



Recommendation to County Council

REPORT NAME

Royal Cubera Local Area Structure Plan and North Major Area Structure Plan Amendment

RECOMMENDATION

1. That Council opens the Public Hearing and further direct Administration to submit the proposed Royal Cubera Local Area Structure Plan and North Major Area Structure Plan Amendment to the Capital Region Board for Regional Evaluation Framework Approval.

BACKGROUND

The Local Area Structure Plan proposes a framework for a well-connected, economically prosperous business, commercial and light industrial complex. The intent is to build upon the successes of the Nisku Business Park and provide a transition to an urban style of development in Leduc County. The Local Area Structure Plan would act as a guide for the development principles outlined below.

1. Provide for land uses that are economically advantageous for Leduc County and the Capital Region;
2. Create a strong sense of place with comprehensive design and compatible development that supports and enhances adjacent land uses;
3. Provide interconnected, efficient and economically viable infrastructure and transportation networks;
4. Plan for social interaction and association with the natural environment by providing multi-use trails and green space that allow both passive recreation and purposeful journeys;
5. Maximize advantageous features of the site, acknowledging the Edmonton International Airport, Nisku Business Industrial Park, the CP intermodal yard, the 41st Avenue SW Interchange, and connections to south Edmonton;
6. Encourage high quality, energy efficient and environmentally respectful development;

Submitted by: Charlene Haverland, Supervisor of Client Relations

Reviewed by: D'Anne O'Keefe, Manager of Current Planning, Grant Bain, Director of Planning and Development

Date: November 24, 2016



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With these principles in mind, the land use concept map was designed to support a mix of Business Park, Light Industrial and Commercial Uses. The area is intended to capitalize on adjacency to Nisku Business Park, the CP intermodal yard, as well as several approved and developing residential neighborhoods in the City of Edmonton. The Plan is anticipated to contribute to and diversify the business employment base in Leduc County and promote the Capital Region.

In May of 2012, Cancom Development submitted a Local Area Structure Plan (LASP) for the lands that lie east of the Border Business Park (WAM LASP) and adjacent to the City of Edmonton and south of 41st Avenue SW. There were several months of analysis and dialogue with Leduc County staff and stakeholders including County residents as well as City of Edmonton staff. Subsequently, the proponent submitted a revised draft in 2015. Planning elements from the initial draft Local Area Structure Plan that were raised by staff and adjacent landowners, have been addressed in the final draft by the proponent in a manner satisfactory to Leduc County administration. Council gave first reading to the Royal Cubera LASP and North Major ASP Amendment on November 10, 2015.

Royal Cubera Local Area Structure Plan and the North Major Area Structure Plan

The existing land use is agricultural, pursuant to the North Major Area Structure Plan (NMAASP). The Royal Cubera Local Area Structure Plan proposes an amendment to the NMAASP that will see the lands subject to the ASP be changed from Residential Estate to a combination of Business Park, Light Industrial, and Commercial uses. This amendment acknowledges the land use and infrastructure requirements of the Capital Region Growth Plan that are currently not included in the NMAASP. The residential land uses set out in the NMAASP no longer meet the needs of the County or the region. The Royal Cubera LASP is planned based on the new regional focus and is intended to add an employment area in relatively close proximity to future local urban density residential neighbourhoods, diversify the local economy, and satisfy the market demands of the region in general.

Royal Cubera Local Area Structure Plan and the Regional Evaluation Framework

The LASP was submitted to the Capital Region Board (CRB) on October 19, 2016 for a pre-application review. The Capital Region Board pre-application review determined no revisions to the documents are required and the information provided is sufficient to submit a formal application.

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Advertising

Advertising for the public hearing took place for two consecutive weeks in the County Market. In addition to the advertisement in the paper, administration circulated to the relevant agencies and stakeholders for comment.

Following the mail out and advertisement, Leduc County has received two written responses to date. The responses are from Leduc County Parks and Recreation Department and AltaGas Utilities. The County has not received a response from the City of Edmonton regarding the Notice of Public Hearing.

