by schools and high-quality outdoor spaces for gathering and play.
Housing	10.0%	Desire to allow higher density in older neighbourhoods (e.g., garage suites), interest in “estate” and “executive” style lots, note that housing diversity includes lower density options in addition to the higher density currently being developed.



Theme	Responses (%)	Key Points
Land use	10.0%	Desire for a larger diversity of land uses (e.g., gas stations, coffee shops, grocery stores), consideration for a school and second “Leduc Common” for shopping, need more doctors and medical labs.
Urban design	7.1%	Desire for houses to have more space in between to reduce fire hazards, for subdivisions to have two or more exits, and to start commercial development earlier to better support new residential neighbourhoods.
Municipal services/ amenities	5.7%	Desire for community amenities to be in place before residential development, early extension of sewer and water services to the southeast, and consideration for a firehall or ambulance station to service the area.
Education and engagement	4.3%	Desire for more pointed engagement with residents in southeast Leduc, to listen to those who are directly affected, and address concerns early in the planning process.
Leave as is	2.9%	Desire to leave the area as is and focus efforts elsewhere.
Safety	2.9%	Desire to keep existing neighbourhoods and residents safe.
Small town feel	2.9%	Desire to maintain the small town feel and limit over expansion and over-crowding.



# Survey Summary

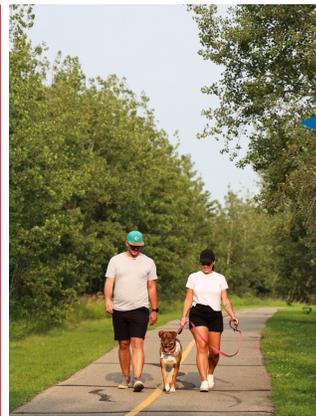
Generally, a large portion of survey respondents were satisfied with the proposed changes in land use from park and employment to residential and blended residential/employment in southeast Leduc. When asked more detailed questions about specific attributes, amenities, services, and considerations for future development within the amendment area, responses became more divided. Two key contrasting ideas came up that are summarized below:

## Development near the lake vs. protect and preserve?



### What we heard:

- Significant support to protect Telford Lake and the health of the surrounding environment, habitat, wildlife, and ecosystems.
- Interest in improved access to and activation of Telford Lake.



### Takeaways:

- Need for further studies and analysis to understand the area around Telford Lake that needs to be protected to maintain ecosystem health and function.
- Recognize that Telford Lake is a community asset that has opportunity for improved access, use, and enjoyment if environmental protection and strategic investment are prioritized.

## Residential uses vs. employment uses?

### What we heard:

- Acknowledgement that the southeast Leduc could support more residential development.
- Many respondents want a wider diversity of housing types but spoke to lower density near Telford Lake and higher density further away (Rollyview Road mentioned as an example).
- Desire for more employment
- Many respondents want better access to services and amenities without needing to drive to other areas of Leduc to complete daily errands.
- Avoid the “usual” businesses and ensure developers are providing what residents need.
- Lack of interest for any development, want the area to remain as is for protection of the environment and farmland.



### Takeaways:

- New residential in southeast Leduc can be successful with proper consideration and planning for location and supporting infrastructure, services, and amenities.
- More consideration is required for the amount of proposed residential given the need for services and amenities to support new residential neighbourhoods.
- More education is required to communicate the role of metropolitan municipalities within the Edmonton Metropolitan region and Leduc's obligations.

# Stakeholder Meetings

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## 1. External Agencies, Municipal Partners, and Developers

- a. Amendments were well received and generally supported. Residential with commercial to support neighborhoods were considered acceptable land uses in this part of Leduc.

## 2. Leduc Environmental Advisory Board

- a. Expressed concern with the proximity of the northern Urban Village node to Telford Lake.
- b. Noted that late notice to the open house limited participation.
- c. Raised a desire for greater separation between urban land uses and the lake.

## 3. Property Owners and Operators

- a. Some expressed the desire for more certainty around the blended residential/employment area to ensure they can create plans that align with the City's plans and understand potential impact on property values.
- b. Some expressed relief that the municipal cemetery was relocated to another area of Leduc.
- c. Identified that dust suppression is still a major issue in the area and traffic has been increasing on the rural roads for some time.

## 4. Leduc Lions Campground & RV Park

- a. Noted concerns with relocating the campground and RV park, especially in the short term.
- b. Planning for another location that is supported by proper infrastructure, access to Telford Lake, and multiway trails could be a potential option.
- c. Future plans will depend on expected needs (to be identified by the Lions).

Generally, community stakeholders understood the rationale for the proposed amendment and were interested in receiving more information on how and when these changes might impact them. The City identified upcoming opportunities for stakeholders to get engaged with this work and stated availability for ongoing communications to capture perspectives and answer questions.



## What's Happened Since

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Since the public engagement concluded, City administration has reviewed and compiled community input in this What We Heard Report. This feedback led to a subsequent meeting with the Leduc Lions Campground & RV Park, identified related work required to support future MDP amendments and inform decision-making on land development applications, and clarified the timing of the next steps.



## What Happens Next

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Following completion of this report, City staff will:

- Present the report and MDP amendment to City Council for first reading;
- Submit the MDP amendment and supporting information to the EMRB for approval through the Regional Evaluation Framework process;
- If EMRB approval is given, schedule a public hearing for the MDP amendment; and
- Present the report and MDP amendment to City Council for second and third reading.

We thank all residents and community members who contributed their time to comment on the changes they want to see in Leduc.

