



PUBLIC ENGAGEMENT REPORT FOR

Fraser Area Structure Plan (SE-25-49-25-W4)

In the City of Leduc

January 19, 2025



Al-Terra
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Prepared for: **MELCOR**

January 19, 2025
File: 657-001

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City of Leduc
Planning and Economic Development
1 Alexandra Park
Leduc, AB T9E 4C4

(780) 980-8439
ARenneberg@Leduc.ca

Attention: April Renneberg, RPP, MCIP
Planner II

Re: Fraser Area Structure Plan (SE-25-49-25-W4M) Public Engagement
Public Engagement Report

Al-Terra is pleased to submit the following Public Engagement Report in support of the Fraser ASP within the SE-25-49-25-W4M. Public engagement produced meaningful community feedback and has been helpful in identifying the concerns of the community. We have reviewed and analyzed all feedback received.

The public engagement successfully achieved all intended outcomes. We believe that a thorough scan of concerns within the area has resulted from the engagement activities. No novel or unanticipated comments were received which necessitate major revisions to the ASP.

Based on the completion of engagement activities and feedback received, all revisions to the ASP are complete. The applicant intends to move the final ASP forward for Council consideration and to schedule first reading and public hearing dates with Council at the earliest opportunity.

Yours Truly,
Al-Terra Engineering Ltd.



Connor Smith, RPP, MCIP, IAP2

Enclosures

cc Michaela Davis, Melcor, mdavis@melcor.ca
Triona Cosgrave, Melcor, tcosgrave@melcor.ca
Kelly Alsmo, Al-Terra, kalsmo@al-terra.com



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This report was prepared by AI-Terra Engineering Ltd., under authorization and exclusive use of **Melcor Developments Ltd.** The designs and recommendations put forward reflect AI-Terra's best judgment with the information available. Any use of this information in a manner not intended or with the knowledge that situations have changed shall not be the responsibility of AI-Terra Engineering Ltd.

1.0 Introduction

Al-Terra Engineering Ltd. has completed public engagement in support of the Fraser Area Structure Plan within the SE-25-49-25-W4M to facilitate development of the subject lands consistent with the City's MDP. This report summarizes engagement activities and includes the public engagement materials and comments gathered from the public and stakeholders.

The developer and their consultants initiated the ASP process with the City and determined the public engagement requirements. It was determined that stakeholder engagement and one public Open House would be necessary prior to the ASP going forward to Council, subject to review of the results of engagement activities.

2.0 Public Engagement

2.1 Stakeholder Outreach

All non-participating lands in the ASP are owned by the City of Leduc. The developer is working closely with the City throughout the planning process to holistically plan all aspects of the ASP.

The east 40 acres of the ASP is owned by the City and leased to the Leduc Lions Campground. The campground operator was identified as a critical stakeholder. Discussions relating to the relocation and development of the campground lands were initiated early in the ASP process and are currently ongoing. The campground desires to continue to operate and eventually to be relocated. No immediate decisions are required due to the estimated timeframe for development of the east 40 acres estimated to be 10+ years away. The ASP contains policies protecting the campground use until an alternate location for their facilities and relocation plan can be determined and agreed to.

2.2 Public Open House

The project team prepared a public Open House which was held on November 7th, 2024, from 6:00pm-9:00pm at the City of Leduc Civic Centre. The following section summarizes preparation for the event, the engagement methodology, attendance, and follow-up activities.

Advertising & Notifications

Newspaper Advertisements – The Open House notification ran for two consecutive weeks in the *Leduc Representative* print and online versions leading up to the event.

Mailouts – A project notification was prepared which was distributed to landowners within the notification area identified by the City. In total, 40 mailouts were sent to residences adjacent to the site and stakeholders within the notification area.

On-site Signage – Three large notification signs were placed along Black Gold Drive and Rollyview Road (See Newspaper Ad for content). These signs were installed 2-weeks prior to the event and were removed from the site on November 7th, 2024, after event completion.

Copies of all advertisements are included in **Appendix A** of this report.

Pre-Event Inquiries

The project team received one call from a resident who felt that the sign installed on Rollyview Road was placed too low to be properly visible to both directions of traffic on Rollyview Road. An additional sign was prepared and installed on Rollyview Road within 24 hours of the call being received. The concerned resident also shared environmental information with the project team and informed the team they would attend the Open House. No further inquiries were received prior to the Open House.

Public Open House Methodology

The Open House was scheduled on a Wednesday evening at the Leduc Civic Centre Atrium to provide a convenient central location and convenient time for the most residents. The Open House consisted of welcome boards, wayfinding, background information, and maps arranged throughout the room which included policy discussion and all proposed ASP figures. Comment sheets, project representative contact information, and business cards were made available for all attendees. A formal presentation was prepared by the project team to explore the ASP in detail and share the proposed development concept. A town-hall style Q & A was held to allow public discourse directly with the project team. Full presentation slides are included in **Appendix B** of this Report. Mapping and information panels were the same as the presentation to allow those who preferred to view the panels at their own pace to receive the same information as those who stayed for the presentation.

Open House Summary

Approximately 26 members of the public attended the Open House. In addition, three City of Leduc Councillors and two City of Leduc Planning staff members were present. Extensive discussions occurred between all attendees throughout the duration of the event.

Attendees were encouraged to place a coloured sticker on the community map to show where they reside. It is noted that the most residents were from adjacent communities to the west and south, and adjacent agricultural parcels to the east.

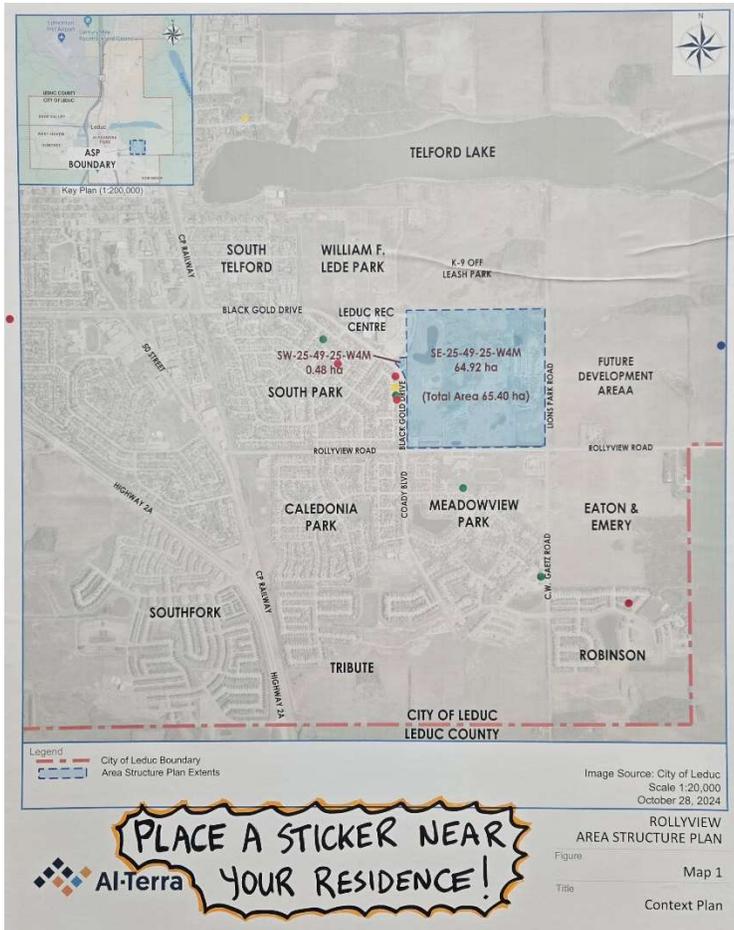


Exhibit 1 (Above): Attendee Sticker Board



Exhibit 2 (Above): Open House Panels Image

The formal presentation and Q & A session hosted by the consultant and developer began around 6:30pm in a full room. Clarifying questions were taken during the presentation. Issues which generated the most conversation included environmental protection, traffic and noise, construction impacts, campground impacts, and timing of development.

The presentation and Q & A ran for approximately 1.5 hours from 6:30 to 8:00pm. Extensive discussions continued after the presentation was complete. The project team and City staff stayed an extra hour to complete all remaining discussions. All attendees were encouraged to complete a comment sheet and submit to a project representative. A detailed summary of the topics discussed, and feedback received, is included in **Section 3.0** below. The event was very well attended and generated significant feedback and productive conversations.



Exhibit 3 (Above): Open House Presentation Image

Follow-up activities

No stakeholder follow-up meetings were requested or required to address outstanding stakeholder comments related to the proposed ASP land use concept. Discussions with the Leduc Lions Campground operator are ongoing and have been productive.

The project team followed up with one resident to discuss extensive environmental concerns. The resident is very committed to protecting ecological features in Leduc and remained skeptical of any development within this area. The resident sent additional background information and commentary to the project team which was reviewed and discussed internally with our biological consultants to confirm the suitability of the proposed ecological protection efforts.

Several comment sheets were received via email after the event. The engagement manager responded to all submissions and asked if there were any remaining questions to maintain an open line of two-way communication. No additional comments or questions were received.

City administration noted that some mailouts may have been delayed by the Canada Post strike. To ensure fairness, a second round of mailouts was completed on January 2, 2025 by City administration inviting feedback and questions. The comment window was extended from November 21, 2024 to January 17, 2025. The City also

reached out directly to two landowners who indicated concerns to see if they required more information. One landowner replied to this final outreach and sent additional comments to the city via email.

