

COUNCIL REQUEST FOR DECISION

MEETING DATE: March 8, 2021

SUBMITTED BY: D. Peck, Manager, Planning and Development

PREPARED BY: J. Brown, Planner II

REPORT TITLE: Bylaw No. 1073-2020 – 65th Avenue Area Structure Plan (2nd and 3rd Readings)

EXECUTIVE SUMMARY

Bylaw No. 1073-2020 will adopt the 65th Avenue Area Structure Plan for lands in the northwest portion of the City of Leduc just south of the Edmonton International Airport, and repeal Bylaw No. 212-91 and its amendments.

RECOMMENDATION

That Council give Bylaw No. 1073-2020 Second reading.

That Council give Bylaw No. 1073-2020 Third reading.

HISTORY

Council gave Bylaw No. 1073-2020 1st reading at the Special Council meeting held December 14, 2020.

The Area Structure Plan ("ASP") was recommended for approval through the Regional Evaluation Framework ("REF") by Edmonton Metropolitan Region Board ("EMRB") administration on January 26, 2021. The appeal period ended on February 23, 2021 with no appeals received.

RATIONALE

An ASP provides the framework for subsequent subdivision and development of an area of land within a municipality. This planning document describes the sequence of development anticipated for the lands, the land uses proposed for the area, and the general locations of major transportation routes and public utilities. The 65th Avenue ASP will be used as a tool to guide and evaluate future zoning, subdivision and development of the NW ¼ 35-49-25-4, Lots 1, 2, 3 Plan 922 3395, NW ¼ 34-49-25-4, and NE ¼ 33-49-25-4.

The 65th Avenue ASP encompasses approximately 227 hectares (561 acres) of greenfield land and is located in the northwest portion of the City of Leduc, just south of the Edmonton International Airport ("EIA"). The plan area is bounded by 65th Avenue to the north, the Queen Elizabeth 2 (QEII) Highway to the east, the Bridgeport and Deer Valley/Creekside neighbourhoods to the south, and the West ASP to the west.

The 65th Ave ASP includes the following:

- Office, business, and employment uses which leverage proximity to the EIA and provide opportunities for airport-connected development;
- Commercial uses which serve the needs of residents and employees in the plan area, the local community, and the local region;
- A greenway buffer between residential and non-residential uses, providing separation space, a multiway path, and wildlife corridor;
- Low and medium density residential with a diversity of housing types with connections to adjacent residential neighbourhoods; and
- 65th Avenue and Grant MacEwan Boulevard as major arterials to connect the neighbourhood with the future 65th Avenue / QEII Interchange, the EIA, and the rest of Leduc.

COUNCIL REQUEST FOR DECISION

An initial open house was hosted on October 25, 2018, by the City and their consultant. This provided an opportunity for the public to provide input on the ASP. A final open house was hosted on January 29, 2020, which provided a further opportunity for public questions and feedback on the ASP.

STRATEGIC / RELEVANT PLANS ALIGNMENT

The 65th Ave 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 65th Ave ASP provides direction for the development of residential, commercial, and employment uses in the plan area, in a manner that is consistent with the City of Leduc Municipal Development Plan, the City of Leduc and County of Leduc Intermunicipal Development Plan, and the Edmonton Metropolitan Region Growth Plan. The Aerotropolis Viability Study provided a vision and understanding of opportunities related to development in proximity to the EIA which are incorporated into the 65th Ave ASP.

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

If Council adopts Bylaw No. 1073-2020, Administration will be able to receive and review applications for Outline Plans from the landowners in the ASP area.

RISK ANALYSIS: FINANCIAL / LEGAL:

There is a financial risk associated with rejecting 2nd and 3rd reading of Bylaw No. 1073-2020 as it would potentially delay development in the area which is anticipated to occur within the next year. There are no financial obligations associated with adopting Bylaw No. 1073-2020.

IMPLEMENTATION / COMMUNICATIONS:

A Public Hearing for Bylaw No. 1073-2020 was held earlier at this meeting of Council. The Public Hearing was advertised in accordance with the *Municipal Government Act* and the City's Advertising Bylaw.

Also, if Council adopts Bylaw No. 1073-2020, Administration will implement a small communications campaign in order to celebrate this important step towards new development in a regionally significant location.

ALTERNATIVES:

That Council amend Bylaw No. 1073-2020.

That Council defeat Bylaw No. 1073-2020.

ATTACHMENTS

1. Bylaw No. 1073-2020 w/ Schedule A attached