

What We Heard Report

East Telford Lake Area Structure Plan
Public Open House – October 24, 2018



Background	
Name	East Telford Lake Area Structure Plan Open House
Date	October 24, 2018 (4:30-7:00 p.m.)
Location	Civic Centre (Atrium), 1 Alexandra Park, Leduc
Contact Information	Sylvain Losier Manager, Current Planning & Development 780.980.7159 slosier@leduc.ca
Description	The public engagement was held to present the draft East Telford Lake ASP to residents and stakeholders. Feedback gathered will be used to finalize the document in the last stage of the ASP process.

SUMMARY

The East Telford plan area consists of approximately 430 ha of land on the east side of the City of Leduc. It is bounded on the north side by 65 Avenue (Township Road 500) on the east side by Range Road 245 (future Spine Road), on the south side by Rollyview Road, and on the west side by Lions Park Road. North of Telford Lake, the Lakeside Industrial ASP also borders the plan area.

A new Area Structure Plan is proposed for this area, which will provide a direction setting framework for future development and land uses. The project is nearing completion, and the October 2018 Open House marked the final stage of public engagement.

Two previous open houses were held in June and November 2017 to gather feedback to help craft the draft plan. The purpose of the October 24, 2018 Open House was to present the draft ASP and seek feedback for its finalization.

WHAT WAS DONE

The Open House was advertised in two issues of the Leduc Representative prior to open house. Letters were sent to landowners and stakeholders, including adjacent landowners in Leduc County. The event was also advertised on the City of Leduc website for several weeks prior to the event. Approximately 35 people were in attendance.

Attendees at the open house were invited to read presentation boards with information about the project, and copies of the draft ASP were available for viewing. City of Leduc staff and their consultants

spoke with participants and discussed positive actions, restrictions, and opportunities presented by the draft ASP. Comment sheets were available to provide feedback.

WHAT WE HEARD

A significant amount of positive feedback was received at the Open House. Attendees responded by stating that quality of life for residents in the area would be improved through implementation of the ASP, particularly by addressing issues such as nature, recreation, social wellbeing, and mental health. Supportive comments were also received regarding completion of the multiwayaround Telford Lake and the provision of buffer zones.

While significant positive feedback was received, some concerns were also raised. This feedback was not in opposition to the project per se, but rather highlighted areas of concern and areas that attendees would like to see further addressed in the finalization and implementation of the ASP. Comments were focused in two areas:

A. Environment

Some attendees discussed the need to further optimize Telford Lake as a nature reserve, and focus on water monitoring, wildlife crossings and corridors, and education of adjacent businesses on impact mitigation procedures. One suggestion was to create a rewilded area at the east end of the lake to maximize wildlife areas in isolation from development. Further input indicated a desire to naturalize stormwater ponds in the area.

B. Development

Several attendees were concerned with the impacts of development, including a future municipal cemetery, and wanted to see more specific development regulations and careful construction techniques. One impact of concern was restricted view corridors, which could be mitigated by height restrictions to 3 storeys. Others included ensuring impacts on walkways and wildlife areas were minimized by restricting noise, vibration, sound, smell from adjacent development, and the separation of wildlife corridors from human use.

WHAT'S NEXT?

Feedback from this Open House will be used to finalize the East Telford ASP. If recommended by administration, the ASP will be read at City Council for a first time, and referred to the Edmonton Metropolitan Region Board. The public will have an opportunity to speak to the proposed bylaw at a City Council Public Hearing. If so desired, the bylaw will be adopted by Council following a third and final reading.

To stay involved in the project and learn about project updates, go to:

www.leduc.ca/planning-development/east-telford-lake-area-structure-plan