



# Central Nisku Local Area Redevelopment Plan

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Stakeholder Event No.1 Report Back



Prepared for Leduc County  
by IBI Group Professional Services (Canada) Inc.  
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# 1 Project Overview

## 1.1 Project Background

Leduc County is preparing a Local Area Redevelopment Plan (LARP) for central Nisku. The current business park has benefitted from its locational advantage in the Edmonton Region, with proximity to the Edmonton International Airport and access to highway, rail, and pipeline corridors.

Occupancy in the Business Park is approaching maturity and some of the earlier land use development patterns may not be applicable in today's business environment. Leduc County and its stakeholders are imagining how central Nisku may be redeveloped in the future.

The LARP aims to provide a framework for commercial, industrial, and local business, as well as small amount of residential uses that supports but also supplements the energy sector to encourage diverse economic opportunities. The Central Nisku LARP will form part of the Greater Nisku Area Structure Plan (ASP), which will replace the former North Major ASP, as well as the existing Nisku, Nisku West, and Blackmud Creek ASPs.

## 1.2 Engagement Approach

The engagement approach for this project is to provide reliable and consistent communication supported by meaningful engagement opportunities for business owners in Central Nisku and the surrounding community to provide input and will follow the Public Participation Plan, prepared in consultation with the County.

Due to the COVID-19 pandemic and social distancing requirements, public participation and outreach have been moved online to provide safer forms of engagement. A number of digital tools were used to facilitate engagement with key stakeholders and the general public, including the following:

- Microsoft Teams
- The County of Leduc website
- A Digital Engagement Foyer (DEF)
- An online survey
- A virtual comment box
- An online stakeholder engagement event

To initiate the process, an invitation was prepared by IBI and mailed out by Leduc County to the business owners. This mail-out directed people to the DEF to register for the event.

The remaining sections will describe how these tools were used and the feedback gathered from the public using each of these tools.

## 1.3 Outreach Geography

The geographic area that was advertised to for stakeholder engagement, as seen in **Figure 1** included Central Nisku. However, because the events and survey were advertised online, anyone with the website link was available to leave feedback.

**Figure 1: Outreach Geography**



### 1.4 Timeline for Engagement

Timeline	Activity
Jan-Feb 2021	Public Participation Plan and Communications Strategy are completed
Mar 2021	Leduc County project webpage created
Mar 2021	IBI Group Digital Engagement Foyer created
Mar 19, 2021	Survey is online and available to gather feedback
Apr 12, 2021	Online Stakeholder Engagement Event
Apr 16, 2021	Online survey closes
Apr 2021	Analyze and report on results

### 1.5 How We Use the Input

Feedback gathered from the stakeholder engagement is reviewed in conjunction with county policy and standards, site conditions and technical design analysis, and incorporated into the background report and development concept creation.

## 2 Engagement Process

The engagement process for the Central Nisku LARP encouraged business owners and residents to explore a number of informative portals and opportunities to submit feedback. These opportunities included:

- The Leduc County website and Facebook page
- The Digital Engagement Foyer
- The online survey
- The online stakeholder engagement event

The Leduc County website, as well as the DEF included information about the area and the project, a FAQ page, and a link to the feedback survey.

### 3 Purpose

The purpose of the DEF was to keep visitors informed and provide access to information in a visually appealing online environment. During the COVID-19 pandemic, in-person engagement was limited or suspended completely due to social distancing requirements. The DEF serves as a virtual open house space that includes information and graphics, opportunities to share feedback, take a survey, and connect with the project team.

The purpose of the survey was to gather feedback on how people currently experience central Nisku, the strengths, weaknesses and opportunities of the area, what types of land uses and urban amenities they would like to see and identifying their vision for central Nisku.

The purpose of the first stakeholder engagement event was to facilitate an inclusive forum to engage the public and stakeholders in central Nisku and gather input for the future vision of the predominantly industrial area. The plan area lies within the County of Leduc, east of the Edmonton International Airport, and business owners, residents and the public were welcome to join. The plan area is outlined in **Figure 2**.

This event was a continuation of previous engagement, which included the following:

- Creation of a public participation page on the Leduc County website:  
<https://www.leduc-county.com/en/business-and-development/central-nisku-larp.aspx>
- Creation of a project website (the DEF):  
<https://www.ibiviz.com/canwest/CentralNisku/>
- An online engagement survey posted on the project website (March 14 to April 16, 2021)

