

# PUBLIC HEARING









## Proposed land uses: 65<sup>th</sup> Avenue Area Structure Plan Bylaw No. 1073-2020

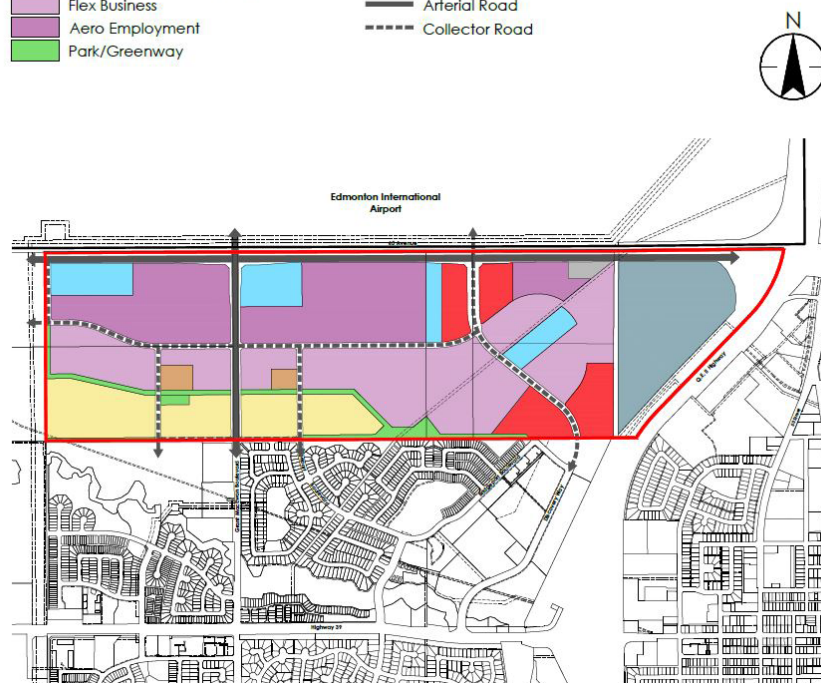
The city will host a public hearing regarding the proposed 65th Avenue Area Structure Plan (ASP) (Bylaw No. 1073-2020). An area structure plan (ASP) provides the framework for subsequent subdivision and development of an area of land within a municipality. The 65th Avenue ASP describes the sequence of development anticipated for the land south of the airport, west of Highway 2, and north of Leduc Common, Bridgeport, and Deer Valley/Creekside neighbourhoods. It also outlines the land uses proposed for the area, and the general locations of major transportation routes and public utilities. The legal descriptions of these lands are 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 undeveloped land and 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

### Legend

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



- 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.

An initial open house was hosted on Oct. 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 Jan. 29, 2020, which provided a further opportunity for public questions and feedback on the ASP. This public hearing will be the final opportunity for public comment on the proposed ASP.

### Public Hearing – March 8, 2021

Leduc City Council will hold a public hearing on this proposed bylaw change, **Monday, March 8, 2021 at 5 p.m.** or as soon thereafter as may be convenient, in council chambers at the Leduc Civic Centre, 1 Alexandra Park, 46<sup>th</sup> Ave. and 48A St., Leduc. Interested persons may be heard by council prior to the proposed bylaw being considered for second reading.

**Presentations/submissions:** Anyone who wishes to speak to city council via live stream or provide a written submission, must contact the City Clerk's Office ([city\\_clerk@leduc.ca](mailto:city_clerk@leduc.ca)).

### Legend

 Plan Area
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