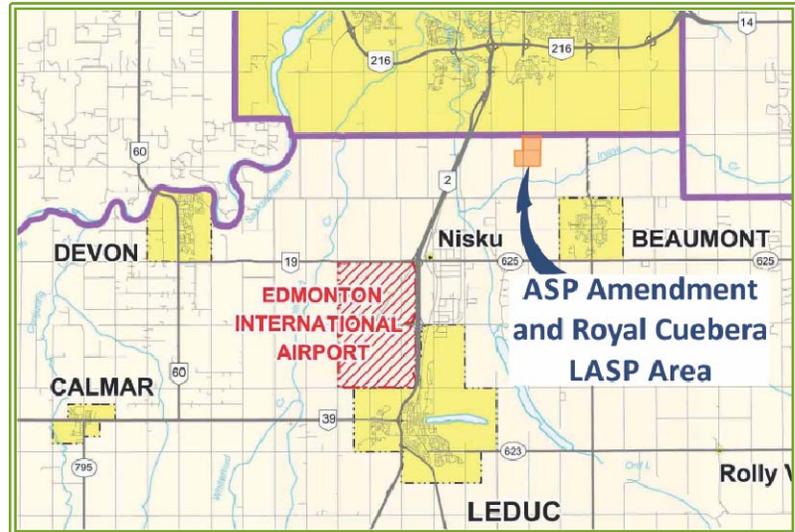




Introduction

The Province has adopted the Regional Evaluation Framework (REF) for the Capital Region Board’s review of statutory plans. Leduc County has referred a proposed amendment to the North Major Area Structure Plan and a proposed Local Area Structure Plan to the Capital Region Board pursuant to REF Section 3.2 being a *statutory plan and plan amendment located within 0.8km of a road identified in the Regional Infrastructure Map of the Capital Region Growth Plan.*



Purpose

The purpose of the North Major Area Structure Plan (NMAASP) amendment is to change the land use designation of a 160.88 hectare site from Residential Estate to a combination of Light Industrial, Business Park and Commercial uses. The site is located within “PGA C_E” along the south side of 41st Avenue SW. It is an extension of the Nisku industrial park.

The purpose of the Royal Cubera Local Area Structure Plan (LASP) is to formalize the change in land use as proposed by the NMAASP amendment. The Light Industrial uses will be compatible with similar uses to the north in the City of Edmonton and to the west in Leduc County. Business Park and Commercial uses will be compatible with and provide a transition for residential uses north of 41st Avenue SW in Edmonton and estate residential land in the County.

Recommendation

That Capital Region Board **APPROVE** the amendment to the North Major Area Structure Plan and the adoption of the Royal Cubera Local Area Structure Plan.

Summary

The land uses being proposed are a logical extension of an existing light industrial area located directly west of the subject site and provide for appropriate transitions between future industrial land to the north and residential uses to the north, south and east (see Figure 1 – Regional Context). These proposed designations will create employment nodes and provide for a more efficient use of the land than the current estate residential use designation.

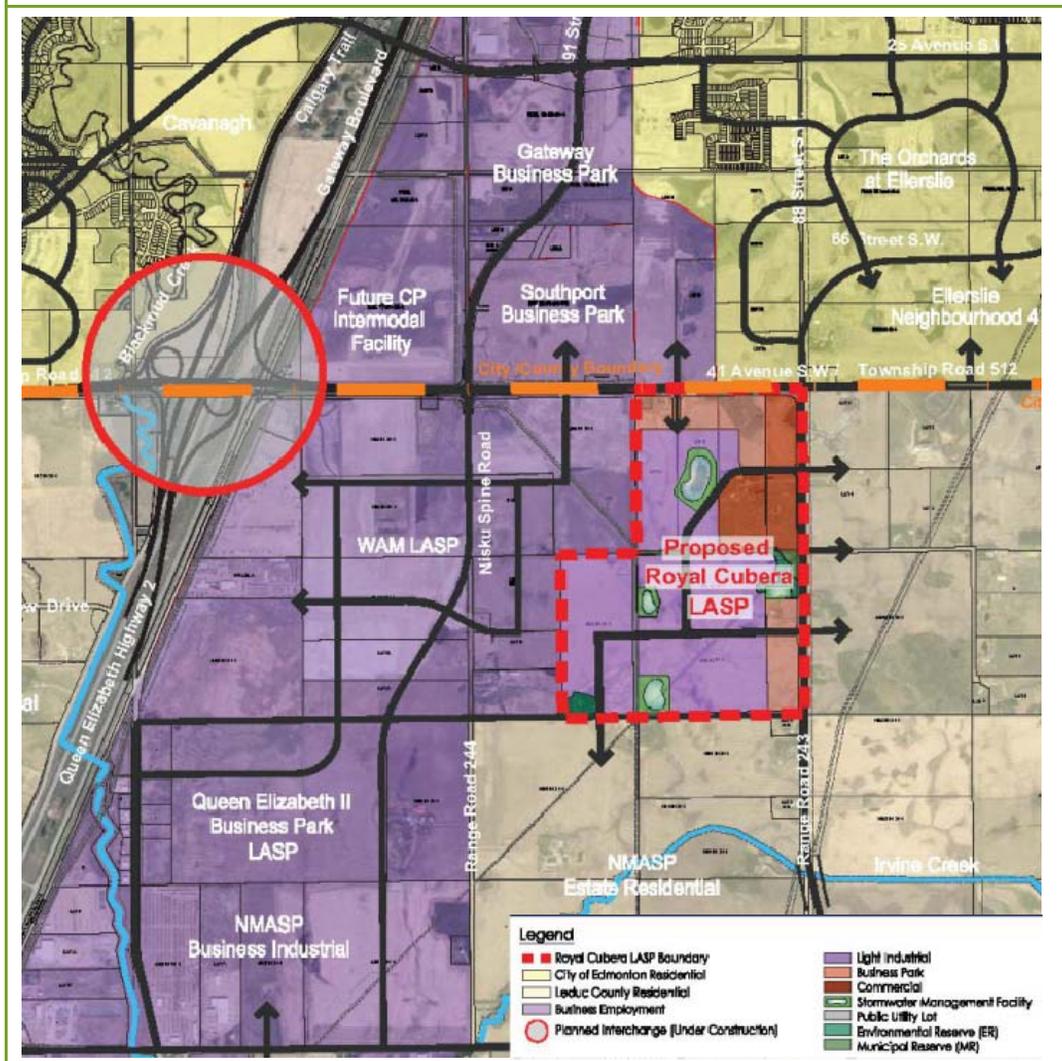
The transportation system proposed by the LASP is designed to accommodate pedestrian/bicycle circulation as well as public transit. Dedications for future widening of 41 Avenue SW, Range Road 243 (66 Street in Edmonton) and the proposed collector road at Township Road 511 are evident adjacent to the north, east and south site boundaries, respectively.