3.0 Feedback Summary

The project team and City representatives were actively answering questions throughout the Open House. The conversations went on for one hour beyond the scheduled conclusion of the event. The team received six comment sheets and one follow-up email from the public which outlined their detailed concerns. All comment sheets are included in-full in **Appendix C**.

The comment sheets contained four questions.

- 1) Did you find the information in this Open House to be helpful and clear?
- 2) Do you support the vision and direction of the proposed Land Use Concept?
- 3) Do you have any suggestions for the ASP which you would like to see included?
- 4) Do you have any additional comments for the project team to consider for the ASP or any related matter?

Of the five comment sheets received, all five (100%) indicated they felt the information presented was helpful and clear. Three respondents (60%) indicated support or partial support for the vision and land use concept. Those who did not support the vision indicated that they generally do not support any development in the area due to environmental impact concerns, and a general desire not to see the area developed at all.

The primary topics and detailed comments received during the open house include:

- Ecological impacts and preservation of trees and habitat
- Ecological impacts to Telford Lake and wildlife access
- Homeless encampments and other issues happening in this undeveloped land
- Desire to see development happen faster to increase security in the area
- Multiple adjacent landowners enthusiastically support the development
- Support for trails and development of new public spaces
- Support for a variety of housing to meet the needs of all residents (accessibility & affordability)
- Support for high-density housing and separation from low-density housing areas
- Noise & traffic along BGD and the future intersection locations
- Accessibility and housing forms, wheelchair/stairs/aging in place – Provision of some wider lots for wheelchair accessible and seniors friendly housing
- Universal accessibility for parks and public spaces
- Desire for an Outdoor Rink as a public amenity
- Emergency services and access to the area (railway and emergency access concerns)
- Campground discussion – Are they aware? Where are they going? Are they accepting of this plan?
- Desire to keep the campground in its current location in perpetuity
- Water table and soil condition concerns
- Concerns for major rain events and potential for flooding
- Questions about development timelines and construction activities
- Multiple attendees noted they felt the presentation and materials were professional and informative
- Possible Development Names suggested: Skyview, Waterside, Midtown

4.0 Applicant Response

Response to Feedback

Most responses were positive, and feedback did not necessitate major changes to the ASP. The project team was able to address most concerns to the satisfaction of residents during the in-person event and explain how these aspects of the plan have been integrated into the ASP. Some commenters were opposed to any form of development in the area and the engagement team's responses did not change their opinions.

Some outstanding concerns related to environmental and traffic impacts were taken away by the project team for further discussion. Traffic and intersection design, lighting, and noise impacts have been noted as critical aspects of development to be designed at the development stage.

In response to environmental concerns raised, the developer has offered to walk through the site with the concerned resident. Ultimately a site visit was not possible due to safety concerns of the Owner related to homeless encampments on the property.

Significant levels of homelessness and numerous encampments in the area were noted which have serious safety concerns. The owner desires to create a more secure and safe site and will work diligently to keep the site secure during development for the benefit of this area in particular and of the City as a whole.

Residents of South Park (to the west of the ASP) expressed concerns about increased traffic and noise along Black Gold Drive behind their homes. It is noted that all properties along Black Gold Drive currently have this busy collector roadway behind their homes. Rear fences are in-place, and the current level of noise mitigation is consistent with other areas of the City. Additional mitigation strategies will be reviewed and incorporated during the development of lands adjacent to Black Gold Drive to minimize negative impacts on existing communities, as appropriate and consistent with City standards. However, retro-fitting of existing noise attenuation along Black Gold Drive is not within the scope or responsibility of Melcor and will need to be addressed by the City or existing landowners.

There was general support for the proposed variety of housing and the intent to provide a range of housing types to support aging in place. Attendees requested to be informed of when lot sales may begin and expressed interest in building their next home in the community indicating a strong level of excitement for the vision and initiation of the project. A desire for wider bungalow-style wheelchair accessible and seniors housing was emphasized.

Suggestions for amenities within the park spaces include an Outdoor Rink. The project team agrees that such an amenity could be appropriate within the community and this suggestion was already part of the ASP. Details of the park amenities will be determined during detailed design when adequate information (location, funding, etc.) is available to make such decisions.

It was noted that there are currently no City emergency services stations east of the railway and that this part of the City can be cut off from emergency services due to trains. City staff were able to clarify that construction is underway for an emergency services/fire hall location is underway north of Telford Lake that will provide services east of the railway track and support effective emergency services in this portion of the City.

There is a strong desire to protect the Leduc Lions Campground and ensure it remains in operation. The Campground operator has acknowledged that relocation will be necessary for the long-term success of the campground and is working with the developer to create a plan for timing. Plans for the campground and confirmation that the applicant is working in collaboration with them were confirmed and shared.

Questions relating to site conditions including water tables and soil conditions were discussed. All site investigations have been completed by licensed professionals, and development will follow the recommendations of the investigations to prioritize sustainability of development activities throughout the ASP.

Timelines of development were shared with the community which identified the beginning of site preparation and construction in 2025 with the first lots ready for home construction in 2026. The estimated build-out timeline of 10-25 years for Melcor's lands was reiterated. Mitigation for noise, dust, and construction traffic shall be determined and implemented during the development permit process. All contractor noise and scheduling requirements will be followed during construction.

Integration of feedback

The ASP has been updated to better highlight the concerns raised by the public engagement. No major changes to the ASP and land use concept were determined to be required. As such, the land use concept presented to the public remains consistent with the final ASP and no further public engagement will be required to update the community of changes to the ASP land use concept.

The project team has worked diligently to create a sustainable ecological network through the dedication of a large environmental reserve area which provides continuous wildlife corridors through the ASP. We note the desire by some to protect even more area, however, we have pushed the limits of what would be viable for development to protect significant environmental areas through ASP policies and the land use concept. It is also noted that the Airport Vicinity regulations restrict the creation of bird and animal habitat and must be respected in the open space design process. Melcor will seek to retain as much existing natural habitat as possible while meeting these crucial safety regulations.

Development within the ASP does not impact Telford Lake, while it does support wildlife accessibility between the ASP and Telford Lake to the north. No additional mitigation measures within the ASP will be able to affect habitat areas adjacent to Telford lake. The proposed wildlife corridors are in-line with Biophysical recommendations. Additional policies for wildlife connections to future development areas to the east and natural area development within the ASP have been added.

Numerous discussions of homelessness and encampments in agricultural lands including the within the environmental protection area of the ASP were responded to by Melcor having encampments within their lands secured and removed immediately after being made aware. The developer acknowledges the benefits for security in the area by initiating development as quickly as possible and intends to continually secure the site throughout the development process to the benefit of all adjacent properties.

Noise and traffic impacts along have been discussed internally and with City staff. No specific upgrades are available which would retroactively be applied to the rear yards of existing residents by the applicant. The project team will continue to investigate available mitigation measures during detailed design and development permitting. Noise fences along Black Gold Drive will be developed as required based on noise studies to be completed by an independent third-party consultant. Additionally, light pollution reducing policies have been added to protect existing properties from undue residential and commercial light pollution.

The campground will not be identified in the ASP as being in this location in perpetuity. This ASP must identify the long-term land uses in the area. It is understood and agreed to by the campground operator that relocation is the preferred path forward for long-term success and viability of the campground. The ASP contains policies protecting

the campground use until an alternate location for their facilities and relocation plan can be determined and agreed to. Conversations with the operator continue to progress and the applicant is confident a mutually agreeable & timely solution will be reached.

5.0 Closure

The public engagement activities conducted in support of the Fraser ASP were successful in the primary objectives of sharing the plan with interested members of the community, gathering public feedback, and integrating the feedback into the final ASP.

Campground operations are protected by ASP policies and the developer is working closely to facilitate a timely and mutually acceptable solution.

Concerns relating to environmental protection have been based on professional Biophysical Assessment recommendations and have been taken seriously throughout the planning process. The proposed protected natural area goes above and beyond minimum standards to provide a large, accessible, and sustainable natural amenity which protects the highest-value features within the ASP and will be a centrepiece of the community. The large central wetland is not of a high enough environmental value to be Crown claimable but has been protected extensively by the applicant voluntarily.

The developer has taken steps to address encampments & safety in the area. The intent of the developer is to protect the natural areas from misuse by people seeking to camp in the area. Once construction commences, the level of security and visibility on the site will increase dramatically and increase the overall safety and security of the ASP and adjacent lands.

The project has clear support from many residents. Landowners located to the east have been experiencing social issues including homeless encampments and vagrancy near their homes. They were vocally supportive of development in this area to increase safety by developing the area. Those who expressed non-support for the development plans identified environmental protection and general dislike for development of this area as their primary concerns. Protection of natural area and ensuring development integrates sensitively with existing developments has been, and remains, primary objectives of this ASP that address these concerns to the greatest extent possible.

The project team is thankful for the City's attendance through the process and assistance with issues raised by the public beyond the scope of the ASP. All information received is valuable and is integrated into the proposed development where appropriate. It is our opinion that the engagement activities have provided sufficient information to identify community concerns and that the ASP responds effectively to concerns and aspirations identified by the community.



Appendix A

Public Engagement Advertisements

Date: October 21, 2024
File: 657-001

5307 – 47 Street NW
Edmonton, AB T6B 3T4
(780) 440-4411

al-terra.com

Attention: Landowner Adjacent to SE-25-49-25-W4M

**Re: Proposed Area Structure Plan (18-54-22-W4M)
Rollyview Area Structure Plan - Public Engagement Information**

An Area Structure Plan (ASP) process is currently underway for the SE-25-49-25-W4M in the City of Leduc. This notification contains important details regarding the ASP process and contact information for adjacent owners to communicate directly with the consultant team during the planning process. You are receiving this notification because your address was identified by the City within the notification area for the project.

