
NE33 OUTLINE PLAN

PUBLIC CONSULTATION SUMMARY



Prepared for: City of Leduc
Presented by: Select Engineering Consultants Ltd.
Date: April 16, 2025
10-24272-8.3 Publicconsultationsummary-250227

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1.0 Public Engagement Methods

1.1 Open House Advertisements

9 mailouts were sent via Canada Post on January 28, 2025 that provided notification for the Outline Plan Public Open House. Mailout notification boundaries and addresses were provided by the City.

A ¼ page newspaper advertisement for the proposed applications and public meeting was placed in the Leduc Representative, running on one date prior to the event, February 7, 2025.

Two magnet signs advertising the Outline Plan Open House were placed within the neighbourhoods south of the plan area. One sign was placed along Grant MacEwan road and the other located near Ameena Drive and Deer Valley Drive.

Mailouts and newspaper advertisements included Select Engineering's contact information for residents to contact if there were questions about the application or event.

1.2 Public Meeting

An in-person public meeting was held on February 13, 2025 at the Leduc Civic Centre. The Open House was organized as a drop-in format with project information displayed on boards with Select and Melcor representatives having one-on-one conversations with residents about the application. The event started at 5:00pm and concluded at 7:00pm. Two members of City administration attended the Open House as well.

There were 22 participants including 3 representing the proposed application, 2 from City Administration, 4 City Councilors, 1 from Leduc Environmental Advisory Board, 1 from the Chamber of Commerce, and 6 residents.

2.0 What We Heard

2.1 Prior to Open House

Edmonton International Airport contacted Select Engineering prior to the event inquiring about more information. Select provided a digital copy of the display boards for their information and offered a follow-up meeting if required. A follow-up meeting was not requested.

One resident called Select Engineering to inquire about the Open House and requested more information about the event.

2.2 Public Meeting

Questions at the public meeting included:

- What the ultimate roadway classification of Grant MacEwan Boulevard will be,
- How will noise risks be managed if Grant MacEwan Boulevard is a truck route,
- What the development timing will be for the NE 33,
- The development height for medium density residential, flex business and aero employment,
- How existing residential will be impacted,
- Whether Deer Creek will be impacted,
- Whether there are ecologically sensitive features on the quarter section that need to be retained,
- Whether intersections will be signalized along Grant MacEwan Boulevard,
- The future speed limit for Grant MacEwan Boulevard, and
- The overall roadway connectivity within the 65th Avenue ASP area and future connections.

2.3 Post Meeting

No residents contacted Select Engineering after the Open House with questions. One resident answer for a copy of the display boards which were provided via email.

One comment card was received at the open house. Select Engineering responded to the applicant answering their questions.

3.0 Addressing Feedback and Questions

Select Engineering received one written response inquiring about noise risk if Grant MacEwan Boulevard becomes a truck route, whether height restrictions on buildings will be incorporated into the new development area and traffic projections if Grant MacEwan becomes an arterial road.

Select Engineering, with consultation with the City of Leduc, responded to the resident. See Appendix A.

Select Engineering after the consultation period did not receive comments about the proposed land use concept from the Public that necessitated amendments to the proposed concept.

APPENDIX A Comment Sheet

Comment Sheet

NE33 – Outline Plan
Public Open House –February 13, 2025

Name & Address:

Comments:

questions/concerns: we are concerned about noise, risk etc if ~~the~~ Grant Mc. becomes a truck route?

are there height max. restrictions on buildings in the new development area?

what are the projections re: amount of traffic to be expected as Grant Mc. becomes an arterial road to ~~the~~ the business area?

Thank you for your time and participation! Your comments are appreciated.

You can also email comments by February 27, 2025, to cvolker@selecteng.ca

Should you have any questions please contact:

Coralie Volker, RPP, MCIP, Select Engineering Consultants

Phone: 780-701-7563

Email: cvolker@selecteng.ca

Mail: #100, 17413 - 107 Avenue, Edmonton, AB T5S 1E5



From: [Coralie Volker](#)
To: [REDACTED]
Subject: NE33 Outline Plan - Response Letter
Date: Thursday, March 6, 2025 4:07:19 PM
Attachments: [Display Boards-NE33.pdf](#)

[REDACTED]

Apologies for the delayed response to the questions you provided Select Engineering at our NE33 Outline Plan Open House. A few of your questions required coordination with the City of Leduc to provide an answer which has delayed the response.

