

# COUNCIL REQUEST FOR DECISION

**MEETING DATE:** April 14, 2025

**SUBMITTED BY:** A. Renneberg, Senior Planner

**PREPARED BY:** A. Renneberg, Senior Planner

**REPORT TITLE:** Bylaw No. 1211-2025 – Fraser Area Structure Plan (1st Reading)

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## EXECUTIVE SUMMARY

Bylaw No. 1211-2025 will adopt the Fraser Area Structure Plan, outlining land use, transportation and servicing plans for lands collectively within the SE ¼ Section 25-49-25-W4, including:

- SE ¼ Section 25-49-25-W4;
- Lot 9, Block 21, Plan 1020516;
- Lot 10, Block 21, Plan 1020517;
- Lot 4MR, Block 21, Plan 1321360;
- Lots 4, 5 and 6PUL, Block 21, Plan 0125217; and
- Lots 1MR and 2PUL, Block 21, Plan 9021045.

## RECOMMENDATION

That Council give Bylaw No. 1211-2025 first reading.

## COUNCIL HISTORY

An area structure plan for the SE ¼ Section 25-49-25-W4 was previously approved by Council as Bylaw No. 381-96 in 1997 and subsequently amended in 2000 and 2001. Little development has occurred since the plan was adopted. Due to changes in overarching policies, plans, regulations, and legislation through the years, as well as an evolving housing market, the existing ASP is significantly misaligned and will be repealed with adoption of Bylaw No. 1211-2025. A copy of Bylaw No. 381-96 has been included for reference as Attachment 6.

## BACKGROUND / RATIONALE

An area structure plan (ASP) is a neighbourhood-level plan which provides a framework for subsequent subdivision and development of an area of land within a municipality. Bylaw No. 1211-2025, being the Fraser ASP, demonstrates thoughtful and efficient transportation, servicing and land use design for the Fraser neighbourhood, bounded by Lede Park, Lede Park Road/Black Gold Drive, Rollyview Road, and Lions Park Road.

The plan proposes a neighbourhood of mixed commercial and residential opportunities. Integral to the overall design is the preservation of a large wetland naturally-occurring on the lands. This will provide a central focal point in the neighbourhood with opportunities for residents to connect with nature while also preserving environmental features and habitats which are identified as a key ecosystem within the City's 2017 Environmentally Significant Areas Study. A system of multiway and natural trails will connect around and through the neighbourhood, and up into the adjacent amenities of Lede Park to the north. The environmental wetland area will be surrounded by various forms of residential housing, primarily low density with some larger sites strategically located for medium density housing forms. An area of mixed urban development is shown in the southeast corner of the plan, designated as "Urban Village Node". Consistent with the direction of the City's Municipal Development Plan (MDP), this Urban Node is intended to be a thoughtfully-designed mix of retail commercial and urban residential land uses that are easily accessed and enjoyed by neighbourhood residents and the larger community alike. An

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additional area of commercial development has been proposed as an expansion of the existing commercial site, located on the western boundary of the lands. Lions Park Road will be upgraded in the future to an urban road standard to enhance connections on the east as development in this quarter section and surrounding lands progress. Additional transportation upgrades to the surrounding road network will also be considered as part of larger city-wide transportation planning and as the needs of the community evolve.

The ASP includes conceptual plans for the existing Leduc Lions Campground, reimagining this area in the neighbourhood for future development to ensure land use planning is forward-thinking and results in a responsible, long-term servicing strategy for these and nearby lands. Potential relocation of the campground would be subject to an agreement between the City, the Lions Club, and any other affected landowners, ensuring the operation of a campground in our community for years to come. The ASP indicates the campground would continue to operate during the initial stages of development. Development of the area would be subject to a Council-approved relocation strategy.