An Area Structure Plan is a high-level statutory plan that is approved by Council and describes future land uses, development sequence, population densities and required infrastructure for a development area. An ASP requires Council approval and must align with the City's Municipal Development Plan and other guiding policies.



Above: Location of ASP

The vision for the Rollyview ASP is to create a unique residential community with commercial and mixed-use opportunities along Rollyview Road and Black Gold Drive. A wide range of housing will be developed throughout the ASP with the intent of creating an equitable and complete community where people can thrive at all stages of life. Along with the existing Leduc Recreation Centre and Lede Park facilities to the north, the ASP proposes to



preserve a large central wetland area which will be exceptional recreation and natural area amenities for all residents and visitors to the community.

The project team is hosting a public Open House on **Thursday November 7th, 2024, from 6:00pm - 8:00pm** at the **Leduc Civic Centre Atrium** (#1 Alexandria Park, Leduc, AB) to share the ASP land use and servicing concepts. Public feedback and comments will be gathered, considered by the project team, and may be integrated into the ASP where possible.

The project timeline involves an ASP approval process which is anticipated to complete in early 2025. This will be followed with rezoning and subdivision approvals, engineering design and approvals, and construction. Construction is intended to begin in mid-2025 with potential occupancy commencing in 2026. The land will be developed in a phased manner over a 10 to 20 year period.

The primary public engagement contact for the project is Connor Smith, RPP, MCIP, IAP2, Senior Planner, Al-Terra. Connor is a registered professional planner who is trained in public participation. If you are not able to attend the event and would like additional information, please reach out to Connor at csmith@al-terra.com or **780-577-4225** at any time with questions about the project.

We encourage you to attend and provide feedback to ensure your voice is heard and integrated into the project before consideration by Council. It is important to us that we hear your thoughts, and we look forward to sharing updates with you. Based on the feedback received during this public engagement, the project team will be working to submit a final ASP for approval in the coming weeks.

Thank you for taking the time to read this notification and for providing your input into the project.

Sincerely,



Connor Smith, RPP, MCIP, IAP2
Senior Planner, Land Development



NOTICE OF PUBLIC OPEN HOUSE

PROPOSED AREA STRUCTURE PLAN (ASP)

An Area Structure Plan is being prepared within SE-25-49-25-W4M which will provide a policy framework to guide urban development in the area.

We invite you to attend the Open House to view and discuss the plan with the project team. Design concepts and servicing information will be available for viewing and comments.

The Open House will run from 6:00pm to 8:00pm.

A short presentation will be given at 6:30pm followed by a Q & A period.

DATE: THURSDAY NOVEMBER 7, 2024
TIME: 6:00-8:00pm
LOCATION: LEDUC CIVIC CENTRE ATRIUM
ADDRESS: #1 ALEXANDRA PARK, LEDUC AB

DROP-IN STYLE OPEN HOUSE FROM 6-8:00pm
PRESENTATION AND Q&A AT 6:30pm

FOR MORE INFORMATION PLEASE CONTACT:
CONNOR SMITH, RPP, MCIP, IAP2
SENIOR PLANNER, AL-TERRA

Phone: 780-577-4225

Email: CSMITH@AL-TERRA.COM





Appendix B

Open House Presentation Materials



Area Structure Plan
SE-25-49-25-W4M
Public Open House

Welcome!



Purpose of this Engagement

This engagement has two key purposes:

- 1) To share and discuss development plans for the area**
- 2) To gather feedback and comments from the public which will be incorporated into the final Area Structure Plan.**



<https://virtualspeech-com.b-cdn.net/wp-content/uploads/examples-effective-corporate-presentations.jpg>

Developer Introduction

Melcor currently owns the west $\frac{3}{4}$ of the area and has initiated this ASP process.

Melcor is proud to share our nearly 100-year long story of a family real estate business that spans four generations. While our business has evolved over the years, some things remain the same – our values and our belief that relationships are the cornerstone of our business.

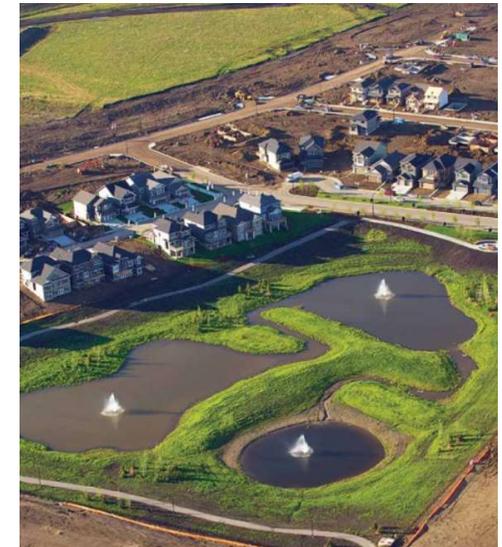
We develop communities where people live, build and manage the offices where they work, the retail centres where they shop and the golf courses where they play.

Other area Melcor has developed in Leduc include Crystal Creek, West Haven ASP, and more.

We're always looking forward and always innovating.

For more information contact
Michaela Davis
Melcor Project Manager
780-945-4814
mdavis@melcor.ca

MELCOR



What is an Area Structure Plan?

- ◆ An Area Structure Plan is a high-level planning document which outlines the future land uses and infrastructure required for an area.
- ◆ An ASP is a statutory plan which is passed as a Bylaw by City Council.
- ◆ ASPs are initiated by landowners or municipalities to facilitate development and support an orderly and fair development process.

ASPs provides guidance to developers and are implemented over many years through phased subdivision and development permitting processes.



Why is the ASP happening now?



- ◆ This land has an approved ASP for residential & business uses (SE-25-49-25-W4M ASP, 2001) but residential development was highly restricted.
- ◆ Provincial Airport Regulations that restricted residential development in the area were recently changed, opening more areas to residential use.
- ◆ The owner has initiated a modern and innovative planning process based on the new City and regional policies to replace the existing ASP and create a more context-appropriate development concept for the area.

Recent policy changes support residential development which will maintain the residential character of the area.

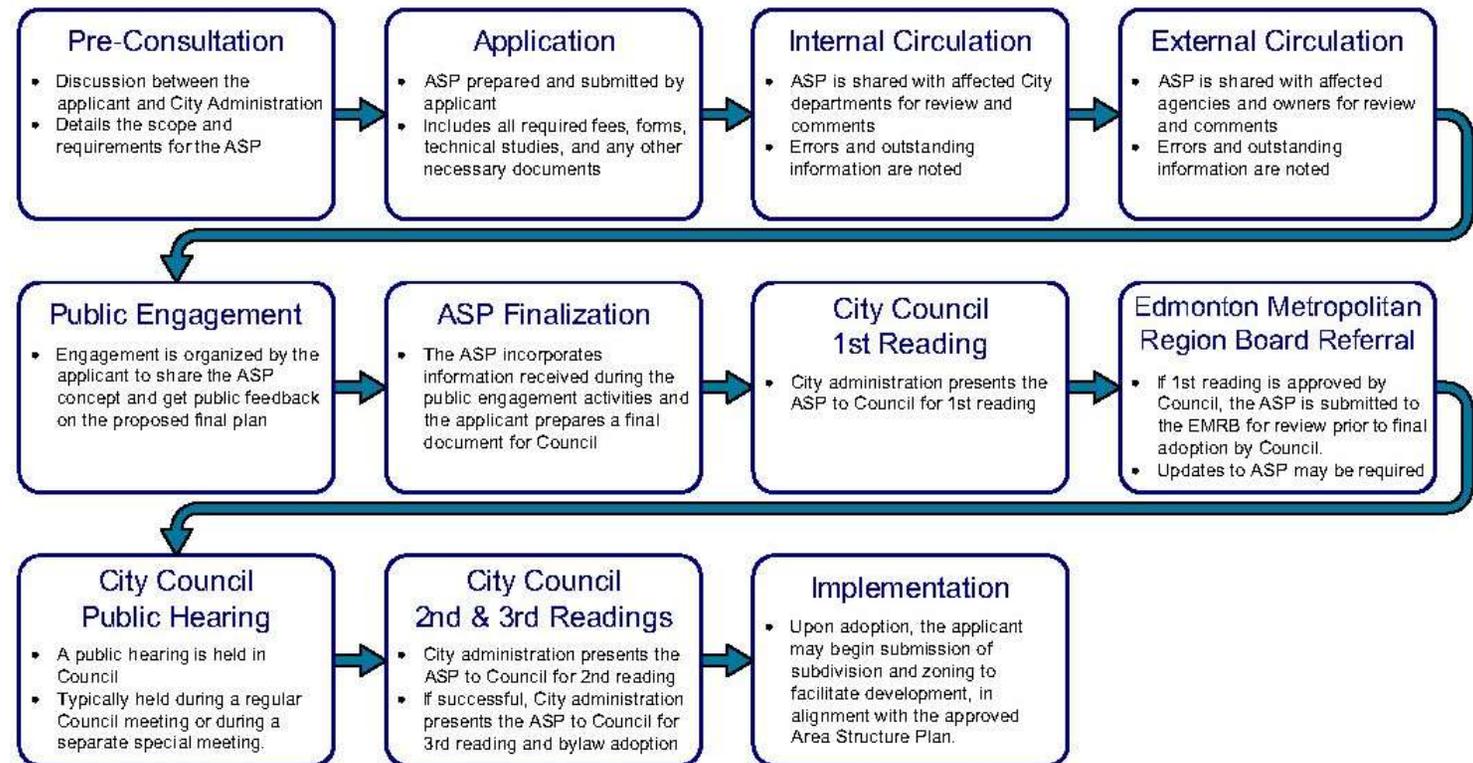


Planning Process



- ◆ The Planning process is collaborative
- ◆ Supports development aligned with the City's approved Plans.
- ◆ This ASP is identified as a logical next step for growth in the City's MDP
- ◆ Background studies, servicing analysis, and urban design, are complete
- ◆ Now seeking feedback from the public prior to finalization of the Plan