Grant MacEwan Boulevard:

The City of Leduc's Engineering team has provided a response to your question about if Grant MacEwan Boulevard became a truck route. See below in *blue* the City's response.

Grant MacEwan Boulevard is an arterial road, and trucks would be able to use this road. However, it will not be designated as a heavy vehicle traffic route. Per Section 43 (page 18) of [Bylaw No. 878-2014 Traffic Bylaw](#), no person shall operate a vehicle that exceeds the "maximum gross vehicle weight of 8000 kilograms or more; or with a length exceeding 12.5 m unless the highway is designed as a truck route". Vehicles, including trucks, that are smaller than the above can use Grant MacEwan Boulevard.

For traffic noise, a noise study will be required for residential areas next to Grant MacEwan. Engineering also shared this link for reference: <https://www.leduc.ca/trafficnoise>

Future Development Height:

Development height is regulated by the Leduc Land Use Bylaw. Currently, the land in NE33 is zoned as Urban Reserve. The future zoning classifications have not been determined but the future zoning will regulate the future height maximum.

I can provide you with the general height maximums for the proposed land uses:

- Low density residential has a maximum height of 12m (3.5 stories).
- Medium Density Residential has a maximum height of 33m (10 stories).
- Commercial (flex business) has a maximum height of 21m (5 stories).
- Industrial (aero-employment) has a maximum height of 14m (4 stories).

Adjacent landowners will be notified of proposed zoning applications before the application is presented to Council.

Traffic Projections:

I requested the City of Leduc provide a response to your question about what the traffic projections will be along Grant MacEwan Boulevard. The City prepared the 65th Area Structure Plan which guides the future land uses within NE33 Outline Plan. The City completed traffic studies to support the land uses chosen in the Area Structure Plan. See below their response:

Grant MacEwan is classified as an arterial road and will be designed to accommodate the typical level of traffic that is found on arterial roads within Leduc. Long-term, Grant

MacEwan Boulevard will become a 4-lane roadway and is anticipated to become busier than how it currently functions. Specific traffic projections are being reviewed by the City's Engineering department, but it is anticipated that Grant MacEwan Boulevard will have similar traffic levels to what is found on Grant MacEwan Boulevard south of 50th Street.

Please let me know if you have any other questions or comments about our application. I have attached the display boards from the Open House so you can reference our Outline Plan concept.

Thank you,

Coralie Volker, RPP, MCIP

PLANNER

cell 403 741 8036 direct 780 701 7563 email cvolker@selecteng.ca

Select Engineering Consultants

Suite 100, 17413 – 107 Avenue NW, Edmonton, AB T5S 1E5

office 780 651 5777 fax 780 651 5757 selecteng.ca

APPENDIX B Display Boards

NE33

NORTHEAST 33 OUTLINE PLAN

WELCOME

PUBLIC OPEN HOUSE

Welcome to this event, please:

- Sign in
- View the displays
- Speak with the project representatives
- Ask questions & provide comments

For more information please contact:

Coralie Volker, Planner

Select Engineering Consultants

cvolker@selecteng.ca 780 701 7563



Select Engineering Consultants

MELCOR

Strategic Plans, Policies & Guidelines

Area Structure Plan

Outline Plan

Zoning & Subdivision

Development & Building Permits

High Level Policies

- The **Municipal Government Act** (MGA) is the guide to how municipalities operate, and is one of the most significant and far-reaching statutes in Alberta.
- Leduc's **Municipal Development Plan** (MDP) captures the vision for the city's growth. It defines policies and directs decision-making related to land use planning, community service priorities, and infrastructure investment.
- **Planning Policy and Guidelines** provide detailed direction about how specific strategic goals and objectives will be achieved (ex. Housing Strategy, Neighbourhood Design)
- May apply to all or specific areas of the city

What is an Area Structure Plan?