Environmental and Municipal Reserves proposed by the LASP are generally consistent with the bio-physical report and are appropriate in the context of the surrounding land uses.

Although a small portion of the north east corner of the LASP is located within the Edmonton International Airport AVPA, the Plan area is located outside the 25 to 30 Noise Exposure Forecast (NEF) contour lines. As such, the AVPA does not result in any restrictions on land use.

Sanitary sewer and water services are to be extended from existing County infrastructure located in the WAM LASP located directly to the west.

Figure 1 – Regional Context



Evaluation Criteria

Section 5.4 of REF lists the criteria the Board must consider in evaluating statutory plans.

<p>5.4(a) Compatibility of the development with the objectives of the Capital Region Growth Plan as set out in Section 11 of the Regulation:</p>	
<p>✓</p>	<p>11(a) To promote an integrated and strategic approach to planning for future growth in the Capital Region;</p> <ul style="list-style-type: none"> • The LASP proposes that a collector roadway intersect with a major arterial (TWP 512/41st Avenue SW) along the north boundary of the site. Development of 41st Avenue SW will be a shared responsibility between Edmonton and Leduc County. Given that 41st Avenue is designated an arterial road by the Integrated Regional Transportation Master Plan (IRTMP), an integrated strategic approach to planning is required. The County and the City are currently establishing an Inter-municipal Agreement regarding the funding and construction of 41st Avenue and drainage serving the area. • Road widening for 41st Avenue SW/Township Road 512 and Range Road 243 (66th Street) is provided. • Proposed land uses are compatible with City of Edmonton industrial lands to the north and Leduc County industrial lands to west and estate residential lands to the east and south.
<p>✓</p>	<p>11(b) To identify the overall development pattern and key future infrastructure investments that would best complement existing infrastructure, services and land uses in the Capital Region, and maximize benefits to the Capital Region;</p> <ul style="list-style-type: none"> • The proposed NMAASP amendment and the Royal Cubera LASP are consistent with the intent of the Capital Region Growth Plan by extending the use of existing infrastructure while providing for a key investment in future roadway infrastructure. The development being considered will maximize benefits to the Capital Region.
<p>✓</p>	<p>11(c) To co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment;</p> <ul style="list-style-type: none"> • Both the proposed NMAASP amendment and the LASP will provide employment to sustain economic growth • Strong communities will be ensured by promoting compatibility with existing and future uses.
<p>5.4(b) Whether the approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with all of the following:</p>	
<p>(i) The Land Use Principles and Policies of the Capital Region Growth Plan including the provisions for:</p>	
<p>✓</p>	<p>i. Buffer areas as shown on the Regional Buffer Areas map in the Capital Region Growth Plan;</p> <ul style="list-style-type: none"> • The north east corner of the Plan area is located within the Edmonton International AVPA shown on the Regional Buffer Areas Map. However the site is located outside the 25 to 30 NEF contours so that future uses are not restricted by the AVPA.
<p>✓</p>	<p>ii. Priority Growth Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;</p> <ul style="list-style-type: none"> • The site is located within “PGA C_E”. The Capital Region Growth Plan encourages the concentration of industrial and commercial activity in regional PGA’s. The subject site will be an important regional employment node.