Area Structure Plan Process



Location and Background

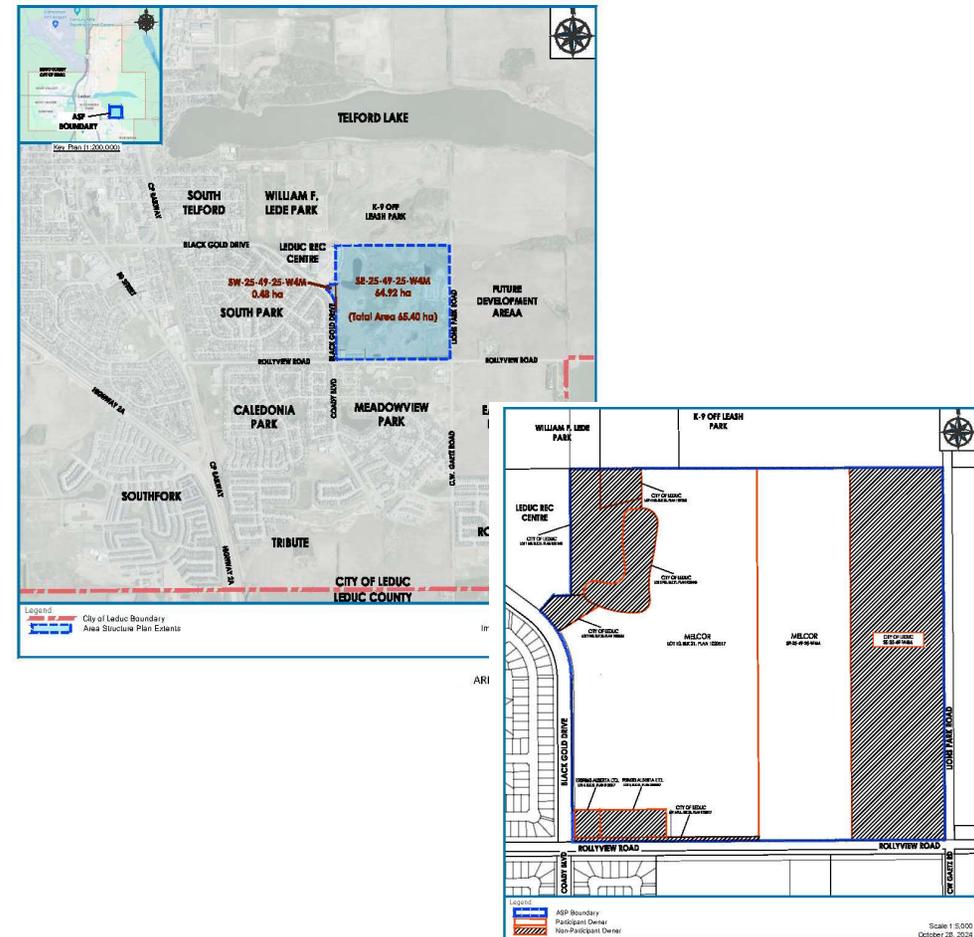


Site is adjacent to Black Gold Drive and Rollyview Road.
Located SE of the Leduc Recreation Centre and South of Telford Lake and Lede Park.

Site Investigations Included:

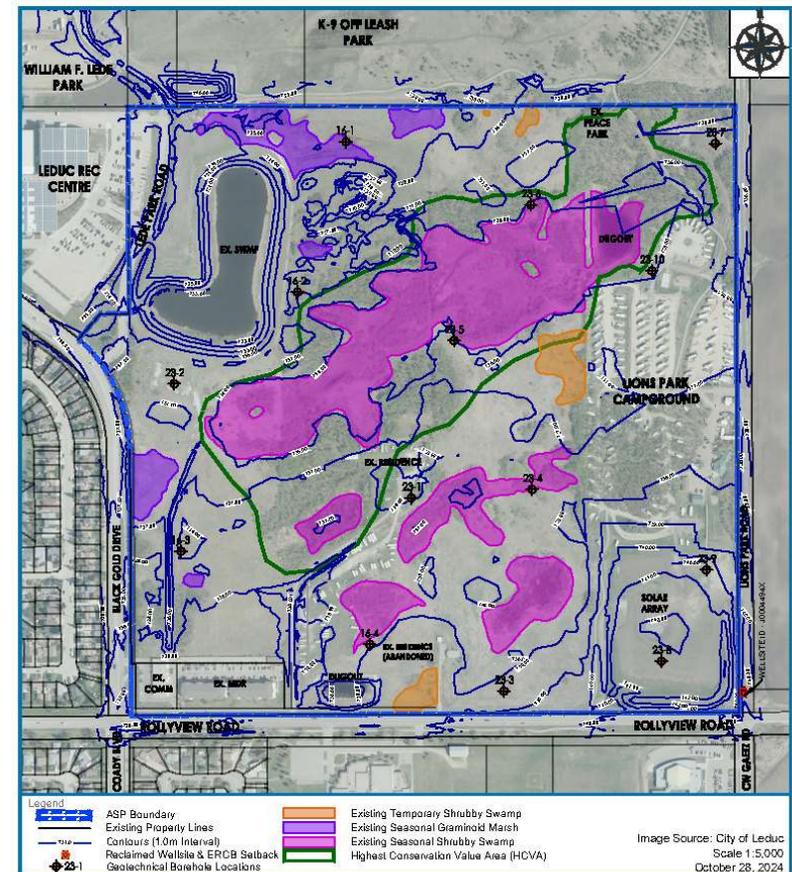
- Biophysical and Environmental Assessments
- Wildlife Sweeps
- Historical Air Photo Reviews
- Geotechnical Investigations
- Topographic Survey
- Agricultural Impact Assessment
- Engineering and Site Servicing Design

The results of working closely with our team of professionals from the beginning of the project allowed integration of recommendations during all design processes.



Existing Conditions

- ASP area has been extensively farmed. Residential and farm structures present.
- Contains areas of wetland and mature forest, and open areas
- Existing commercial and residential development in the SW portion corner
- The Lions Park Campground occupies most of the eastern quarter of the ASP.
- Site is adjacent to the Leduc Recreation centre and Lede Park amenities.
- Existing access from major roads on the west, south and east sides



ROLLYVIEW
AREA STRUCTURE PLAN
Figure
Map 3
Title
Existing Conditions

Design Process

- The first basis of community design are the environmental features of the area.
- The highest value ecological features were identified by professional biologists.
- Sustainable and connected features were identified and protected.
- Higher density housing is located along primary transportation routes and near public parks.
- Commercial uses have been designed to maximize exposure, visibility, and accessibility of commercial sites.
- Residential has been designed to transition to lower density housing further into the community.



ASP Vision

The SE-25-49-25-W4M will be developed as a unique and desirable residential community supporting active lifestyles. The community integrates a wide variety of housing forms and commercial opportunities to support affordability and walkability a variety of highly social and public spaces for all demographic groups. Residents are connected by a safe and accessible multi-modal transportation network. Parks and multiway connectivity prioritized throughout the plan. Natural assets and exceptional wildlife corridors are protected to support the needs of local wildlife and enjoyment by residents

Key Development Objectives

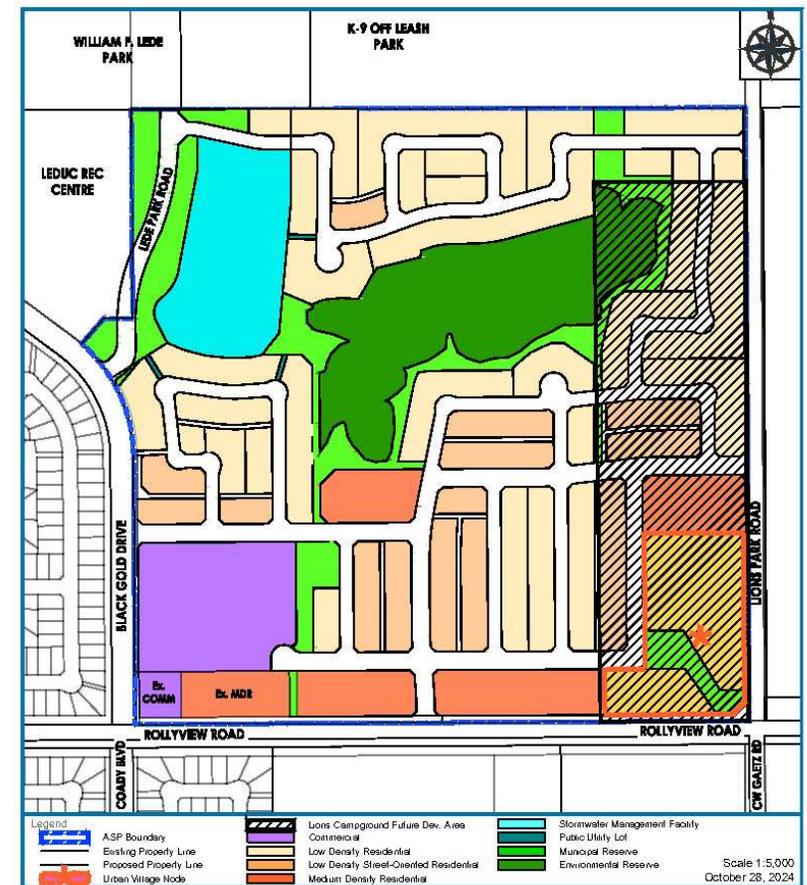
- ◆ Create a unique neighbourhood with a strong identity and sense of place
- ◆ Apply urban design principles to inform the location and intensity of land uses throughout the ASP
- ◆ Offer a wide variety of housing forms, sizes, and price points
- ◆ Support a wide range of household types, sizes and configurations to support diverse demographics throughout the community
- ◆ Provide park facilities within an easy walking distance of all residences
- ◆ Provide local commercial opportunities and support home-based businesses appropriate with the scale and character of the community
- ◆ Ensure compact urban form that provides efficient use of land and infrastructure investment
- ◆ Achieve a balanced transportation network that supports active transportation options, future transit routes, and convenient vehicular access