An Area Structure Plan (ASP) is a statutory plan (bylaw) that provides the **framework** for future subdivision and development of land at the neighbourhood level. It is adopted by City Council under the Municipal Government Act (MGA) after three readings and a public hearing. An ASP provides information on such items as the **major land uses** (residential, commercial, industrial, schools and parks), **major roadways** (arterials and collectors), **utility servicing**, **trail systems**, and potential **population density** for the proposed development.

What is an Outline Plan?

An Outline Plan (OLP) is a non-statutory planning document and is approved by motion of Council, after a non-statutory public hearing. It is very similar to an ASP; however, it focuses on a smaller area within an approved ASP and gives a **higher level of detail** for development within those boundaries. As a number of items, such as the road network and servicing, are only conceptual at the ASP level, an OLP is utilized to fully inform City Council, City Administration, and the general public of details the proposed development including:

- neighbourhood vision;
- land uses and parks;
- residential densities;
- forecasted populations;
- location of major roads and utilities; and
- development staging patterns.

Defining Land Use

- **Zoning** (Land Use Districting) establishes development rights for a parcel or area of land, including permitted land uses, building heights, forms densities, site layout, landscape and parking. Zoning must be consistent with the higher level policies to the left.
- **Subdivision** divides land into smaller parcels, guided by zoning, Outline Plan policies and City engineering standards. It also sets the pattern of development by determining location of parcels and roads.
- **Servicing Agreements** identify municipal improvements (sewers, water, roads, etc.) to be built by the developer and responsibilities for them once complete.

Construction and Operation of buildings

- All construction and operation of new homes, buildings, parks and facilities according to the City of Leduc Land Use Bylaw and Alberta Building Code.

65TH AVENUE AREA STRUCTURE PLAN

NORTHEAST 33
OUTLINE PLAN



View the full
65 Avenue ASP

EDMONTON INTERNATIONAL AIRPORT

65 Avenue



Queen Elizabeth II Highway

WOODBEND

The NE33 Outline Plan is specific to the development of **NE-33-49-25-W4M** and is located within the 65th Avenue Area Structure Plan. The NE33 Outline plan is a planning document that establishes a land use framework, provides detailed objectives and planning policies, and complies with requirements of the **65th Avenue Area Structure Plan**.

BRIDGEPORT

LEDUC
COMMON

Bridgeport Boulevard

Discovery Way

DEER VALLEY

Grant MacEwan Blvd

Highway 39



The City of Leduc and Leduc County collaborated to prepare the **Aerotropolis Viability Study (AVS)** which is a comprehensive plan and feasibility study for the development of an Aerotropolis.

The 65th Avenue ASP is influenced by the AVS and the aerotropolis integrated land use compatibility plan.

Learn more about
the Aerotropolis



LEGEND

- 65th Avenue ASP Boundary
- NE33 Outline Plan Boundary
- City Boundary
- Low Density Residential
- Medium Density Residential
- Flex Business
- Aero Employment
- Park/Greenway
- Retail/Commercial
- Province of Alberta Lands
- Storm Water Management Facility (SWMF)
- Public Utility Lot (PUL)
- Arterial Road
- Collector Road

DEVELOPMENT CONCEPT



NE33 Outline Plan has been planned to be a **complete community** with a variety of housing options near employment opportunities and natural features that are connected by greenway pedestrian routes and local and collector roadways.



Low Density Residential supports a variety of housing types, including single-detached homes, duplexes, townhouses, and options for secondary suites.



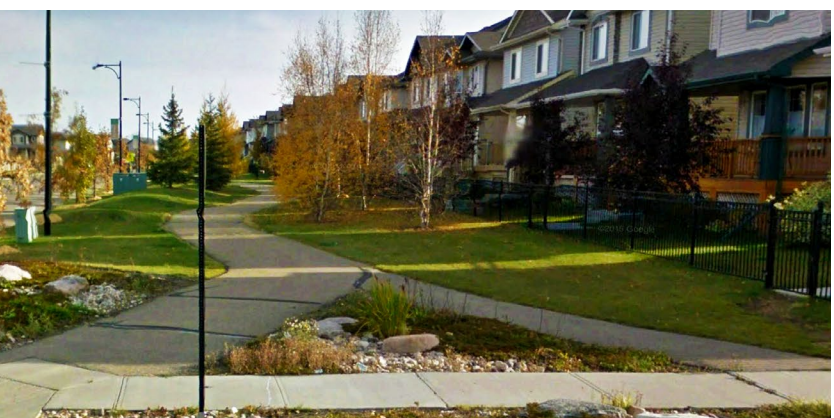
Medium Density Residential land use seeks to enhance housing diversity by allowing a range of residential types, from townhouse complexes to four-storey apartments.