Figure 2: Study Area

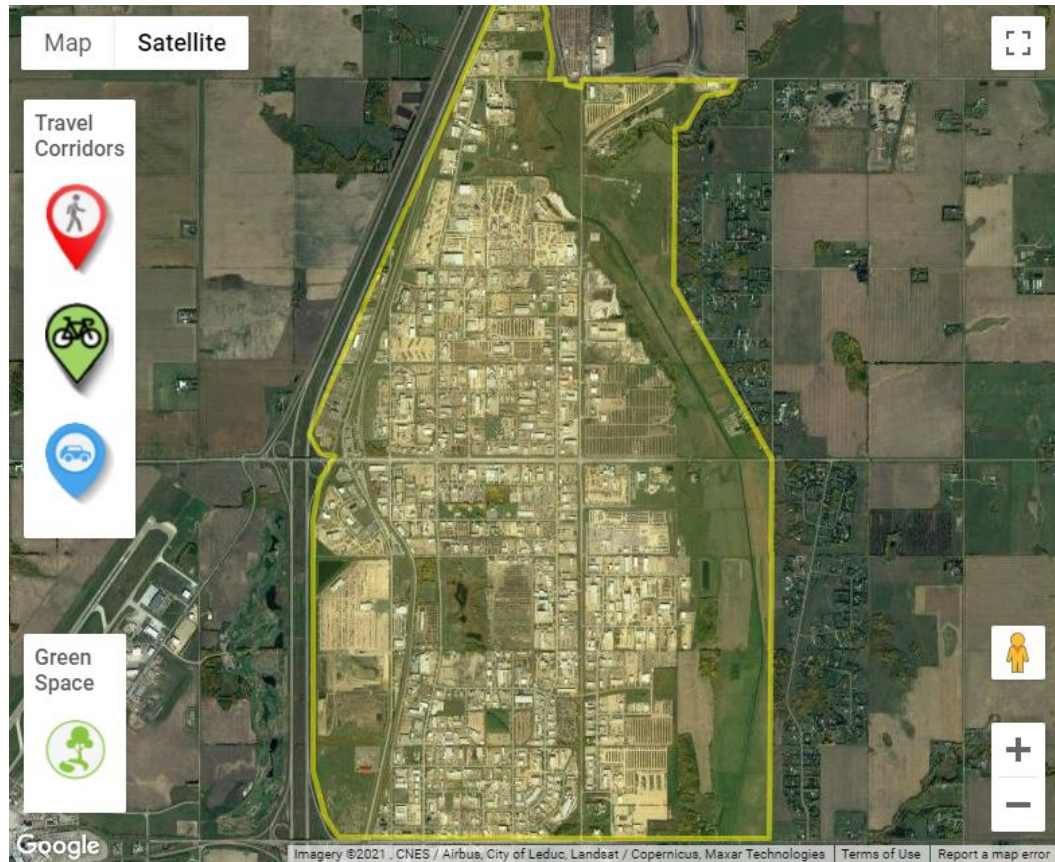




## 4 What We Asked

The DEF included a link to an online survey that asked the following 10 questions:

1. What brings you to the central Nisku area most often? (for example: employment, own a business located here, to access a business or service, etc.)
2. What are the strengths of the area currently?
3. What are the weaknesses of the area currently?
4. What opportunities would you like to see for redevelopment in the future?
5. What types of businesses or land uses would you like to see in central Nisku? (Some examples of land uses in Leduc County include: Light-Industrial, General Commercial, Mixed-Use Residential, General Recreation, etc.)
6. What amenities would you like to see in central Nisku? (An amenity is something that makes your experience more enjoyable, and can range from bike paths and playgrounds to coffee shops and gyms, etc.)
7. What, if any, are your concerns with potential redevelopment within the central Nisku area?
8. What types of connections do you feel are needed and where should they be located? (Connections could be crosswalks, shared-use pathways, bike lanes, or additional roadways.) Please drop pins on the interactive map to indicate your answers to questions 8 and 9.
9. Is there enough green space in the area? If not, where should the additional green space be located? Please drop pins on the interactive map to answer indicate your answers:
  - Yes, there is enough green space.
  - Yes, there is enough green space, but here are some opportunities for more green space [please indicate these opportunities by dropping a pin on the map]
  - No, there is not enough green space. Here are some opportunities for more green space [please indicate these opportunities by dropping a pin on the map]
  - Prefer not to say



10. What are your thoughts on this vision statement that describes the County's desires to achieve in terms of how the central Nisku area should look in the long run?

“Central Nisku is envisioned as part of an iconic business-park featuring a range of innovative industrial, manufacturing and commercial uses; serving not just the Edmonton Metropolitan Region and Alberta, but Canada and the world with its links to highway, rail and air transportation.”

## 5 Engagement Details

### 5.1 A Mail-out Invitation

To notify the business owner in the Central Nisku area of upcoming stakeholder engagement session on the proposed LARP, IBI prepared a visual invitation, which was mailed out by the County. About 398 parcels were addressed. The mail-outs were sent out on March 17, 2021 with the expected receiving date of March 19. This was so aligned as the information on the project website and the DEF went live on March 19.

The mail-out informed the business owners about the current situation, the purpose of the project and why a decision is required at this time. It contained the date and time of the event a link invited people to register for the online engagement event through the DEF. It further indicated ways to obtain more information about the project including the contact details of the County.

A copy of the mailout is attached in **Appendix A**.

### 5.2 Digital Engagement Foyer

The DEF is IBI's innovative response to restrictions induced by COVID-19. Based around 360-degree views, the DEF functions as a virtual open house accessible anytime, capturing feedback and connecting the project team with the public through the online survey, project information and updates, and the ability to leave comments or ask questions. For this project, this tool is customized to the needs and aspirations of the central Nisku area.

Stakeholders and the public were directed to the DEF through the mail-out notice and online advertising via Leduc County website and social media, encouraging them to register for the Online Stakeholder Engagement Event, browse the project information and take the survey.

The DEF went live to the public via the Leduc County website on March 19, 2021.

### 5.3 Survey

The online survey was published on the Leduc County website and the DEF on March 19, 2021.

### 5.4 Online Stakeholder Engagement Event

The online stakeholder engagement event was held on Monday, April 12<sup>th</sup> at 6:00 pm via Microsoft Teams. Attendance included five stakeholders, two members of the project team from Leduc County, and four members of the project team from IBI Group.

The stakeholder event included a presentation of the project and an interactive activity identifying and prioritizing amenities. The interactive activity was facilitated through Mural where amenity cards each featuring an amenity were placed in four categories: must have, important, good to have and delete.

