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## REPORT NAME

Central Nisku Local Area Redevelopment Plan

## RECOMMENDATION

That Council gives first reading to Bylaw No. 02-25 to adopt the Central Nisku Local Area Redevelopment Plan and to repeal Bylaw No. 33-03 (Blackmud Creek Area Structure Plan), Bylaw No. 1404-79 (Nisku Area Structure Plan) and Bylaw No. 1458-80 (Nisku West Area Structure Plan) and all amendments thereto.

## IMPLICATIONS

**Reason:** The Central Nisku Local Area Redevelopment Plan (CNLARP) will replace the existing Nisku Area Structure Plan, Nisku West Area Structure Plan and Blackmud Creek Area Structure Plan to guide development and future redevelopment in central Nisku.

**Authority:** (MGA section/bylaw/policy number): *Municipal Government Act, sections 633 and 636*

### **Area Structure Plans**

#### *Area Structure Plan*

*633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.*

*(2) An area structure plan*

*(a) must describe*

- (i) the sequence of development proposed for the area,*
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,*
- (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and*
- (iv) location of major transportation routes and public utilities, and*

*(b) may contain any other matters, including matters relating to reserves, as the council considers necessary.*

### **General Provisions**

#### *Statutory plan preparation*

*636(1) While preparing a statutory plan, a municipality must notify the following and provide a means for suggestions and representations to be made:*

- (a) any members of the public who may be affected by the plan;*
- (b) the school boards with jurisdiction in the area to which the plan preparation applies;*
- (c) in the case of a municipal development plan,*
  - (i) any adjacent municipalities,*
  - (ii) the Indian band of any adjacent Indian reserve, and*
  - (iii) any adjacent Metis settlement;*
- (d) in the case of an area structure plan,*

- (i) where the land that is the subject of the plan is adjacent to another municipality, that municipality,
- (ii) where the land that is the subject of the plan is within 1.6 kilometres of a provincial highway, the Minister responsible for the Highways Development and Protection Act, and
- (iii) where the land that is the subject of the plan is adjacent to an Indian reserve or Metis settlement, the Indian band or Metis settlement.

(2) Subsection (1) does not apply to amendments to statutory plans.

**Amount of funding required:** N/A

**Funding source:** Operating Budget (previously approved)

### **BACKGROUND**

The Central Nisku Local Area Redevelopment Plan (CNLARP) provides for an overarching framework to support redevelopment in Central Nisku, replacing the existing Nisku Area Structure Plan, Nisku West Area Structure Plan and Blackmud Creek Area Structure Plan. The intent of CNLARP provides a land use and development policy framework to accommodate new and future growth while supporting existing economic activities in the plan area over the next 30-year horizon.

Three public engagement sessions were held in April and November of 2021 and December of 2024 for the CNLARP. At the first public engagement session, participants were asked to provide feedback on their vision for redevelopment in Central Nisku. This included questions about strengths and weaknesses, opportunities for redevelopment, amenities and any concerns respondents had about potential redevelopment. A copy of the public engagement results are attached to this report.

The public engagement session in November of 2021 presented different development scenarios, building off the previous engagement session. Further feedback on the proposed plan included the importance of maximizing the business compatibility with rail spurs in Nisku, additional business and hospitality development, a greater buffer for residential development to the east and careful consideration of pathways to ensure they do not conflict with existing high load corridors.

An open house was held on December 4, 2024, at the Business and Entrepreneur Center to present the final draft of the CNLARP. An online survey was also included on the County website to receive further feedback on the contents and structure of the plan. The results from the open house and survey include the need for landscaping and trees along the Blackmud Creek floodplain to create an additional buffer for the residential development east of the plan area. Additionally, respondents want to ensure central Nisku continues to serve the traditional industrial developments and businesses that have historically operated there. Some respondents identified the importance of improvements including gateway features, pedestrian connections and aesthetics. The What We Heard summary from the open house is attached to this report.

The draft Central Nisku Local Area Redevelopment Plan creates eight (8) broad development districts throughout central Nisku to respond to new development opportunities and three strategic development nodes that capitalize on existing infrastructure and development to foster innovation and development growth: Node A: Business and Hospitality along Airport Road; Node B: Business Innovation located around the Business and Entrepreneur Center; Node C: Logistics and Distribution in the north area of the plan to support warehouse distribution and logistics activities.