https://static2.gensler.com/uploads/image/75749/NJ_MStation_Morristown_1654187931.jpg

Land Use Concept

- Comprehensively planned
- Complete community
- Variety of housing types & prices
- Extensive recreation amenities, and accessible natural area network
- Convenient local commercial services
- Benefits all surrounding communities and residents with development of parks, trails, and commercial services



Land Use Statistics

- Over 26% of land in the ASP is dedicated as public land or approximately:
 - 10% Parks and Open Space
 - 10% Environmental Reserve
 - 6% for Stormwater Pond
- Variety of housing types – Approximately 40% low density and the remaining 60% multi-family and higher density housing.
- Total population projected for the community is 2,870 people
- Meets the 35 upnrha minimum residential density target of the Edmonton Metropolitan Region Growth Plan.

Land Use	Area (ha)	Percent of GDA			
Gross Area	65.40				
Arterial Widening – Rollyview Road	0.73				
Environmental Reserve	6.77				
Gross Developable Area	57.90	100.0%			
Land Use (Includes Existing Developed Lands)					
Commercial	3.77	6.5%			
Municipal Reserve	5.79	10.0%	Total MR Owing = 5.79 ha		
Neighbourhood Parks/Greenways	3.98	6.9%			
Retained Existing MR Dedications	1.81	3.1%			
Public Utility Lot	3.88	6.7%			
PUL	0.08	0.1%			
SWMF	3.80	6.6%			
Collector Roads	5.55	9.6%			
Black Gold Drive & Lions Park Road	0.53	0.9%			
Internal Collector Roads	2.62	8.7%			
Local Roads & Lanes	7.25	12.5%			
Total Non-Residential Area	26.24	45.3%			
Net Residential Area (NRA)	31.66	54.7%			
*Note – Land use statistics are based on CAD linework and may not match title areas. Confirmation of areas and required public dedications shall be verified at each stage of development through the subdivision process.					
Table 4 – Population Estimates					
Residential Land Use	Area (ha)	Density (upnrha)	Units	People/Unit	Population
Low Density Residential (LDR)	17.45	25	436	2.8	1,220
Street-Oriented Residential (SOR)	6.23	37	231	2.8	647
Mixed-Use Node	2.99	50	150	2.8	420
Medium Density Residential	4.99	65	324	1.8	583
Total	31.66	36.0 (proposed)	1,141		2,870
Gross Unit Density		19.8			
Net Unit Density		36.1			
Gross Population Density		49.6			
Net Population Density		90.3			

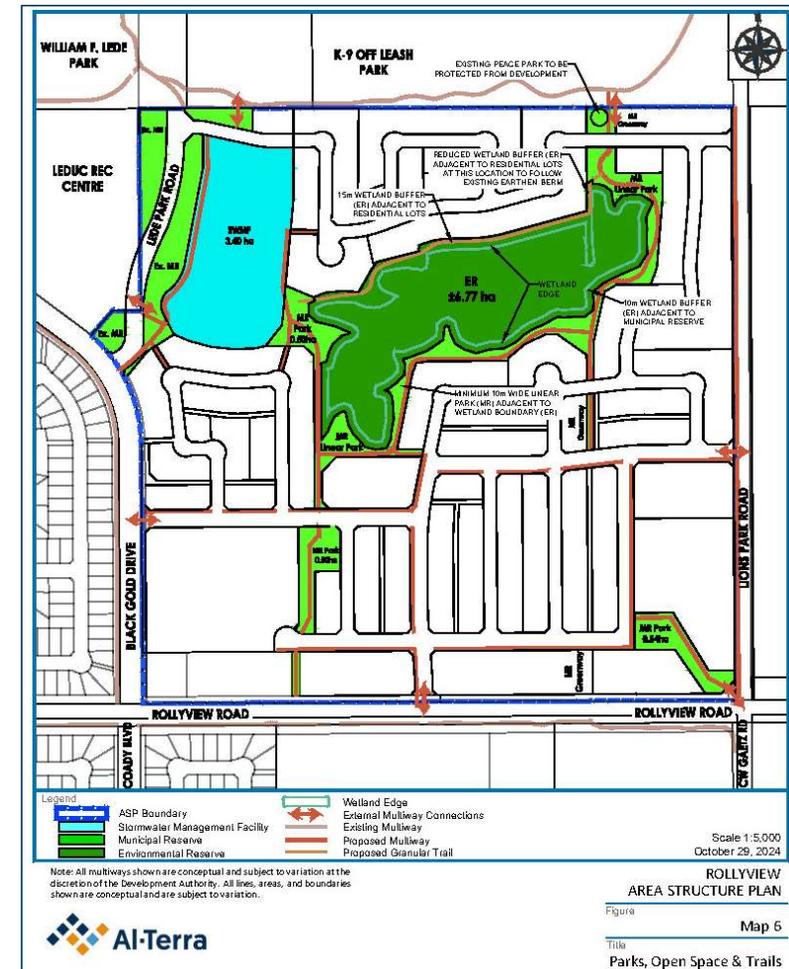
Parks and Open Space Concept



- The crown jewel of the community is a large protected central wetland.
- This area is a recreation amenity and provides exceptional animal habitat.
- Three neighbourhood parks and retention of the existing Peace Park and forest are connected by multiways.
- Site design allows pedestrians and animals to have continuous access through the site and is connected to Lede Park trails and Telford lake through both sides of the community.

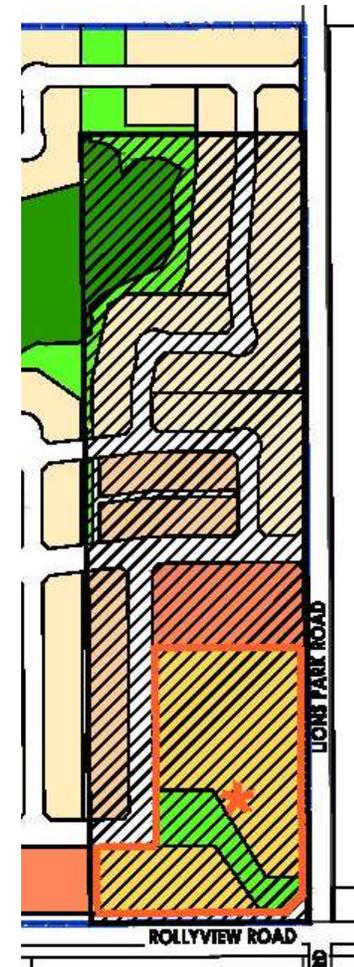


<https://www.leduc.ca/sites/default/files/multiway-104.jpg>



Lions Park Campground

- East 40 acres are owned by the City of Leduc and occupied by the Lions Park Campground.
- This plan allows the campground to continue operating for an extended period.
- The campground will be relocated prior to the final stages of the ASP (est. 20+ years).
- Relocation arrangements will be determined prior to development, except possible road connection at north end of the property



Commercial

Commercial development is proposed along Black Gold Drive which may contain traditional retail and services, including large format retail or a grocery store.

Development of this site will incorporate urban design principles including

- Exceptional public spaces
- Pedestrian connectivity
- Safety & crime preventative design
- High aesthetic quality

This location near Rollyview Road and the Recreation Centre lacks major commercial services. A wide range of services would be appropriate for this area.



<https://lowneyarch.com/wp-content/uploads/2023/07/Blog-Posts-2023-6.png>

Urban Village Mixed-Use Node

The City MDP envisions mixed-use and commercial development to be located on all quadrants of the Lions Park Road and Rollyview Road intersection.

The Urban Village node will integrate multiple housing forms and local services. This portion of development will occur as one of the final stages of the ASP, and will require relocation of the Lions Park Campground prior to development.