The virtual event lasted 1 hour and 45 min and followed the agenda outlined below. The introductory presentation is included in **Appendix B**.

- Welcome and Introductions
- Project Overview
- Online Participation Introduction
- Survey Feedback Summary
- Interactive Activity
- Next Steps

### 5.4.1 Information Session

The project overview introduced the project team, outlined the project intent and timeline, toured participants through the online public engagement webpages through Leduc County and the DEF, and summarized the survey feedback already received.

### 5.4.2 Interactive Activity

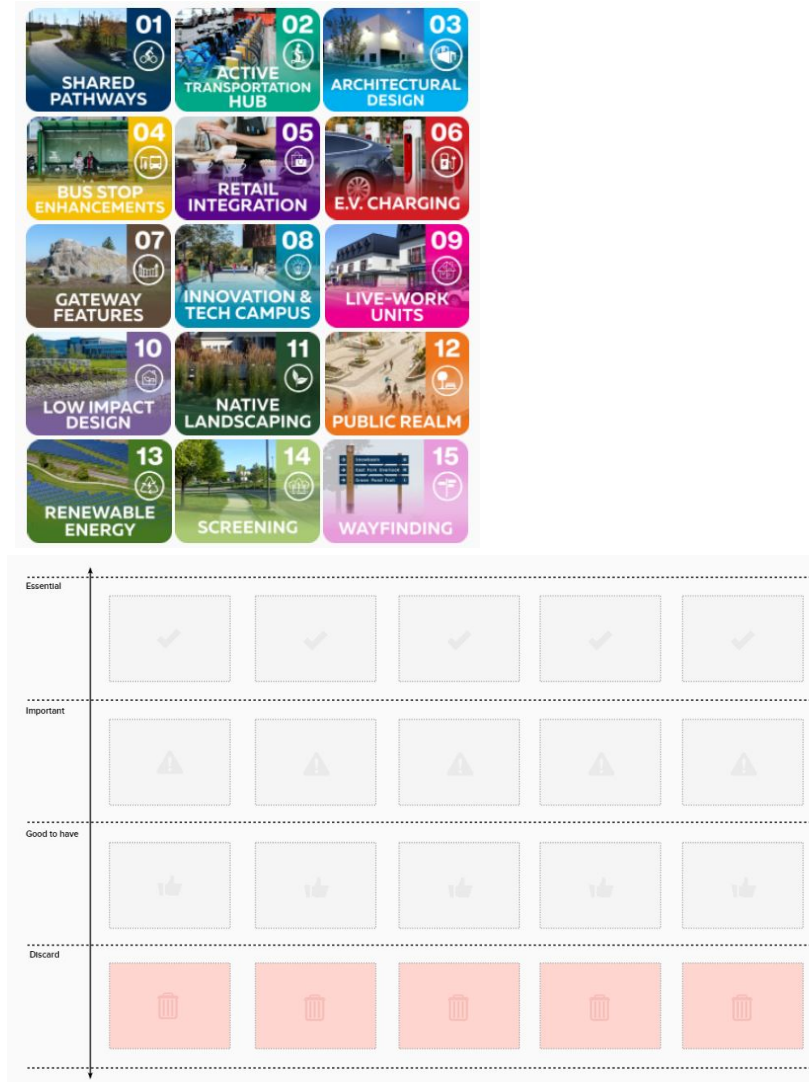
The interactive activity asked participants to prioritize what amenities were important to include in the LARP and were not. The IBI Group facilitator described each amenity card and invited the participants to express their preferences orally or in writing using the chat function. Fifteen amenities were characterized on playing cards (refer to Figure 3), which included a short title and a representative image of each amenity.

The amenity cards provided for this exercise included the following:

1. **Shared Pathways** – Shared pedestrian, bicycle, and scooter pathways. Make it easier for people to get around Nisku using active modes of transportation.
2. **Active Transportation Hub** – Integrating a central bike or scooter-sharing hub to facilitate active transportation around central Nisku.
3. **Architectural Design** – Encouraging architectural design guidelines to unify the look of the area.
4. **Bus Stop Enhancements** – Depending on the popularity of the stop, enhancements could include seating, waste/recycling receptacles, lighting, shelter, heating, signage, art.
5. **Retail Integration** – Inclusion of walkable retail locations, such as cafes, restaurants, and clothing stores.
6. **E.V. Charging** – Charging for electrical vehicles either at work locations, gas stations, or other public pay locations.
7. **Gateway Features** – Signs or features that identify the entry to central Nisku.
8. **Innovation and Tech Campus** – An area to promote technology, research, and innovation.
9. **Live-Work Units** – Allowing the addition of residential units above certain commercial units.
10. **Low Impact Development** – Design elements that have low impact on the environment by mimicking natural processes, particularly when it comes to water use and rain-water filtration. These landscape and design features slow water down, spread it out, and let it soak into the landscape, using it as a resource as opposed to a waste product.
11. **Native Landscaping** – Using plants that are native to the area will require less water and resources to maintain and are more likely to thrive.
12. **Public Realm** – These are the spaces that belong to and are accessible by everyone. They include municipal streets, sidewalks, trails, parks, public transit systems, open spaces, etc.
13. **Renewable Energy** – Renewable energy in this context is likely to include anything from rooftop solar panels to small scale wind energy to geothermal heating and cooling.
14. **Screening** – Many different types of ‘screens’ from trees and native grasses to stone or metal fences.

15. **Wayfinding** – Wayfinding signs can be found on a large or small scale. Some signs are placed at the entrance to the community, while some are found throughout the community to guide people to parks, businesses, or points of interest.

