

# COUNCIL REQUEST FOR DECISION

**MEETING DATE:** May 12, 2025

**SUBMITTED BY:** J. Lui, Senior Planner

**PREPARED BY:** J. Lui, Senior Planner

**REPORT TITLE:** NE33 Outline Plan (NE ¼ 33-49-25-W4)

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## EXECUTIVE SUMMARY

Approving an outline plan for the NE ¼ Section 33-49-25-W4.

## RECOMMENDATION

That Council approve the NE33 Outline Plan.

## COUNCIL HISTORY

N/A

## BACKGROUND / RATIONALE

An outline plan (OLP) provides a framework for subsequent subdivision and development of a smaller area of land, providing details more specific than those outlined in the area structure plan (ASP). The OLP describes the sequence of development anticipated for the lands, the land uses proposed for the area, and the location of public utilities and major transportation routes. The NE33 OLP will provide more detailed planning for the NE ¼ Section 33-49-25-W4 under the overarching 65<sup>th</sup> Avenue ASP and will be used as a tool to guide and evaluate future zoning, subdivision and development of the lands.

The NE33 OLP has been prepared to provide a framework for development of a new neighbourhood in the city.

The NE33 lands are undeveloped and are zoned UR - Urban Reserve. The lands are bounded by Grant MacEwan Boulevard on the east, 65 Avenue on the north, the undeveloped Grayson Estates land on the west, and the Deer Valley/Creekside neighbourhood to the south. The lands under the proposed OLP fall within the overarching 65<sup>th</sup> Ave ASP, which highlights more general land uses, and servicing and transportation patterns for the lands.

Low-density residential (i.e., single detached, duplex and townhouse) is proposed along the southern boundary of the plan area, transitioning with medium-density housing forms (e.g., townhouse complex, low-rise apartment) and greenways, to more business employment (e.g., office, commercial) and industrial areas (e.g., warehouse, logistic, manufacturing facility) in the north half of the lands. As the lands are located adjacent to 65 Avenue and the Edmonton International Airport, the neighbourhood design is intended to capitalize on the economic activity of the airport and transit corridors in the area while ensuring some buffering of existing and proposed residential land uses is provided.

A large neighbourhood park is being proposed in the central area to provide a variety of outdoor recreational amenities for the residents and adjacent workers. The future design and amenities for the park will involve collaboration between the developer and the City of Leduc as development progresses.

The OLP is consistent with the objectives of the larger 65<sup>th</sup> Avenue ASP and therefore, no amendments are required to that statutory plan.

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In accordance with the City's Public Engagement Policy, the developer completed public engagement in support of the OLP, which included a public open house. This was advertised and hosted by the developer and their consultant on February 13, 2025, to engage community residents and provide an opportunity for the public to ask questions, clarify the proposal and provide feedback on the content of the OLP. Feedback from the community is included in the attached Public Engagement Report.

Additionally, Administration sent notices of the proposed OLP to external agencies and landowners within a 61m radius of the OLP area on April 3, 2025. No concerns were received from the external referral.

### **STRATEGIC / RELEVANT PLANS ALIGNMENT**

Municipal Development Plan

65<sup>th</sup> Avenue Area Structure Plan

Neighbourhood Design Guidelines

Parks, Open Spaces, and Trails Master Plan

Engineering Master Plans

### **ORGANIZATIONAL IMPLICATIONS**

#### **ADMINISTRATION:**

The City of Leduc's Subdivision Authority has given conditional approval to the subdivision application for NE33 Stage 1, the redistricting of which is being brought to Council under separate bylaws. Approval of this OLP is among the conditions of that subdivision decision. Until these and all other conditions of the subdivision approval are met, the subdivision will not be endorsed by Administration nor registered at Land Titles.

#### **RISK ANALYSIS: FINANCIAL / LEGAL:**

There are no financial or legal risks.

#### **IMPLEMENTATION / COMMUNICATIONS:**

The NE33 OLP is before Council for the first time. The non-statutory Public Hearing for the NE33 OLP was advertised in accordance with the Advertising Bylaw No. 1043-2019.

#### **ALTERNATIVES:**

That Council amend the NE33 Outline Plan.

That Council not approve the NE33 Outline Plan.

### **ATTACHMENTS**

NE33 Outline Plan

NE33 Context Map

NE33 Development Concept Map

65 Avenue ASP Land Use Concept (OLP Context Markup)

Municipal Development Plan Policy Areas (OLP Context Markup)

Public Engagement Report (Redacted)