A detailed Site Design will be required from the applicant prior to development of the Urban Village area to ensure development throughout the site is coordinated and planned holistically.



https://s3.ca-central-1.amazonaws.com/ehq-production-canada/2cf1e8a9639d6ea2f5de72bd2e580e3785f0ca45/original/1680215800/8b5dceb5af683dd23922f62a82554309_Bridge___Elliott.jpg?1680215800

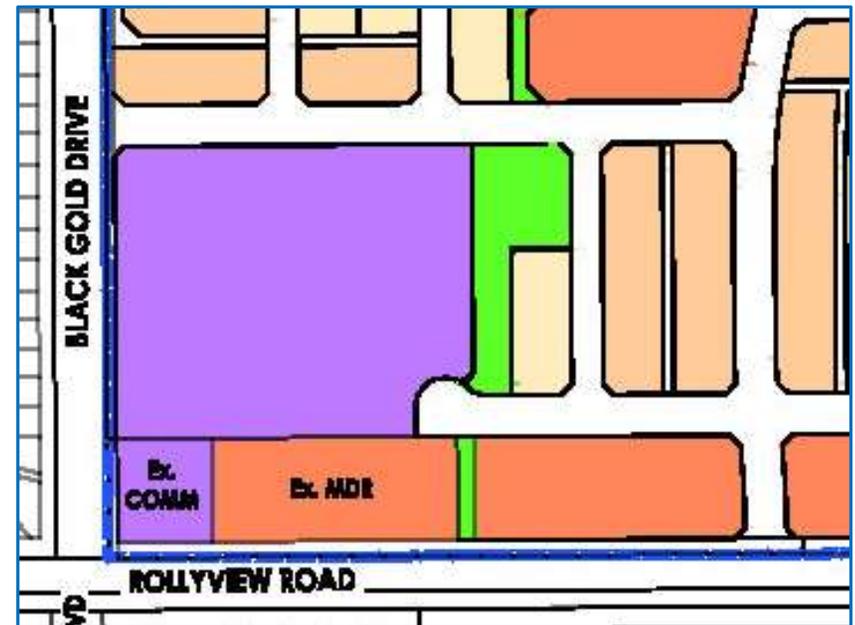


<https://i.pinimg.com/736x/12/23/da/1223da53b6e7a9b27f5c714272d3a77f.jpg>

Integrating Existing Development

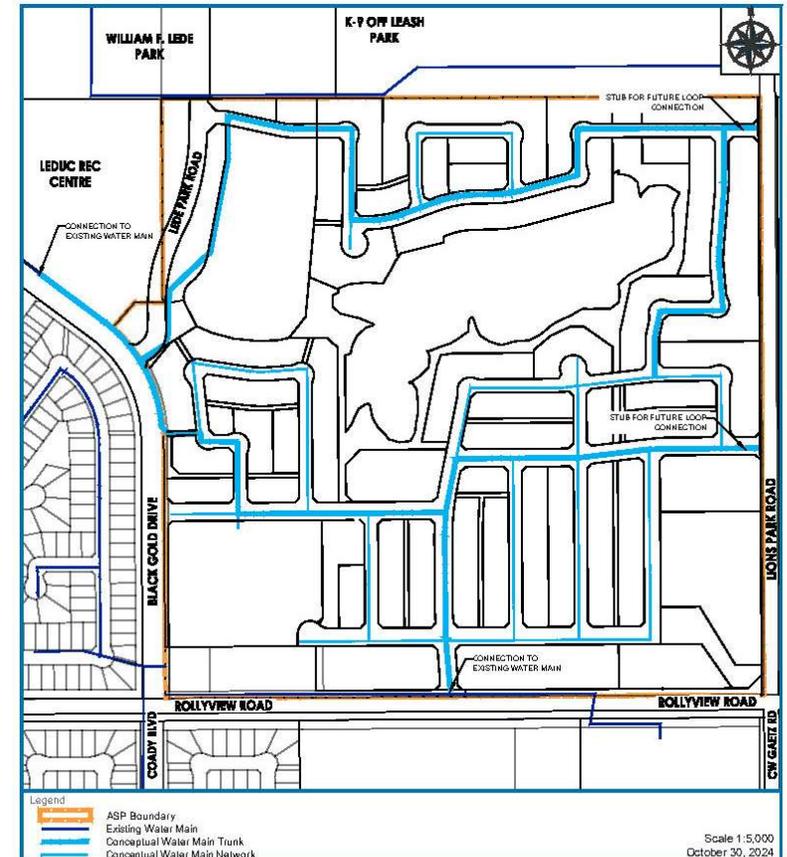


- Existing commercial and residential developments in the southwest corner of the ASP will be integrated into the ASP.
- Future roundabout at the BGD and Rollyview Road intersection will impact access for the commercial and apartments.
- This ASP provides for an internal access to the north side of the apartment buildings and shared commercial access along Black Gold Drive to ensure accessibility after any construction.



Water

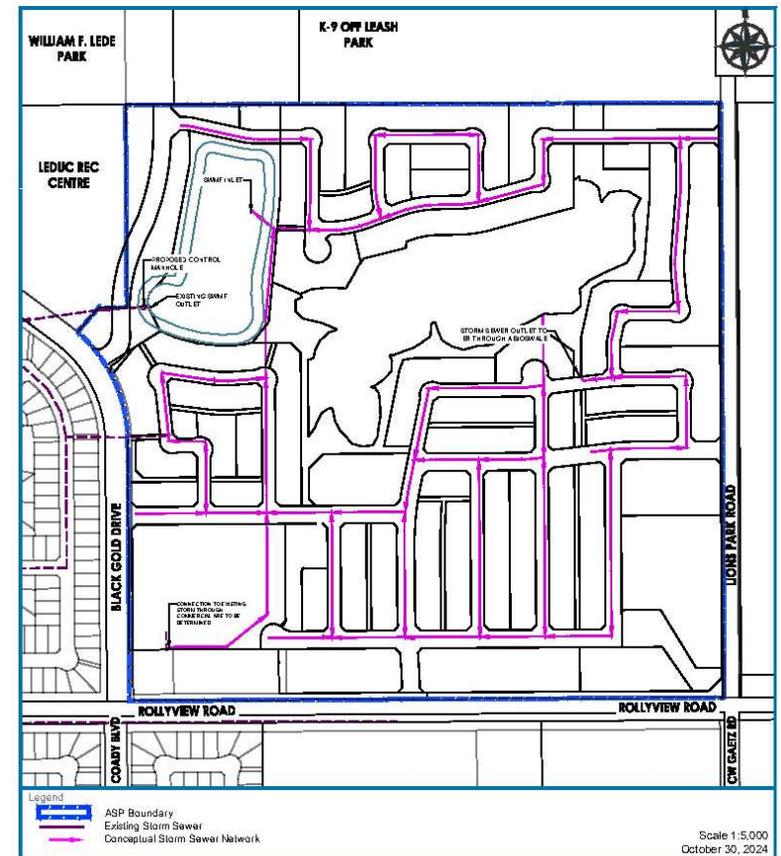
- An engineering report has been prepared which demonstrates the serviceability of the ASP.
- All required water services are available for connection and have sufficient capacity to meet the needs of the projected population within the ASP.



**ROLLYVIEW
AREA STRUCTURE PLAN**
Figure
Map 12
Title
Water System

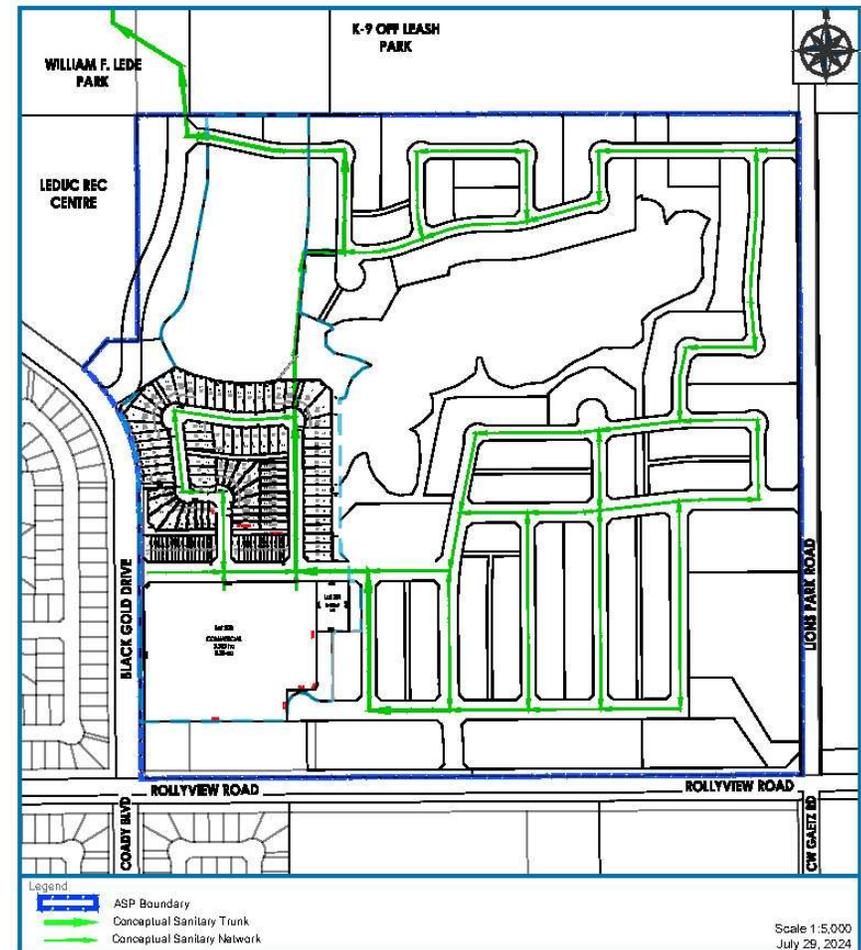
Stormwater Management

- An engineering report has been prepared which demonstrates the serviceability of the ASP.
- All required stormwater services are available for connection and have sufficient capacity to meet the needs of the projected population within the ASP.
- This plan requires expansion of the existing SWMF.