**Figure 3: Amenity Prioritization Board Prior to Exercise**



## 6 What We Heard

This section provides a summary of the feedback received throughout the online engagement, as well as any additional feedback via phone or email. A summary of the most common comments is included here, while verbatim comments are included in **Appendix C**.

### 6.1 Digital Engagement Foyer Comment Box

No comments were received through the Comment Box on the DEF. It is likely that people submitted their comments through the survey and/or the County website or Facebook page and did not feel the need to submit additional comments on the DEF Comment Box.

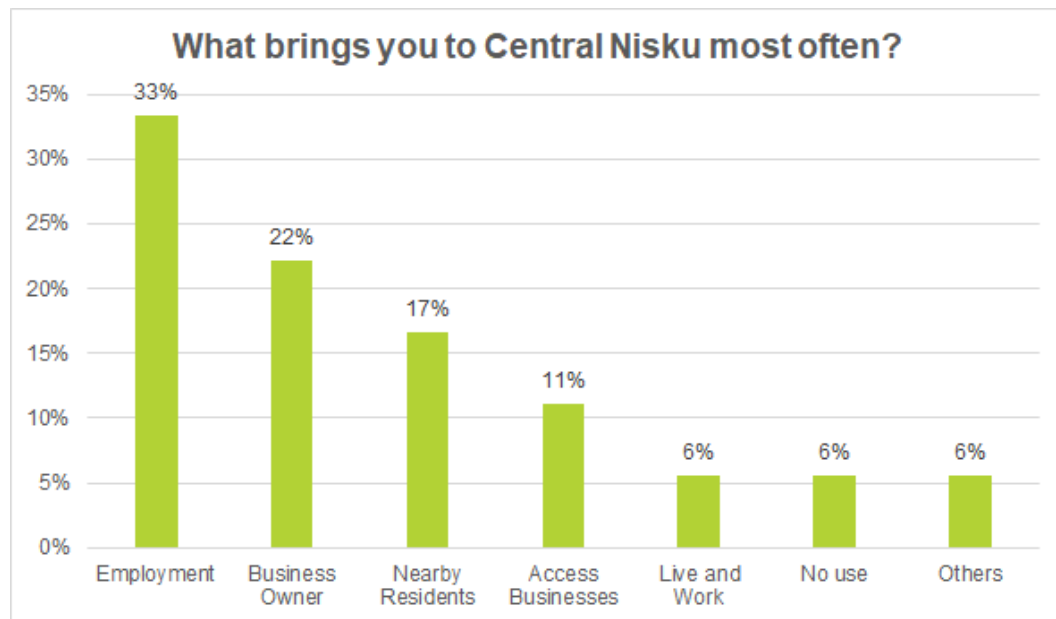
### 6.2 Survey Results

There were 21 responses received through the online survey. While input was extensive and diverse, several themes emerged identifying the priorities for the future of the business park. Although 21 surveys were completed, and some questions allowed for more than one response.

#### 6.2.1 Current Use of the Site

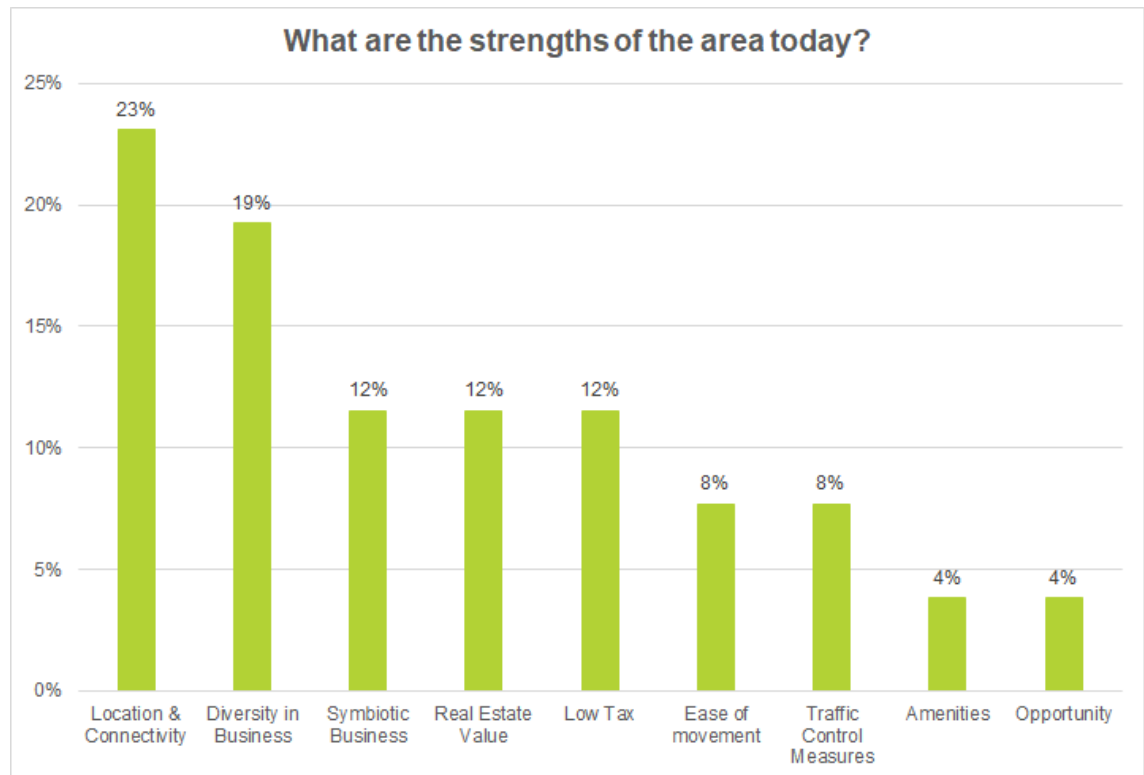
Most respondents (33%) currently use the site for employment, while the second most common response (22%) were business owners. 17% of the respondents were nearby residents from North and South Vistas and were interested to know how these developments will impact their residential areas.

