

## Municipal Development Plan Amendment- Background Document

The City of Leduc's Municipal Development Plan (MDP) is a comprehensive long range statutory plan (approximately 25-30-year outlook) for all lands within Leduc's municipal boundaries. The MDP describes the long-term vision for the City and sets a comprehensive policy framework to guide the City's future growth and development. The MDP is updated and amended from time to time to respond to, and be consistent with, new or updated legislation, best practices, market demand and/or strategic planning initiatives. The MDP was last updated in 2020.

In 2022, the [Airport Vicinity Protection Area \(AVPA\)](#) regulation was amended to enable sustainable growth and densification of the City of Leduc, allowing it to work towards the Edmonton Metropolitan Region Board (EMRB) mandated requirements for growth.

With the changes to the AVPA, some of the constraints originally used in updating the MDP no longer apply. With this in mind, an update to the MDP will be brought forward in 2023 and it is aimed to support new development opportunities in the once regulated contour (Noise exposure forecast (NEF) 30-35, 35-40 and 40+ contours) areas under the AVPA.

### Specific Amendments:

This amendment will include several updates including some smaller housekeeping items. The most significant amendments include:

#### *1. Remove references to the Intermunicipal Development Plan:*

In 2022 the City of Leduc-Leduc County Intermunicipal Development Plan (IDP) was rescinded by both the City of Leduc and Leduc County. As members of the Edmonton Metropolitan Region Board, the City of Leduc and Leduc County are not mandated under the MGA to have an IDP. While the IDP was amended after its original adoption in 2012, it was time for a major update. Given that the plan is not mandated, and with other major projects on the go at the City, the repeal allows the City to focus its resources on other major projects such the Urban Centre Development Plan. Through this amendment all references to the IDP will be removed.

#### *2. Update AVPA contours- Maps and figures:*

In 2022 the AVPA amendment included updated noise exposure forecast (NEF) contours. All maps and figures depicted the previous contours within the MDP will be updated to reflect the revised contours.

#### *3. Redistrict for residential on the east side of Leduc south of Telford Lake:*

New residential development in the southeast area of Leduc was once restricted under the previous AVPA regulation. Through the process of amending the AVPA, new NEF contours were developed based on advancing aviation technology and modern-day airport operations. This exercise showed that the forecasted amount of noise in this area is much less than previous calculated. This coupled with newer and more modern-day building technology has made much of the southeast area of the city a feasible area for residential development.

Much of the southeast area, particularly in the East Telford Lake ASP, was once designated for employment or non-residential type uses, mostly due to the major constraints of the AVPA regulation. Without these constraints, it is important to reconsider what the highest and best use of these lands are. In much of this area, it was determined that residential is the best option for the following reasons:

- There is an abundance of soft services available on the east side of the city that new residential development will have immediate access too. This includes the Leduc Recreational Centre, Lede Park, Alexandra Park, schools, as well as many established park spaces. Additionally, residential neighbourhoods in this area will have close access to Telford Lake and the boardwalk as well as Mainstreet and Downtown Leduc.
- There is a need for more neighbourhood services in the southeast, such as grocery stores and other retail services. Residential development, along with mixed-use developments, will attract more neighbourhood type services and amenities to the area as there will be a greater population to support them.
- With a high growth rate in Leduc, residential lands are quickly being absorbed at a much faster rate than Leduc's non-residential land base. This has created a more imminent need for residential lands as shorter-term non-residential land needs are met in other areas such as within the business parks, the Urban Centre and areas which will soon be accessible via 65<sup>th</sup> avenue after the construction of the 65<sup>th</sup> Avenue interchange at Highway 2. Further, non-residential, especially industrial, developments are much better located north of Telford Lake and on the West side of the city. This will also allow the city to support population growth within its current boundaries.

***4. Redistrict a blended residential and employment section along the southeast boundary for future consideration.***

With plans to construct a spine road along the east boundary of Leduc, along with the pre-existing landfill just east of this area, the far southeast portion of the amendment area will remain as mixed-use, (e.g., residential and employment area). The details of the specific land use being a matter for future consideration. At the time when this area will be looked at closer, careful analysis into land use needs and appropriate buffers to major constraints (e.g., landfill and spine road) will be undertaken.

***5. Include intensive mixed-use nodes on the east side of Leduc- Urban Village Nodes- and policy to encourage higher density residential around the lake.***

With demand for higher density housing, more services, along with density targets mandated by the Edmonton Metropolitan Region Growth Plan there is an opportunity to consider where more intensive land uses will fit into the southeast area. In order to concentrate more intensive residential uses with supportive commercial uses and amenities, this amendment will create Urban Village Nodes to direct future plans and studies to focus these uses on strategic places. These two nodes were strategically placed to ensure separation from the Urban Centre and placed centrally in the southeast area to ensure close access from all neighbourhoods in that area. The northern node was strategically placed close to Telford Lake to ensure a larger population has immediate access to this amenity, with the second node located just to the south at an important intersection.

*6. Remove a campground from park space to accommodate for a future residential area.*

The pre-existing Leduc Lions Campground is currently located in the centre of the amendment area as a park space. Given the development potential in this area, this amendment will redesignate the area to residential to allow for future residential opportunities. In the interim, the campground will remain while the City works with the Lions organization to determine a future location that is better suited for this use.

**Next Steps:**

These MDP amendments will be brought forward through a public engagement process in May and June 2023. Through this process, City administration will collect feedback and make necessary adjustments before bringing forward the recommended amendments to City Council and the Edmonton Metropolitan Region Board for approval.