Sanitary Sewer

- An engineering report has been prepared which demonstrates the serviceability of the ASP.
- A sanitary connection is available to the north.
- All required sanitary services are available for connection and have sufficient capacity to meet the needs of the projected population within the ASP.



Staging Concept

- Staging will begin from BGD and move east and north.
- Depending on demand, the north area may be initiated earlier
- Development of the east portion is subject to the owner's discretion, not currently owned by Melcor

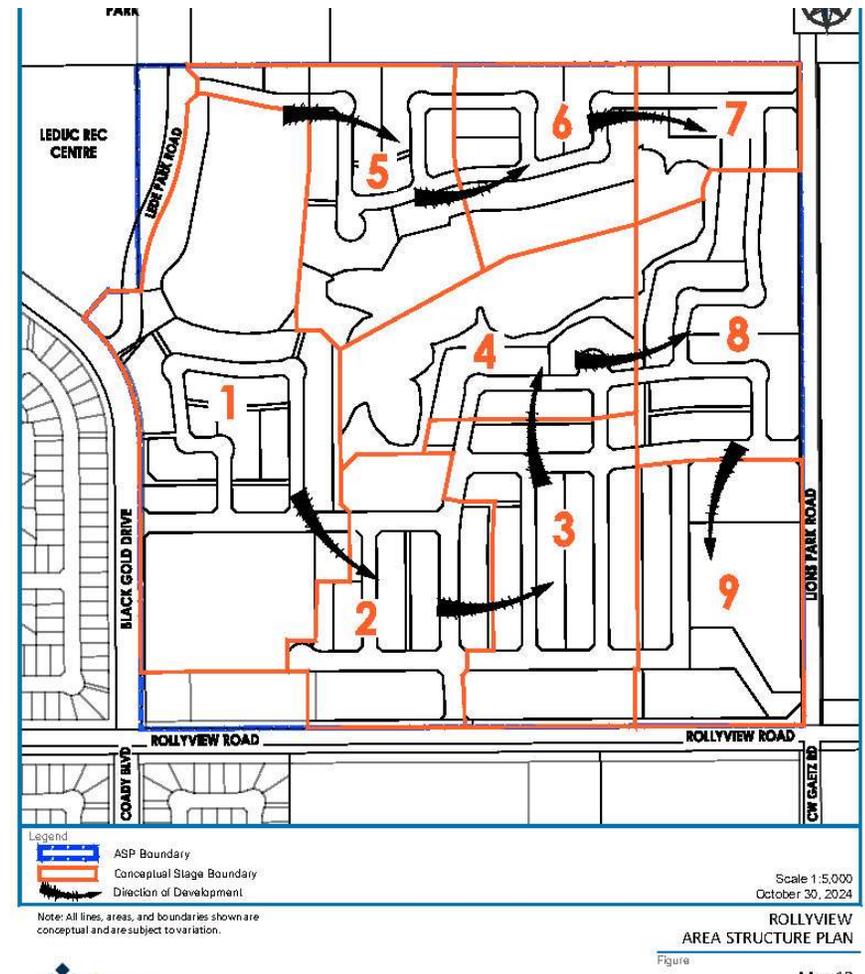


Figure 1.12

Timing of Development

- Site preparation activities are intended to begin in late 2024
- Construction activities for the first stage of development will commence in mid-2025
- Home construction and first occupancy to start in 2026
- The ASP is anticipated to build out in 20 years, depending on market conditions and demand



<https://h-tex.net/wp-content/uploads/2020/07/Propane-Homepage-Other-Uses-Residential-Construction-Marquee-1800x1200-Builder-Jobsite.jpg>

Community Benefits

Development of the ASP will provide many benefits to the City of Leduc and existing residents.

- New housing types will support residents obtaining appropriate and attainable housing
- New public park spaces will be developed and connected to the City's park network.
- Protection of natural areas will protect animal habitat for generations to come.
- Development of commercial services will enhance stationarity of the community by providing for daily needs within the community.



https://thehappylivinglife.wordpress.com/wp-content/uploads/2020/03/img_3176-1.jpg?w=580

Thank You!

Thank you for attending this event
and providing your feedback.

We strongly encourage you to complete as
feedback form and leave with the team today
or submit prior to **November 15th**.

**If you have any questions, please reach out
to a project representative**

Connor Smith, RPP, MCIP
Senior Planner, Al-Terra
Ph. **780-577-4225**
Email. **csmith@al-terra.com**

Michaela Davis
Project Manager, Strata
Ph. **780-945-4814**
Email. **mdavis@melcor.ca**





Appendix C

Open House Comment Sheets and Emails Received

**COMMENT SHEET for
SE-25-49-25-W4M (ROLLYVIEW) AREA STRUCTURE PLAN**



Public Open House – November 7, 2024

(IF EXTRA WRITING SPACE IS REQUIRED, PLEASE USE THE BACK OF SHEET)

Respondent Name: FOIP S. 17 Email: FOIP S. 17

Address: FOIP S. 17

1. Did you find the information provided in this Open House to be helpful and clear?
(Yes / No) Please explain Presentation and presenter where clear. Although, many concerns where tabled that require more city intervention than developer, Connor and Michaela were patient and gracious to listen and address what they could.

2. Do you support the Vision and Direction of the proposed Land Use Concept?
(Yes / No) Please explain The overall concept seem progressive and appealing and appear to consider merits of the existing space and current ecology.

3. Do you have any suggestions for the Area Structure Plan which would like to see included?
Please explain I would like to see development work with surrounding communities and residents to minimize disruptions such as increased noise, traffic, light pollution/trespass, and environmental impact

4. Do you have any additional comments for the project team to consider in the ASP or any related matter?

Thank you for attending this event, and we look forward to reviewing your input. Please drop off your completed feedback form with a project representative or to an address below prior to **November 21, 2024**.

By Mail to:
Attn: Connor Smith
Senior Planner, Al-Terra
5307-47 Street NW
Edmonton, AB T6B 3T4
By Email to: csmith@al-terra.com
By Fax to: (780) 440-2585

**COMMENT SHEET for
SE-25-49-25-W4M (ROLLYVIEW) AREA STRUCTURE PLAN**



Public Open House – November 7, 2024

(IF EXTRA WRITING SPACE IS REQUIRED, PLEASE USE THE BACK OF SHEET)

Respondent Name: **FOIP S. 17** Email: **FOIP S. 17**

Address: **FOIP S. 17** **FOIP S. 17**

1. Did you find the information provided in this Open House to be helpful and clear?

(Yes / No) Please explain _____

2. Do you support the Vision and Direction of the proposed Land Use Concept?

(Yes / No) Please explain I like the idea of keeping low density and high density separated.

3. Do you have any suggestions for the Area Structure Plan which would like to see included?

Please explain I think there needs to be wider lots for wheelchair users and bungalows. Bungalows that are newer are scarce in Ledue. Ensure minimal impact to nature/wildlife.

4. Do you have any additional comments for the project team to consider in the ASP or any related matter?

Names - Skyview, Waterside, Midtown

Thank you for attending this event, and we look forward to reviewing your input. Please drop off your completed feedback form with a project representative or to an address below prior to **November 21, 2024**.

By Mail to:

Attn: Connor Smith
Senior Planner, AI-Terra
5307-47 Street NW
Edmonton, AB T6B 3T4

By Email to: csmith@al-terra.com

By Fax to: (780) 440-2585

**COMMENT SHEET for
SE-25-49-25-W4M (ROLLYVIEW) AREA STRUCTURE PLAN**



Public Open House – November 7, 2024

(IF EXTRA WRITING SPACE IS REQUIRED, PLEASE USE THE BACK OF SHEET)

Respondent Name: **FOIP S. 17** Email: **FOIP S. 17**
Address: **FOIP S. 17** **FOIP S. 17** **FOIP S. 17**

1. Did you find the information provided in this Open House to be helpful and clear?
(Yes / No) Please explain

Yes Informative + Professional

2. Do you support the Vision and Direction of the proposed Land Use Concept?
(Yes / No) Please explain

YES + NO I would love for the Campground to remain as an asset. - there are (NO) other treed areas left to such a valuable feature

3. Do you have any suggestions for the Area Structure Plan which would like to see included?
Please explain

Keep the Campground
Continue to Respect Telford Lake + her Biodiversity

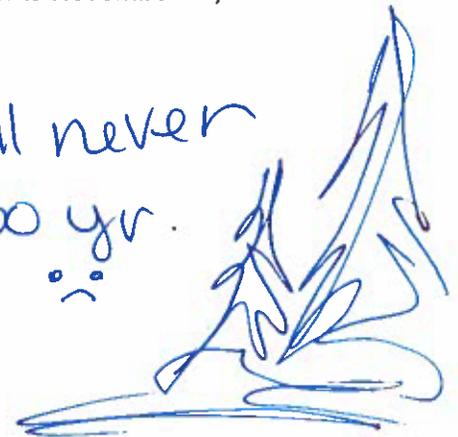
4. Do you have any additional comments for the project team to consider in the ASP or any related matter?

Very Professional.
I would like to read the Biodiversity Report done for these lands.

Thank you for attending this event, and we look forward to reviewing your input. Please drop off your completed feedback form with a project representative or to an address below prior to **November 21, 2024**.

