



REF 2016-002
City of Leduc
Proposed West Area Structure Plan Amendments

Recommendation

CRB Administration recommends that REF application 2016-002 be approved.

Background

On February 17, 2016 the CRB received an application from the City of Leduc (the City) for a proposed amendment to the West Area Structure Plan (West ASP). The City submitted the statutory plan pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 3.3 *A municipality must refer any other statutory plan or statutory plan amendment where the plan is within 1.6 km of the boundaries of the Alberta Industrial Heartland Area Structure Plans, or the Edmonton International Airport Area Structure Plan.*

CRB Administration deemed the application complete on February 19, 2016.

The Application

Amendments to the West ASP are proposed to facilitate the development of the Woodbend neighbourhood within the plan area. The detailed outline plan for the neighbourhood has resulted in changes to servicing that require amending of the ASP. The amendments include relocating stormwater management facilities, realignment of a collector road, adjustment to the sanitary services, minor land use changes, and updated land use statistics and figures.

Evaluation

CRB Administration obtained the assistance of ParioPlan to evaluate the application with respect to the REF requirements. The ParioPlan evaluation (attached) reviewed the proposed plan in relation to the objectives of the Capital Region Growth Plan (the Growth Plan) in section 11 of the Regulation, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in section 5.4 of the Regional Evaluation Framework. The ParioPlan evaluation recommends that the proposed West ASP amendments be approved.

CRB Administration Comments

The purpose of the Regional Evaluation Framework is to ensure consistency of proposed statutory plan(s) with long term regional interests identified in the Capital Region Board Regulation and the Capital Region Growth Plan.



The proposed amendments to the ASP are essentially technical changes based on more detailed planning for a neighbourhood within the Plan area. While the amendments reduce the planned density from approximately 29.28 units per net residential hectare to 28.81 units per net residential hectare, the ASP continues to meet the Priority Growth Area E (PGA E) density target of 25-30 dwelling units per net residential hectare as identified in the Growth Plan.

Approval and full implementation of the proposed amendments to the ASP are consistent with Section 11 of the CRB Regulation, the criteria in the Regional Evaluation Framework, and the Principles and Policies of the Growth Plan.

CRB Administration agrees with the third party's evaluation and supports approval of the Statutory Plan amendments by the Capital Region Board.

Recommendation

CRB Administration recommends that REF 2016-002 be approved.

Attachments

Evaluation	ParioPlan
REF Documents	<ol style="list-style-type: none">1 - Capital Region Board Referral West ASP Amendment2 - Distance to EIA3 - West Area Structure Plan4 - Motion of City Council5 - Bylaw 914-2016 as given 1st reading (Feb 8 2016)6 - Consistency with Section 5 4(b) CRB REF7 - Woodbend Outline Plan8 - Consistency with CRBLUP Section 2.29 - Intermunicipal Development Plan10 - Key Plan