Flex Business will accommodate a variety of office, commercial, and employment uses.



Aero Employment will focus on warehouse, logistics, and manufacturing facilities with the aim to feature large-scale facilities with high-quality urban and landscape design.



Park and Open Space features a central programmable park and a linear greenway spanning the neighborhood providing opportunity for active connectivity.

- LEGEND**
- NE33 Outline Plan Boundary
 - City Boundary
 - Arterial Road
 - Collector Road
 - Pedestrian Connection/Multiway
 - Public Utility Lot (PUL)
 - Storm Water Management Facility (SWMF)
 - Potential Shadow Plan (Future Lands)

PROCESS & NEXT STEPS

WHAT'S NEXT

Collect and summarize the information gathered from your feedback and provide this to the City administration for their input. The feedback will be included in the report that goes to City Council when this application advances to **Public Hearing**.

When the application is ready to advance to City Council Public Hearing, surrounding landowners will be **notified** of the date and time.

Public Hearing

A non-statutory (not a bylaw) public hearing is held where City Council will review the final proposed plan and **decide** whether to adopt it.

If the proposed plan is adopted, future **subdivision** and **redistricting** applications can be considered for approval by the City.

WHERE WE ARE

Public Engagement

An open forum organized by the applicant to gain **public feedback** on the proposed plan.

WHAT'S BEEN DONE

Pre-Consultation

Discussion between applicant and City Administration to determine Outline Plan requirements.

Application

Outline Plan with required technical studies is submitted by the applicant.

Circulation

Plan is circulated to City departments and affected stakeholders for comments, noting errors and outstanding information.

APPENDIX C Newspaper Advertisement

Councillors say they support – but can't order – larger police presence

JONNY WAKEFIELD

At least two Edmonton city councillors say they would like to see a greater police presence on transit – but stressed decisions about deployments rest solely with police leadership.

Ward Dene Coun. Aaron Paquette chimed in late last month on a Reddit post from a commuter who claimed he was assaulted at Century Park LRT station after confronting a group of women smoking and listening to loud music.

In a series of lengthy replies, Paquette highlighted how transit users can report crime and disorder, council's decision to hire more transit peace officers, and what he sees as the root causes of the problem.

He added: "The easier solution, and faster one, would be (the Edmonton Police Service) upping their constable commitment to transit. As mentioned, council can suggest it to EPS leadership, but I can't order it. So if EPS leadership doesn't want to do it ... they won't. And they don't."

Paquette said EPS has 26 constables dedicated to transit, which accounts for about one per cent of the overall constable complement.

"Currently, EPS receives almost half a billion dollars per year, so it is tough to justify more tax increases to train peace officers, but that is what is being done. Our population has been growing faster than our property tax base, so everything is kind of stretching at the seams. (That's a whole other discussion)."

He said he would be inviting whoever is hired to replace Chief Dale McFee "to take transit with

me in the late evenings, see if that changes the deployment strategy."

"I am just as frustrated as you and have made that pretty plain to the city manager, to the police chief, and to our administration and to the province – but I am one councillor."

Paquette declined a request for comment, but Ward Métis Coun. Ashley Salvador echoed his concerns.

"I regularly get correspondence from people who are asking the exact same question," she said. "They're looking for more of a visible (law enforcement) presence."

"Of course, we can share that kind of feedback with the police commission and relay those concerns from constituents. But at the end of the day, when it comes to operational decision making, allocation of resources, where the patrols go, that responsibility lies with the chief and the service."