Those identifying as “Other” included concerns regarding the transportation corridor to Highway 2 and north of Nisku.

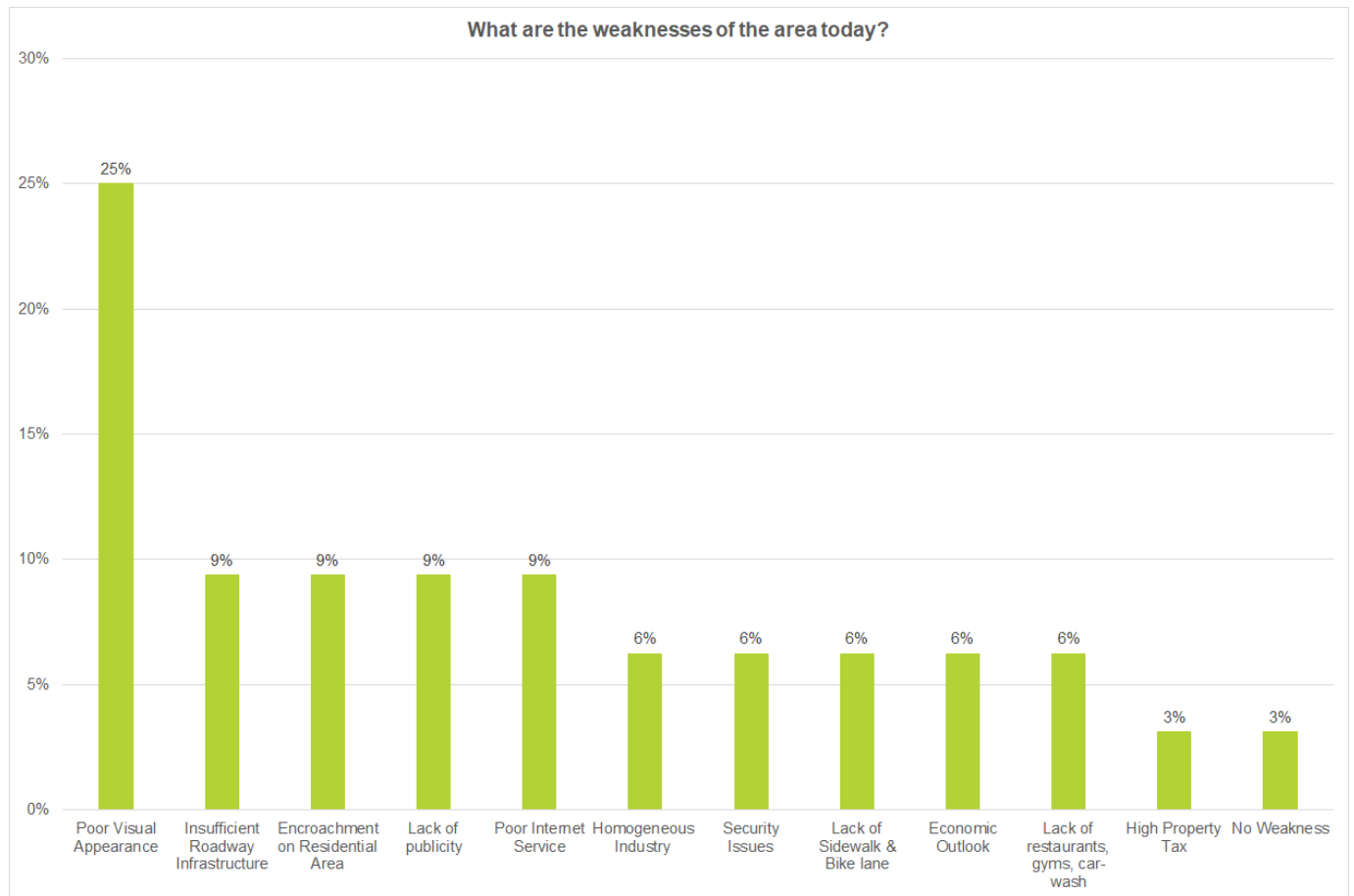


### 6.2.2 Strengths and Weaknesses

The majority of respondents (23%) indicated the strategic location of the site in relation to major distribution routes, the international airport, the surrounding communities and to Edmonton. 19% of the responses identified business diversity and synergies between industries are key strengths. Symbiosis within businesses, low taxes, and good real estate values were each prioritized by 12% of participants.



The key weakness identified was Poor Visual Appearance (25%). Poor internet service, lack of publicity of the business park, insufficient roadway conditions, and encroachment on the residential areas are some of the other weaknesses indicated by respondents. These align with the opinions that were heard in the live stakeholder engagement session as well.