Leduc County Parks and Recreation are in support of the objectives and policies laid out in the LASP and the environmental impact of the potential development. Parks and Recreation has requested that the document be amended to include a requirement for both architectural and landscaping guidelines. A specific policy related to the creation of the guidelines or standards will be incorporated in Policy 4.1.8. AltaGas Utilities responded they have no objection to the proposal.

STEPS GOING FORWARD

Once Council holds the Public Hearing the Royal Cubera Local Area Structure Plan and North Major Area Structure Plan Amendment will be sent to the Capital Region Board in compliance with the Regional Evaluation Framework for comment prior to second reading, third reading and final adoption of the plan.

County staff is working with the City of Edmonton to establish an Intermunicipal Agreement regarding the funding and construction of 41st Avenue SW and related infrastructure.

ATTACHMENTS

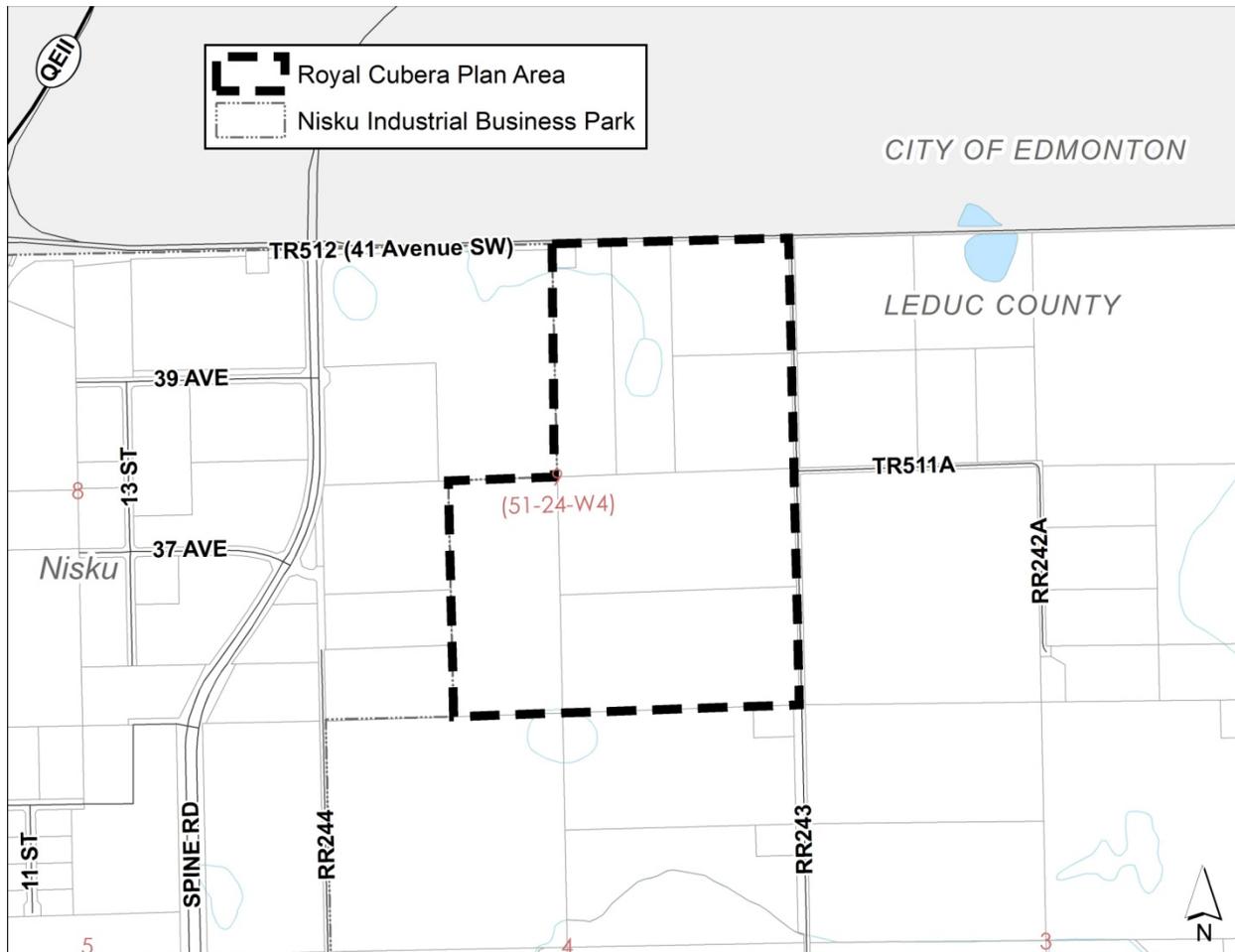
1. Notice of Public Hearing
2. Royal Cubera Local Area Structure Plan
3. North Major Area Structure Plan Amendment
4. Bylaw 37-15
5. Letter from Neal Sarnecki, Capital Region Board Pre-application review

