

COUNCIL REQUEST FOR DECISION

MEETING DATE: August 17, 2020

SUBMITTED BY: S. Losier, Acting Director, Planning and Economic Development

PREPARED BY: D. Peck, Manager, Current Planning
K. Fougere, Long Range Planner II

REPORT TITLE: Bylaw No. 1059-2020 (Amendments to the West Area Structure Plan) (1st Reading)

EXECUTIVE SUMMARY

Bylaw No. 1059-2020 will amend the West Area Structure Plan to remove the SW ¼ Section 28-49-25-W4 for inclusion in another area structure plan as well as adjust the land use concept for the NW ¼ Section 28-49-25-W4.

RECOMMENDATION

That Council give Bylaw No. 1059-2020 first reading.

RATIONALE

An Area Structure Plan (ASP) provides the framework for subsequent subdivision and development of an area of land within a municipality. The West ASP described the sequence of development anticipated for NW & SW 33-49-25-W4 and NW & SW 28-49-25-W4. It also outlines the land uses proposed for the area, and the general locations of major transportation routes and public utilities. The plan was first adopted in 2014 and subsequently amended in 2016.

Bylaw No. 1059-2020 seeks to further amend the West ASP in relation to another proposed area structure plan moving forward for approval. The Banks of Crystal Creek ASP intends to include the SW 28-49-25-W4 along with the NW 21-49-25-W4 in its plan area. The developer desires a larger neighbourhood unit with these lands planned jointly under one ASP. However, as the SW 28-49-25-W4 is currently included in the plan area of the West ASP, Bylaw 1059-2020 will amend the West ASP to remove these lands from its plan area, thereby supporting their inclusion within the Banks of Crystal Creek ASP.

Bylaw No. 1059-2020 also seeks to adjust the land use concept for the NW ¼ Section 28-49-25-W4 in order to align with proposed amendments to the Crystal Creek Outline Plan for the same area. The purpose of the adjustments is to accommodate the relocation of the future high school site to the northeast portion of the ¼ section and to replace a portion of the commercial site in the same area. Adjustments include:

- School site relocated to the NE of the ¼ section
- Portion of planned commercial eliminated
- High density residential reallocated to the NW of the ¼ section

In relation to the above-mentioned, the West ASP amendment proposes to update the text and figures in the plan as well as the population and land use statistics.

A virtual open house was held from June 29th to July 10th, 2020, for both the West ASP amendments as well as the subsequent amendments to the Crystal Creek Outline Plan. The public was provided an opportunity to ask questions and provide feedback on the proposals prior to final approval of the plans. Administration was able to provide responses via email and phone. Public input received consisted mostly of information inquiries and therefore no changes to the amendments were made as a result of the open house.

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STRATEGIC / RELEVANT PLANS ALIGNMENT

The West ASP aligns with the 2019-2022 Strategic Plan and is a part of ensuring that Leduc is a City with a Plan for the Future.

The West ASP provides direction for the development of residential, commercial, and institutional uses in the plan area, in a manner that is consistent with the City of Leduc and County of Leduc Intermunicipal Development Plan (IDP), the City of Leduc Municipal Development Plan (MDP), and the Edmonton Metropolitan Region Growth Plan (EMRGP).

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

If Council approves First Reading of Bylaw No. 1059-2020, Administration will then submit the ASP amendments to the Edmonton Metropolitan Region Board (EMRB) for approval under the Regional Evaluation Framework (REF). Once approved by this process, Administration will return the Bylaw to Council for a Public Hearing, Second Reading and Third Reading.

RISK ANALYSIS: FINANCIAL / LEGAL:

There is a financial risk associated with rejecting First Reading of Bylaw No. 1059-2020 as it would potentially delay development in the area anticipated to occur within the next year. There are no financial obligations associated with adopting Bylaw No. 1059-2020.

IMPLEMENTATION / COMMUNICATIONS:

As per the requirements of Section 606 of the *Municipal Government Act*, a Public Hearing in front of Council is required prior to Council giving Second Reading to a bylaw adopting an area structure plan. The Public Hearing for Bylaw No. 1059-2020 will be advertised in accordance with the *Municipal Government Act* and the Advertising Bylaw No. 1043-2019, and will be scheduled after the ASP has received approval from the EMRB under the REF.

ALTERNATIVES:

1. That Council reject First Reading to Bylaw No. 1059-2020 at this time, and direct Administration to make changes to the proposed Bylaw prior to returning for 1st reading.
2. That Council defeat Bylaw 1059-2020.

ATTACHMENTS

1. Bylaw No. 1059-2020