The existing storm water management pond in the northwest corner of the plan area must be expanded further northwest to accommodate servicing for anticipated growth in the neighbourhood. This expansion is planned within the first stage of neighbourhood construction as early as 2025. These lands are owned by the City of Leduc and currently serve as the overflow parking lot for the Leduc Recreation Centre and William F. Lede Park. Administration will need to consider planning for the future loss of this parking and staging area, and will be reviewing how best to accommodate these spaces in other areas of William F. Lede Park within the 2025 William F. Lede Park Master Plan update. The lands here are designated as municipal reserve (MR) under previously registered subdivisions. Section 671(2) of the *Municipal Government Act* (the Act) limits use of MR land to certain functions, and so to change its use to allow storm water management as a Public Utility Lot, Administration is requesting Council remove the MR designation from the affected portions of land, as identified in Attachment 2 to this report. The loss of MR here will be compensated with a 1:1 in-kind MR land dedication within the Fraser neighbourhood as described within the ASP. This reallocation of MR will create intentional park spaces providing value-add amenities that are more functional for residents and which better contribute to the overall open space network in the community.

In accordance with section 674 of the Act, a public hearing will be scheduled with respect to the potential disposal of the MR, to be held in conjunction with the public hearing respecting Bylaw No. 1211-2025. Following the public hearing, Council may consider a motion to have the MR designation removed, thereby facilitating approval of the Bylaw and allowing that portion of land to be transferred to the proponent.

The developer completed stakeholder outreach and public engagement in support of the ASP. The Leduc Lions Campground operator was identified as a critical stakeholder. Their input is included in the Public Engagement Report, attached as Attachment 7. A public open house was also held by the developer on November 7, 2024, to engage community residents, ensuring anyone interested in the area understood the future plans for the lands. This gave the public an opportunity to ask questions and voice concerns while ultimately helping inform the content of the ASP. Feedback from the community is also included in the Public Engagement Report.

### STRATEGIC / RELEVANT PLANS ALIGNMENT

Municipal Development Plan

Neighbourhood Design Guidelines

Environmentally Sensitive Areas Study

Parks, Open Spaces, and Trails Master Plan

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Engineering Master Plans

## ORGANIZATIONAL IMPLICATIONS

### ADMINISTRATION:

Should Council not be supportive of removing the MR designation from the lands identified within this report, Council will be unable to approve the ASP as presented, as the overall land use and servicing will no longer be accommodated as designed.

The City of Leduc's Subdivision Authority has given conditional approval to the subdivision application for Fraser Stage 1, the redistricting of which is being brought to Council under separate bylaw. Approval of this ASP is among the conditions of that subdivision decision. Should Council not approve Bylaw No. 1211-2025, the subdivision contemplated within that application will not be in conformance with the ASP and will not be able to proceed as designed.

Administration will need to review the Telford Lake Master Plan in conjunction with the 2025 William F. Lede Park Master Plan update for potential impacts related to this ASP, and will make any necessary adjustments to the Master Plan(s) considering the current constraints.

### RISK ANALYSIS: FINANCIAL / LEGAL:

In order to achieve the current neighbourhood plan, Administration has been negotiating in good-faith with the land developer through the drafting of the ASP, resulting in a conditional land transfer agreement related to reallocation of MR as well as preservation of the environmentally-significant wetland which is central to the design. Both the transfer of the MR land and the approval of the Bylaw as presented are conditional on removal of the MR designation, as directed by Council.

### IMPLEMENTATION / COMMUNICATIONS:

A public hearing for Bylaw No. 1211-2025, being the Fraser ASP, and related removal of MR designation is scheduled for the regular meeting of Council on April 28, 2025. This hearing will be advertised in accordance with the Act and the City's Advertising Bylaw No. 1043-2019, while also considering the advertising requirements under s. 674 of the Act.

### ALTERNATIVES:

That Council amend Bylaw No. 1211-2025.

That Council defeat Bylaw No. 1211-2025.

## ATTACHMENTS

1. Bylaw No. 1211-2025 – Fraser Area Structure Plan
2. Lands for Removal of Municipal Reserve Designation
3. Context Plan
4. Land Use Concept Plan
5. Municipal Development Plan Policy Areas (ASP Context Markup)
6. Bylaw No. 381-96, as amended
7. Public Engagement Report (Redacted)