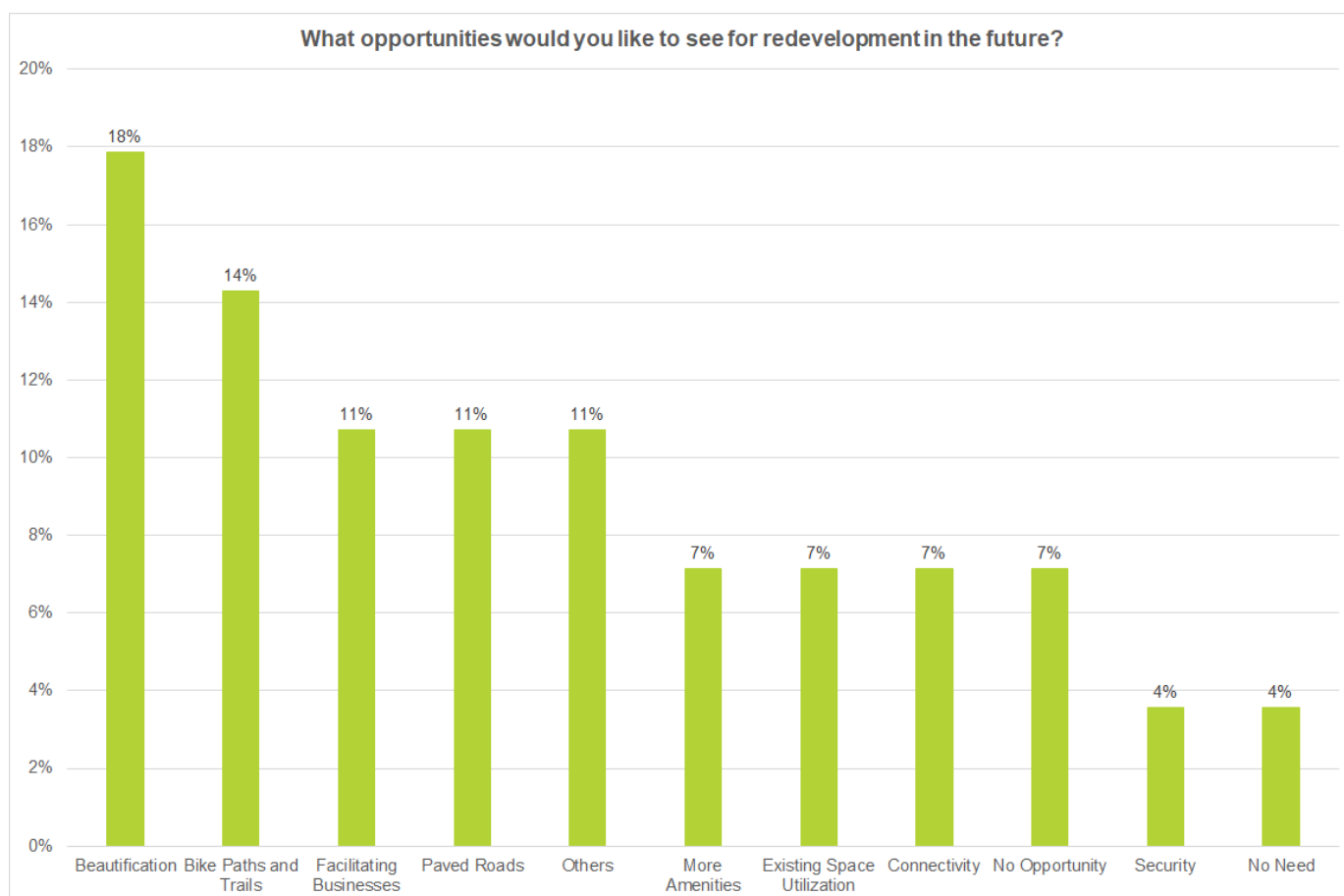
### 6.2.3 Opportunities, Constraints and Amenities

Opportunities for the plan area the majority of responses (18%) suggest a face-lift of the area with more trees, greenery, upscale streetlights, covered benches, and 'keeping it rural'. This theme was followed closely by Bike Paths and Trails (14%). Paved Roads, and Facilitating Businesses were the next most desired opportunities.