By Mail to:
Attn: Connor Smith
Senior Planner, Al-Terra
5307-47 Street NW
Edmonton, AB T6B 3T4
By Email to: csmith@al-terra.com
By Fax to: (780) 440-2585

A Jingle:
" My Eyes will never
See a 3000 yr.
Old Tree " :-)



FOIP S. 17

Nov 7/24

FOIP S. 17

meters

I will be missing our Nov. 7th, 2024 Meeting for I will be attending the Public Engagement Meeting below.

SE-25-49-25-W4M ASP, 2001

150 Apartments
\$1,00 Units

My Questions/ Concerns:

- The LEAB suggested to Council that Telford Lake requires a 100 - 400 meter Buffer.
- I would like to know what those varied distances would look-like .. such as drawn on an Aerial Map of Telford Lake.
- I would like to know how many Meters away these lands being developed are from Telford Lake.
- I would like to know if the Public has access to the "Biologist Report(s)" of the said Lands.
- I would like to know if there were any "Endangered Species" found on the said Lands. And, if there are native plants that could potentially be relocated.
- I would like to know the slope and drainage of these lands in conjunction with Telford Lake.
- I would like to know if the City of Leduc is considering any portion of these lands to be potential "Green Space" for the City.
- I would like to know if the City's "Natural Assests Inventory Report" will be done prior to any development commencing on these lands.
- I have a lot of questions, for what happens on these lands could set a precedent for the adjoining lands, namely the Lions Campground.

I already know from my conversation with Connor Smith, Senior Planner, Al-Terra, that approx. 20 acres of the land are planned as "Green Space" and that there will be a lot of Trails for the general public.

He did mention that some low-level areas will be filled in,

- I would like to know if these are areas that retain water year-round, for that is where the Salamander lays its' eggs (in year-round waters that have NO fish).

When I spoke with Connor, he asked if I was going to attend, and I answered "Yes".

- water table (levels) Fluctuate
- soil composition : Sand ? depth
clay type ?
Rock ?

COMMENT SHEET for E-25-49-25-W4M (ROLLYVIEW) AREA STRUCTURE PLAN

Public Open House – November 7, 2024

(EXTRA WRITING SPACE IS REQUIRED. PLEASE USE THE BACK OF SHEET)

Respondent Name:

FOIP S. 17

Email:

FOIP S. 17

Address:

FOIP S. 17

Did you find the information provided in this Open House to be helpful and clear?

(Yes No) Please explain SOME WHAT NOTHING WAS DISCUSSED

ABOUT TIME LINES WHEN ~~WORK~~ EARTHWORKS STARTS HOURS
ALLOWANCE FOR NOISE DUST AND OTHER INCONVENIENCES SUCH AS HEAVY TRAFFIC

Do you support the Vision and Direction of the proposed Land Use Concept?

(Yes / No) Please explain id TRUTH I WOULD PREFER STATUS QUE

BUT I UNDERSTAND PROGRESS AND THE NEED TO BUILD BUT
I PREFER TO LOOK AT AN OPEN FIELD THAN A BUILDING

3. Do you have any suggestions for the Area Structure Plan which would like to see included?

Please explain TRAFFIC CONTROLS SUCH AS TRAFFIC LIGHTS
AND SPEED ENFORCEMENT. I UNDERSTAND THAT PART

IS A CITY ISSUE. THE DEVELOPMENT MAY REQUIRE
A Q.P.R. OUTDOOR RINK I DIDN'T SEE THAT ON THE PLANS

4. Do you have any additional comments for the project team to consider in the ASP or any related matter?

WITH THE RAIN WATER EMPTING TO THE POND HAS ANY

CONSIDERATION BEEN GIVEN TO EXCESS RAIN FALL.

IS THERE AN ~~ADDF~~ AVENUE TO PUMP ^{EXCESS} WATER INTO TELFORD
LAKE

Thank you for attending this event, and we look forward to reviewing your input. Please drop off your completed feedback form with a project representative or to an address below prior to **November 21, 2024**.

By Mail to:

Attn: Connor Smith
Senior Planner, AI-Terra
5307-47 Street NW
Edmonton, AB T6B 3T4

By Email to: csmith@al-terra.com

By Fax to: (780) 440-2585

Connor Smith

From: FOIP S. 17
Sent: November 7, 2024 8:33 PM
To: Connor Smith
Cc: mdavis@melcor.ca
Subject: Comments for SE-25-49-W4M ASP Open House on November 7, 2024

1) The information provided in the open house was helpful and aided in providing a timeline for development. The maps and presentation were concise and were thoughtfully presented.

We left at approximately the 7:10 p.m. mark because one lady was dominating the floor and not allowing the presentation to proceed. Her arguments against development regarding trees and wildlife I feel have been addressed by the developer. We live in close proximity to this development (SE-30-24-W4M) and are looking forward to the development which we feel provides a good mix for a thriving neighborhood. The development plan carried out in phases will allow for slight adjustments to the plan as needed. We are excited to finally see some movement in development of the east side of Leduc and especially in this area because of its unsightly appearance when entering Leduc from the east.

2) We wholeheartedly support the Vision and Direction of the proposed Land Use Concept. It is about time that we see some development on the east side of Leduc. We were annexed into the City of Leduc in 1998 and have seen no progress until now. We have attended lots of open houses and meetings regarding furthering development to the east of Leduc, but were always told that the services were an issue along with the NEF contours which have now been addressed and allow for residential development.

3) We only stayed for part of the presentation so we are not sure if there were issues such as where the Lions Campground will be relocated to. We briefly spoke with you before the formal presentation and you indicated that there are numerous sites being reviewed. It seemed to me that the lady dominating the meeting was speaking about Telford Lake and the trails around the lake which do not affect this development. I wish that the lady had been kindly told that the Telford Lake trails and surrounding area are not adjacent to this development. There is lots of wildlife in this area because of Telford Lake which has been disturbed by the walking trails around the lake and the fencing that has been placed on the south side of the lake. The wildlife behavior has changed immensely since the City extended the walking trails to the east to go all around the lake. The trails have provided access to our neighborhood for the homeless which now occupy bush north of our property. The wildlife has been pushed toward our property from the lake because of the homeless encampments in the bush and the fencing around the lake. The wildlife are now destroying my property, trees, and gardens. I tell you this hoping that this information will provide background information as to the changes in behavior of the wildlife over the past decade and that this development will not affect wildlife behavior in that area.

4) I feel that this development will set the stage for allowing and promoting future development to the adjacent lands. These lands are not optimal #1 soil and are perfect for development. We look forward to watching the progress and hope that the timeline of 10 years will move quicker than planned.

Thank you for providing the public with the opportunity for input into the project.

Best regards,

FOIP S. 17
FOIP S. 17

**COMMENT SHEET for
SE-25-49-25-W4M (ROLLYVIEW) AREA STRUCTURE PLAN**



Public Open House – November 7, 2024

(IF EXTRA WRITING SPACE IS REQUIRED, PLEASE USE THE BACK OF SHEET)

Respondent Name: **FOIP S. 17**

Email: **FOIP S. 17**

Address: **FOIP S. 17**

1. Did you find the information provided in this Open House to be helpful and clear?
(Yes / No) Please explain mostly yes, but I would like to dive deeper into how you plan to protect the wildlife

2. Do you support the Vision and Direction of the proposed Land Use Concept?
(Yes / No) Please explain Not particularly no. That is an environmentally significant area that I do not believe should be developed to the extent that it's being developed

3. Do you have any suggestions for the Area Structure Plan which would like to see included?
Please explain more environmental protection
More research into protected species

4. Do you have any additional comments for the project team to consider in the ASP or any related matter?

Thank you for attending this event, and we look forward to reviewing your input. Please drop off your completed feedback form with a project representative or to an address below prior to **November 21, 2024**.

By Mail to:
Attn: Connor Smith
Senior Planner, Al-Terra
5307-47 Street NW
Edmonton, AB T6B 3T4

By Email to: csmith@al-terra.com

By Fax to: (780) 440-2585

If you have any other questions or feedback through your review, please feel free to contact me.

Kind regards,

APRIL RENNEBERG RPP MCIP (she/her)

Senior Planner

Planning & Economic Development

Ph: 780.980.8439 Fax 780.980.7127

www.leduc.ca



From: FOIP S. 17
Sent: Friday, December 20, 2024 10:39 AM
To: April Renneberg <ARenneberg@leduc.ca>
Subject: Fwd: Re: Traffic and noise

Caution: This email originated from outside of the organization. Please take care when clicking links or opening attachments. When in doubt, please contact our Service Desk.

Sent from Android device

----- Forwarded message -----

From: FOIP S. 17
Date: Dec 20, 2024 10:35 a.m.
Subject: Re: Traffic and noise
To: arennberg@leduc.cs
Cc:

Sent from Android device

On Dec 20, 2024 10:27 a.m., FOIP S. 17 > wrote:

Good morning April my name is FOIP S. 17 . Looks like the road turning in to the new subdivision is going to be right be hond my house I do know there is not a flippen thing I can do about this because the city has already made their minds up . I was at meeting and are so call MLA didn't give two shits about us so since your going a head with it , I have lived in this home for more than 30 yrs now it's just made my house worth less thanks to this so called city . If you get a chance to talk to whoever doing subdivision I want or would like a 8 ft sound fence behind my place at least or maybe the whole block but again per usual we have know say because your so called city officials have made there decision. And by the way I just received this letter yesterday so saying something before Dec11/24 isn't happening you have my thoughts now and I'm sure they won't go anywhere!!!

FOIP S. 17
[Redacted]