Submitted by: Charlene Haverland, Supervisor of Client Relations

Reviewed by: D'Anne O'Keefe, Manager of Current Planning, Grant Bain, Director of Planning and Development

Date: November 24, 2016

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NOTICE OF PUBLIC HEARING FOR THE ROYAL CUBERA LOCAL AREA STRUCTURE PLAN AND NORTH MAJOR AREA STRUCTURE PLAN AMENDMENT



A Public Hearing concerning the Royal Cubera Local Area Structure Plan (LASP) and North Major Area Structure Plan (NMAASP) will be held by Leduc County Council on **Tuesday, December 6, 2016, at 2:00 p.m.** or as soon thereafter as possible. The Public Hearing will be held in the Council Chamber of the Leduc County Administrative Office, at **1101 – 5TH Street, Nisku, Alberta**. At that time, written and oral submissions can be presented to the County Council. Submissions may be made by any person(s) who claim to be affected by the Local Area Structure Plan or from any other person whom Council agrees to hear.

The purpose of the Royal Cubera Local Area Structure Plan is to provide the framework proposing a well-connected, economically prosperous business, commercial and light industrial complex. The intent is to build upon the successes of the Nisku Business Park and provide a transition to a more urban style of development in Leduc County. The Local Area Structure Plan would act as a guide for the development.

The Royal Cubera LASP proposes an amendment to the NMASP that will see the lands subject to the Area Structure Plan be changed from Residential Estate to a combination of Business Park, Light Industrial, and Commercial uses. The Royal Cubera LASP is planned based on the new regional focus and is intended to add an employment area in relatively close proximity to future local urban density residential neighbourhoods, diversify the local economy, and satisfy the market demands of the region.

The Royal Cubera LASP area encompasses approximately 160.88 hectares (397.54 acres) of land. It is located immediately south of the City of Edmonton and east of Queen Elizabeth II Highway. The plan area is bordered by roadways: TWP 512 /41st Avenue SW; Range Road 243 / 66th Street and a collector road that runs east-west connecting RR 243 / 66th Street to Border Business Park.

Any written submissions that are mailed or delivered to Leduc County, Suite 101, 1101-5 Street, Nisku, AB T9E 2X3 or faxed to 955-8866 by **1:00 p.m. Thursday, December 1, 2016**, will be included on the Council Agenda. Written and oral submissions may be made at the Council meeting, without prior notification to Leduc County. If you make a written submission, the information you provide may be made public, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Copies of the Royal Cubera LASP and NMASP Amendment as well as any related information may be inspected at the County Centre, Planning and Development Offices between the hours of 8:30 a.m. to 12:00 noon and 1:00 p.m. to 4:30 p.m., Monday to Friday. As well, the Plan is available to download at www.leduc-county.com.

For further information, please contact Charlene Haverland, Supervisor of Client Relations, Planning and Development Department by telephone at 780-979-2114 or by e-mail at charleneh@leduc-county.com

Royal Cubera

Local Area Structure Plan

May 2016