Drug use on transit is prohibited and can be dealt with either as a bylaw offence or through criminal charges, she said, adding EPS has told council the police presence on transit properties will increase.

"I think the challenge is we can be told that, and we can ask those types of questions of EPS, but not necessarily having a line of sight as to when those changes are made or what the outcomes are," she said.

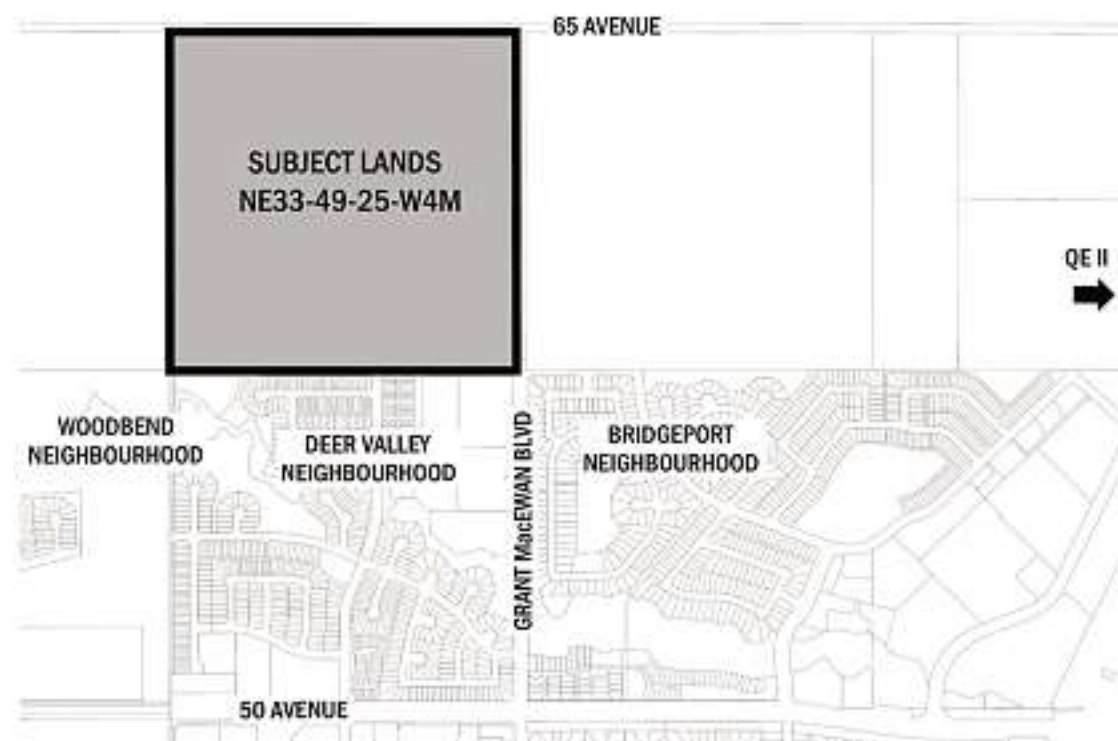
Neither councillor sits on the Edmonton Police Commission, the EPS governance board, which is made up of councillors, council appointees and – as of recently – provincial appointees.

SEE POLICE PRESENCE ON A17

NOTICE OF PUBLIC OPEN HOUSE – PROPOSED OUTLINE PLAN

Melcor Developments is pleased to invite you to a Public Open House to learn more about the proposed NE33 Outline Plan and the development of a new neighbourhood in the City of Leduc. This Outline Plan will provide a detailed planning framework for the future land use located within NE-33- 49-25-W4M. Display boards describing the proposed Outline Plan will be available for public viewing and comment.

Representatives from Melcor Developments and Select Engineering will be available at each station to provide additional information, answer questions and collect feedback.



Event Details:

Date:

Thursday, February 13, 2024

Time:

5:00pm – 7:00pm

Questions?