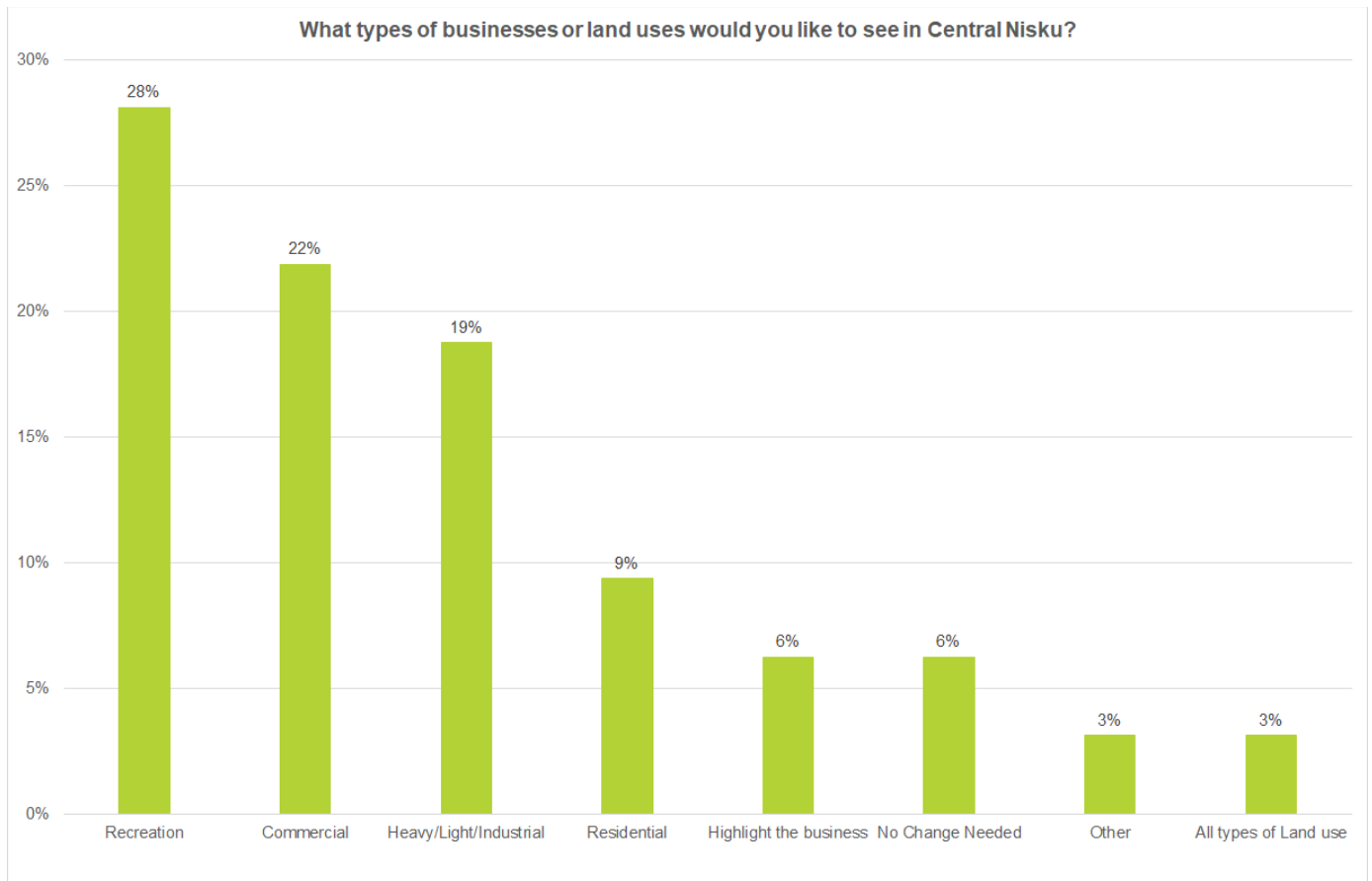
Introducing more coffee shops, restaurants, utilizing existing spaces (instead of building new), and improving transportation connections with the surrounding area were equally prioritized (each by 7% of participants).

Other responses included research and development opportunities, low light and noise pollution, and animal-safe corridors.

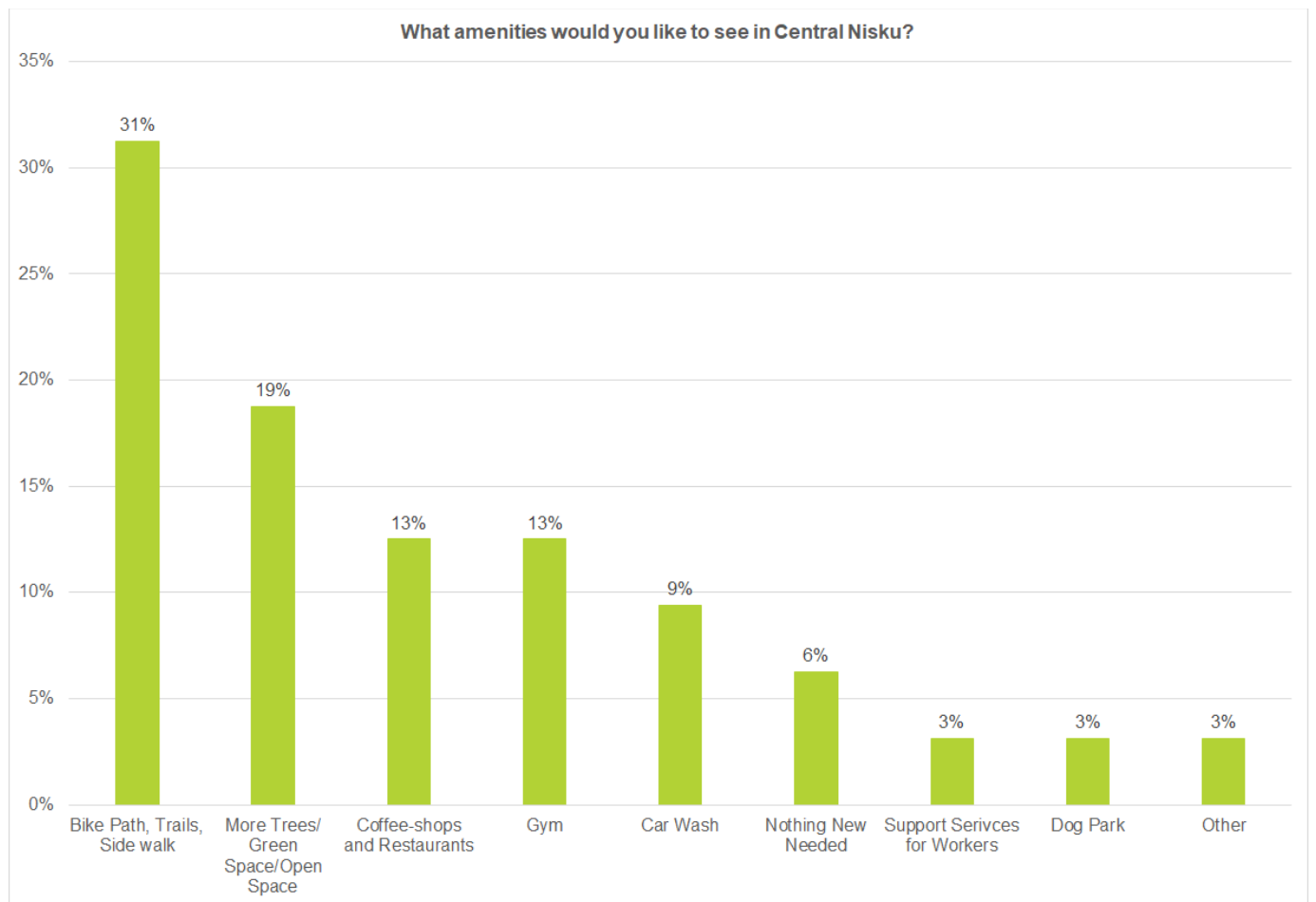
About 4% indicated the plan area does not need to change, while another 4% consider the area having no opportunities for redevelopment.



