



## PLANNING & DEVELOPMENT

February 10, 2016

Capital Region Board  
#1405 Bell Tower  
10104-103 Avenue  
Edmonton, AB T5J 0H8

Attention: Neal Sarnecki

**Re: West Area Structure Plan Amendment  
NW and SW ¼ Sections 33, Township 49, Range 25, West of the 4<sup>th</sup> Meridian; and NW and SW ¼  
Sections 28, Township 49, Range 25, West of the 4<sup>th</sup> Meridian  
City of Leduc, Alberta**

The proposed West Area Structure Plan (ASP) amendment is being referred to the Board for approval as required under Ministerial Order No. L:270/10, Schedule A, Section 3.4 and Section 3.3 of the Regional Evaluation Framework, as the plan is within 1.6 km of the boundaries of the Edmonton International Airport Area Structure Plan.

Enclosed is a copy of Bylaw No. 914-2016- amending West Area Structure Plan Bylaw No. 863-2014, which received first reading by Leduc City Council on February 8, 2016, and a certified copy of the motion to give Bylaw No. 914-2016 first reading. Also enclosed is a copy of the West Area Structure Plan as was originally approved, a copy of West ASP amendment package as well as a copy of the proposed Woodbend Outline Plan which lies within the boundaries of the West ASP.

This ASP amendment was prepared by Select Engineering Consultants. Prior to being given first reading by Leduc City Council, this ASP amendment was referred to adjacent property owners, agencies with relevant interests in the amendment, as well as Leduc County in accordance with Section 6.4.3 of the City of Leduc/Leduc County Intermunicipal Development Plan, 2010-2044 and Section 636(1) of the Municipal Government Act, 2000 R.S.A. C. M-26.

The West ASP was approved on January 12, 2015, under Bylaw 863-2014, for four ¼ sections of land along the westernmost city boundary, as noted above. This area lies just west of the existing Leduc residential neighbourhoods of Deer Valley, West Haven, and Suntree. A copy of the current approved West ASP is enclosed for your reference as Attachment 3. Due to the fact that the West ASP encompasses such a large area (four ¼ sections), prior to subdividing the land, the city requires outline plans to be produced to provide greater detail for items such as land use, transportation and servicing. An outline plan has been proposed for the SW ¼ Section 33-49-24-W4, located within the plan area, known as Woodbend. Due to some changes proposed within this area and servicing affecting the whole area, an amendment to the West ASP is required to bring the plans into alignment. In order to ensure consistency, this amendment proposes minor changes to the text, land use and land use statistics of the West ASP in order to facilitate the development of this outline plan.

With this amendment, the West ASP remains consistent with the objectives of the City's Municipal Development Plan, Bylaw 773-2011 and amendment Bylaw 870-2014, as well as the Intermunicipal Development Plan between the City of Leduc and Leduc County, Bylaw No. 772-2011 and amendment Bylaw No. 871-2014. No additional amendments to the City's statutory planning documents are required in order to implement this ASP amendment. The West ASP amendment will serve to ensure consistency with the proposed Woodbend Outline Plan, located in the plan area, for the SW ¼ Section 33-49-25-W4.

This ASP amendment proposes several changes to text, land use, land use statistics, and figures which include:

- Text Amendments:

Updates to the text, in Section 3.2.2 of the West ASP, to reference recent amendments to the Intermunicipal Development Plan approved by both the City of Leduc and Leduc County in 2014.

Updates to the text in Section 6.3 of the West ASP to reflect the addition of High Density Residential (HDR) in the SW ¼ Section 33-49-25-W4.

- Relocating Storm Water Management Facilities:

The Storm Water Management Facility (SWMF) has been split into two different facilities in order to adequately service the Woodbend neighbourhood. A topographical analysis indicated a requirement for two separate SWMFs, as opposed to one facility, due to natural topography, drainage, and servicing constraints. Natural topography of the overall drainage basin as well as the elevation of Deer Creek were also factors to better accommodate drainage in the plan area.

- Realignment of the Collector Road Alignment:

The north-south collector roadway was adjusted to better accommodate future traffic within the neighbourhood. The collector roadway will now be a continuous right-of-way with a traffic circle at its intersection with the east-west collector roadway. These proposed changes will provide increased traffic calming for the neighbourhood.

- Adjusting Sanitary Services:

Figure 10 in the West ASP is being updated. This figure, which details sanitary servicing for the plan area, was approved in 2015 based on information known at that time. Since the plan's approval, the City and landowners within the West ASP area have continued to discuss the best alignment strategy for the major sanitary trunk proposed to extend north to south to service the whole annexation area. Based on these discussions, the alignment is being updated slightly to what was originally approved. The new route is proposed to extend north-south down the central neighbourhood collectors of both the SW ¼ Section 33-49-25-W4 and the NW ¼ Section 28-49-25-W4 rather than along the western boundary.

- Redesignating the Commercial and Medium Density Residential Land Use:

In order to facilitate development of the commercial land use in the early stages of development, the commercial site has been relocated east of the future collector proposed north into the ¼ section to better reflect market demand. The commercial land use will be part of Stage 1 in the development staging sequence.

A high density residential site is also being proposed to replace the medium density residential originally contemplated in the West ASP. This category is a better representation of the actual residential density proposed for future development and is more reflective of the current market for multifamily residential development.

- Adjust land use statistics:

The land use statistics have been adjusted to reflect the specific changes to land uses within the SW ¼ Section 33-49-25-W4. Specifically, the gross area of low density residential and commercial has decreased from the approved West ASP. The SWMF and park (MR) have increased to include the additional SWMF and multiway corridors that will provide more efficient localized pedestrian connectivity. A high density residential site has also been included within this area, replacing the medium density residential site originally proposed. Due to these adjustments in land use, the overall approved West ASP statistics and the statistics specific to the SW ¼ Section 33-49-25-W4 have been updated based on these projected densities.

- Update to Figures:

Figures 5 to 12 have been updated to reflect the changes to land use, infrastructure adjustments and realignment within the SW ¼ Section 33-49-25-W4.

Attached to this letter you will find:

- **Attachment 1:** Key plan identifying the lands subject to the area structure plan amendment;
- **Attachment 2:** Diagram showing the lands' distance to the Edmonton International Airport;
- **Attachment 3:** Digital copy of the most recent West Area Structure Plan without the proposed amendment;
- **Attachment 4 :** Motion of the Council of the City of Leduc to give first reading to Bylaw 914-2016, amending West Area Structure Plan Bylaw No. 863-2014, as certified by the City Clerk;
- **Attachment 5:** Copy of Bylaw No. 914-2016 as having been given first reading by Council, including a copy of the proposed amendment document as 'Schedule A';
- **Attachment 6:** Summary outlining how the proposed area structure plan amendment is consistent with 5.4(b) of the Capital Region Board's Regional Evaluation Framework;
- **Attachment 7:** Digital Copy of the Woodbend Outline Plan, lying within the West ASP boundaries, which is generating this proposed amendment;
- **Attachment 8:** Summary outlining how, in the opinion of the City of Leduc, the proposed area structure plan amendment is consistent with the land use principles and policies as outlined in the Capital Region Land Use Plan;
- **Attachment 9:** Digital copy of the City of Leduc Municipal Development Plan; and
- **Attachment 10:** Digital copy of the City of Leduc/Leduc County Intermunicipal Development Plan.

Digital copies of the documents listed above can be found enclosed. If further information is required, please contact the undersigned.

Yours truly,



Kari Jones  
Planning Intern  
780-980-7198 ext. 6043  
kjones@leduc.ca