Contact:

Coralie Volker, RPP, MCIP

Select Engineering Consultants, Planner

780-701-7563

cvolker@selecteng.ca

Format:

Drop-in

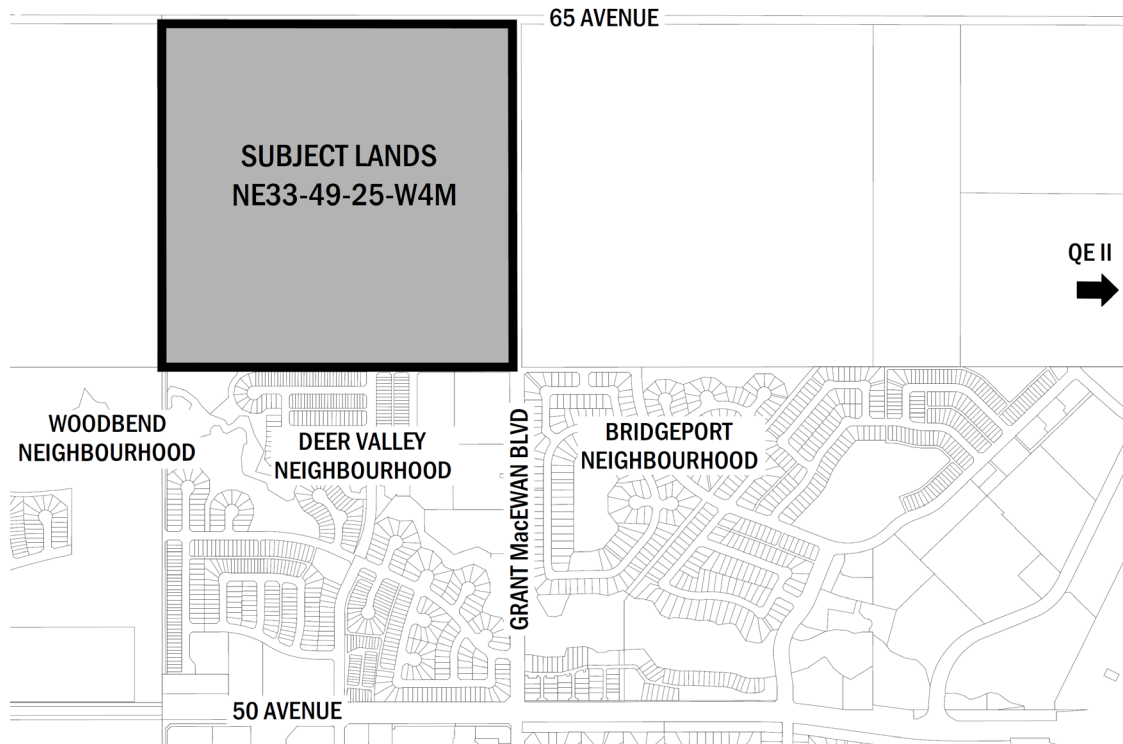
Location:

Leduc Civic Centre (Atrium)
1 Alexandra Park, Leduc,
AB T9E 4C4

APPENDIX D Mailed Notifications

NOTICE OF PUBLIC OPEN HOUSE – PROPOSED OUTLINE PLAN

Melcor Development is pleased to invite you to a Public Open House to learn more about the proposed NE33 Outline Plan and the development of a new neighbourhood in the City of Leduc. This Outline Plan will provide a detailed planning framework for the future land use located within NE-33-49-25-W4M. This event is designed to provide information on the proposed neighbourhood, answer your questions and collect feedback on the proposed Outline Plan.



This open house will be drop in format to accommodate your schedule. The event will include information display boards. Each station will feature a detailed board covering key aspects of the proposed plan. Representatives from Melcor Developments and Select Engineering will be available at each station to provide additional information and answer questions. Attendees will have the opportunity to share their input through completing comment cards provided at the event.

Event Details:

Date:

Thursday, February 13, 2024

Time:

5:00pm – 7:00pm

Format:

Drop-in

Location:

Leduc Civic Centre (Atrium)
1 Alexandra Park, Leduc, AB T9E 4C4

Please contact Coralie Volker, undersigned, for more information or questions about the event.

Sincerely,

Select Engineering Consultants Ltd.



Coralie Volker, RPP, MCIP

Select Engineering Consultants, Planner

780-701-7563

cvolker@selecteng.ca