✓ iii. Cluster Country Residential Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;	• Not applicable.
✓ iv. Density targets as outlined in the Capital Region Growth Plan; and	• Not applicable.
✓ v. Outside Priority Growth Areas and Cluster Country Residential Areas.	• Not applicable.

✓ **(ii) The regional population and employment forecasts in the Capital Region Growth Plan.**

- The Royal Cubera LASP does not include an estimate of employment associated with light industrial, commercial and business employment. However, concentration of jobs within “PGA C_E” is consistent with the intent of the Capital Region Growth Plan.

✓ **(iii) The regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan.**

- 41st Street SW is shown on the Regional Transportation Infrastructure map in the Capital Region Growth Plan. Leduc County and the City of Edmonton are collaborating on an Inter-municipal Agreement regarding the funding and construction of 41st Avenue and drainage serving the area.

✓ **(iv) The Intermunicipal Transit Network Plan of the Capital Region Growth Plan (Figures 8, 9 or 10 of the Capital Region Intermunicipal Transit Network Plan) and a Transportation Master Plan as approved by the City of Edmonton.**

- An intermunicipal bus route is to be established along the Nisku Spine Road located ½ mile to the west. The LASP roadway system anticipates transit use.

✓ **(v) The regional infrastructure, and recreation, transportation and utility corridors as identified on the Regional Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure, and Regional Corridors maps of the Capital Region Growth Plan.**

- The proposed development is located adjacent the south side of 41st Avenue SW that is designated a regional arterial. Road widening has been provided by the LASP and construction will be a shared responsibility with the City of Edmonton. The sanitary sewer and water services are being extended from the County’s industrial development located adjacent to the west side of the subject site.

✓ **(vi) The boundaries and policies of the Alberta’s Industrial Heartland Area Structure Plans (ASPs) and the Edmonton International Airport Area Structure Plan.**

- The north east corner of the site is located within the Edmonton International AVPA. However, the peripheral location of the subject LASP area means no use restrictions exist.

Attachments

1. Evaluation of the Leduc County NMA SP Amendment and Royal Cubera LASP against the Principles and Policies of the Capital Region Land Use Plan.

<p>✓ I. PROTECT THE ENVIRONMENT AND RESOURCES</p> <ul style="list-style-type: none"> A. Preserve and protect the environment. B. Preserve agricultural land. C. Protect natural resources. D. Minimize the impact of development on regional watersheds and air sheds. E. Minimize the impact of heavy industrial development. 	<ul style="list-style-type: none"> • The LASP holds true to its objective: <i>To protect the ecological integrity of natural features deemed to be of high ecological value in the Plan area.</i> Recommendations of the Bio-physical Assessment are reflected in the Development Concept. • Leduc County and the City of Edmonton are working on an agreement to address the management of storm water in the area so that the impact of development on regional watersheds is minimized.
<p>✓ II. MINIMIZE REGIONAL FOOTPRINT</p> <ul style="list-style-type: none"> A. Identify, Protect and Prioritize Lands for Regional Infrastructure B. Concentrate New Growth Within Priority Growth Areas C. Allow Growth Outside of Priority Growth Areas D. Support Expansion of Medium and Higher Density Residential Housing Forms E. Support Cluster Country Residential Development 	<ul style="list-style-type: none"> • The alignment of 41st Avenue SW is protected. • The LASP is located in PGA “C_E” where growth is to be concentrated. • The proposed uses will result in a more efficient use of the land than the current estate residential designation.
<p>✓ III. STRENGTHEN COMMUNITIES</p> <ul style="list-style-type: none"> A. Create Inclusive Communities B. Support Healthy Communities C. Support Public Transit D. Support Innovative and Affordable Housing Options 	<ul style="list-style-type: none"> • The land uses proposed by the LASP will create jobs and therefore will assist in supporting a healthy community.
<p>✓ IV. INCREASE TRANSPORTATION CHOICE</p> <ul style="list-style-type: none"> A. Integrate Transportation Systems with Land Use B. Support the Expansion of Transit Service in Various Forms 	<ul style="list-style-type: none"> • The proposed adoption of the Royal Cubera LASP will implement an integrated circulation system that includes provision for pedestrians and transit as well as vehicle traffic.
<p>✓ V. ENSURE EFFICIENT PROVISION OF SERVICES</p> <ul style="list-style-type: none"> A. Design Integrated Physical Infrastructure within the Region B. Maximize Utilization of Existing Infrastructure 	<ul style="list-style-type: none"> • Water and waste water systems will be extended into the Plan area from the adjacent WAM LASP thereby maximizing the utilization of existing infrastructure.



VI. SUPPORT REGIONAL ECONOMIC DEVELOPMENT

- A. Ensure a Supply of Land To Sustain a Variety Of Economic Development Activities
- B. Attract and Retain Individuals and Families with a Diverse Range of Skills to the Capital Region to Satisfy the Region's Economic Development Goals
- C. Support Regional Prosperity
- D. Position the Capital Region Competitively on the World Stage

- Enhancing the strategic importance of the Nisku industrial complex as an engine that drives regional economic prosperity is the primary purpose of the proposed NMASP amendment and the LASP.