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**Reviewed by:** Jordan Evans, Manager – Regional and Long Range Planning

**Date:** 01/28/25

### **Land Use**

The land use designation framework for the Central Nisku LARP builds upon existing land uses and industries, while integrating the vision and proposed direction for the plan area. The overarching goal is to foster a gradual intensification of employment uses and activities within the plan area as redevelopment and re-investment initiatives come to the forefront. The land use policy framework is intended to provide flexibility to property owners, business owners and County officials to adapt and respond to emerging market conditions in the coming years.

The general land use pattern will complement existing and historical land uses in Central Nisku, such as Highway Commercial opportunities to the west, adjacent to Queen Elizabeth II Highway. The central core of Nisku will support existing industrial activities with the addition of business and hospitality to the south along Airport Road. There will be a general gradient of land use towards the east, from industrial to light industrial and then Business Park, to provide an appropriate buffer of land uses within proximity to residential development east of Blackmud Creek. Developments to the east will be further buffered to residential development by the Blackmud Creek Floodplain which includes areas of park and open space as well as passive agricultural uses. To the north, light industrial will continue to be supported along with logistics and distribution which complement developments which have clustered north of the CNLARP area.

Three strategic development nodes have been identified within the plan focused on specific economic sectors within Central Nisku:

Node A: Business & Hospitality – identifying the hospitality and commercial development along Airport Road and near the Leduc County Centre. This node gives focus to the range of services provided for visitors and employees that offers accommodation, hospitality, entertainment and tourism.

Node B: Business Innovation – focusing around the area of the Business and Entrepreneur Centre (BEC) to encourage further development of innovation, entrepreneurialism and support services.

Node C: Logistics and Distribution – this node identifies the north/central Nisku area adjacent to recent warehousing and logistics development directly north. The intention of this node is to support businesses and services complimentary to the transportation and distribution needs north of the plan area.

### **Utilities and Servicing Strategy**

Existing water and sanitary infrastructure have been determined as suitable for redevelopment as proposed in the plan. Some improvements have been identified to address fire flows and wastewater collection shortfalls. Watermain upgrades and system loops will continue to be improved as redevelopment takes place, as well as improvements to the performance of sanitary systems. Overall, the existing utilities and servicing are adequate for the redevelopment goals of the CNLARP. Areas of fire flow improvements have been identified in Exhibits 11 & 12 to provide guidance on infrastructure improvements and constraints.

### **Transportation and Mobility**

Maintaining the operational functionality of provincial highways and County main roads servicing the plan area is critical for the long-term competitiveness of Central Nisku. Similarly, the completion of the Spine Road is anticipated to stimulate economic growth in Central Nisku by providing a north-south connector alternative to Highway 2.

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Pedestrian network connections within the plan area and connecting with adjacent areas were identified as a priority item through consultation with stakeholders and community groups. As noted above, the existing road network lacks provision of sidewalks or rustic pathways and their inclusion may require the introduction of a hybrid cross section to provide safety for alternative mobility modes.

The aspirational pedestrian network improvements and routing focus on safe access to public transit as well as businesses and hospitality for some of the 11,000 daily visitors to Central Nisku. The proposed network system within Central Nisku provides connections between Nodes A & B with a focus on providing employees within Nisku safe and efficient access to transit stops and hospitality services for day-to-day needs. The wider pedestrian network will provide for future transportation options to the growing population of the East Vistas. A project to further explore investment opportunities and redevelopment through the pedestrian network and enhanced landscaping has been included in the implementation section of the CNLARP.

### **Landscape & Urban Design Policy**

Aligning with the pedestrian network, an enhanced landscaping and urban design strategy is proposed throughout the pathway connections to provide publicly accessible amenity spaces for employees and visitors. The amenity spaces could include seating areas, landscaped areas, improved fencing standards and street furniture.

The combination of a pedestrian network along with enhanced landscaping will connect the development nodes to improve the overall aesthetic of Central Nisku, provide amenities to both visitors and employees and support the redevelopment of areas within Nisku where the demand for transit services or other modes of transportation are sought after by a diversified economy.

The plan also includes enhanced landscaping treatment on the east side of Blackmud Creek to provide an additional buffer for residents from business activities on the west side of the creek.

### **ATTACHMENTS**

1. Bylaw 01-25 Central Nisku Local Area Redevelopment Plan
2. Stakeholder Event No. 1 Report Back
3. What We Heard Report – December 4, 2024, Open House
4. Draft Bylaw
5. Bylaw No. 33-03 (Blackmud Creek Area Structure Plan)
6. Bylaw No. 1404-79 (Nisku Area Structure Plan)
7. Bylaw No. 1458-80 (Nisku West Area Structure Plan).