Recreation was identified as the highest priority for types of land uses and businesses to add to central Nisku (28%). Followed by General Commercial and Heavy/Light Industrial (22% and 19% support respectively).

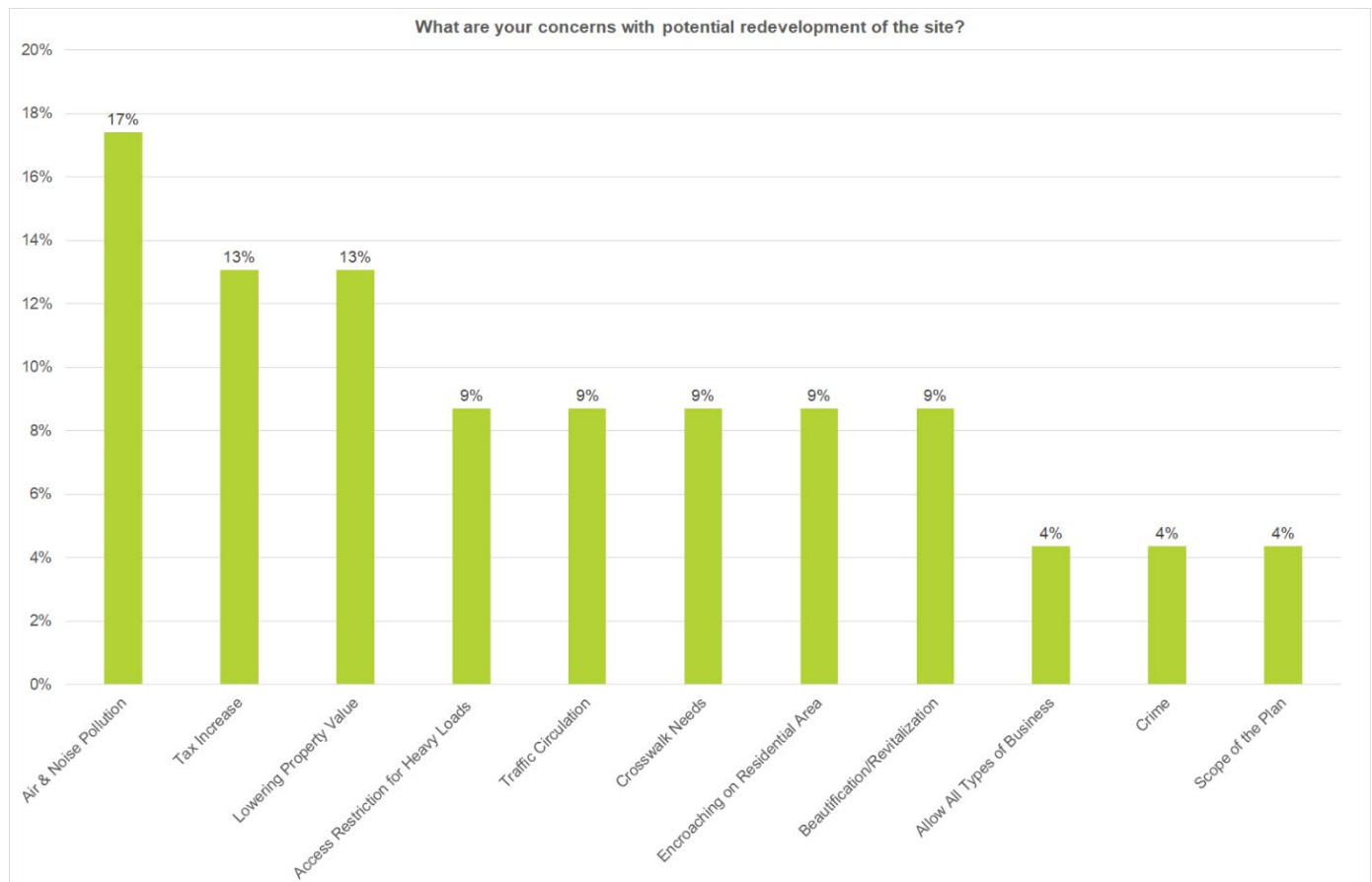


Respondents listed the following amenities to be considered in the plan area included Bike Paths, Trails, and Sidewalks (31%), Green space/Open Space, and Gym (both at 19%), and a Car Wash (9%). 6% of the respondents did not want any additional amenities in the area.



### 6.2.4 Concerns with Redevelopment

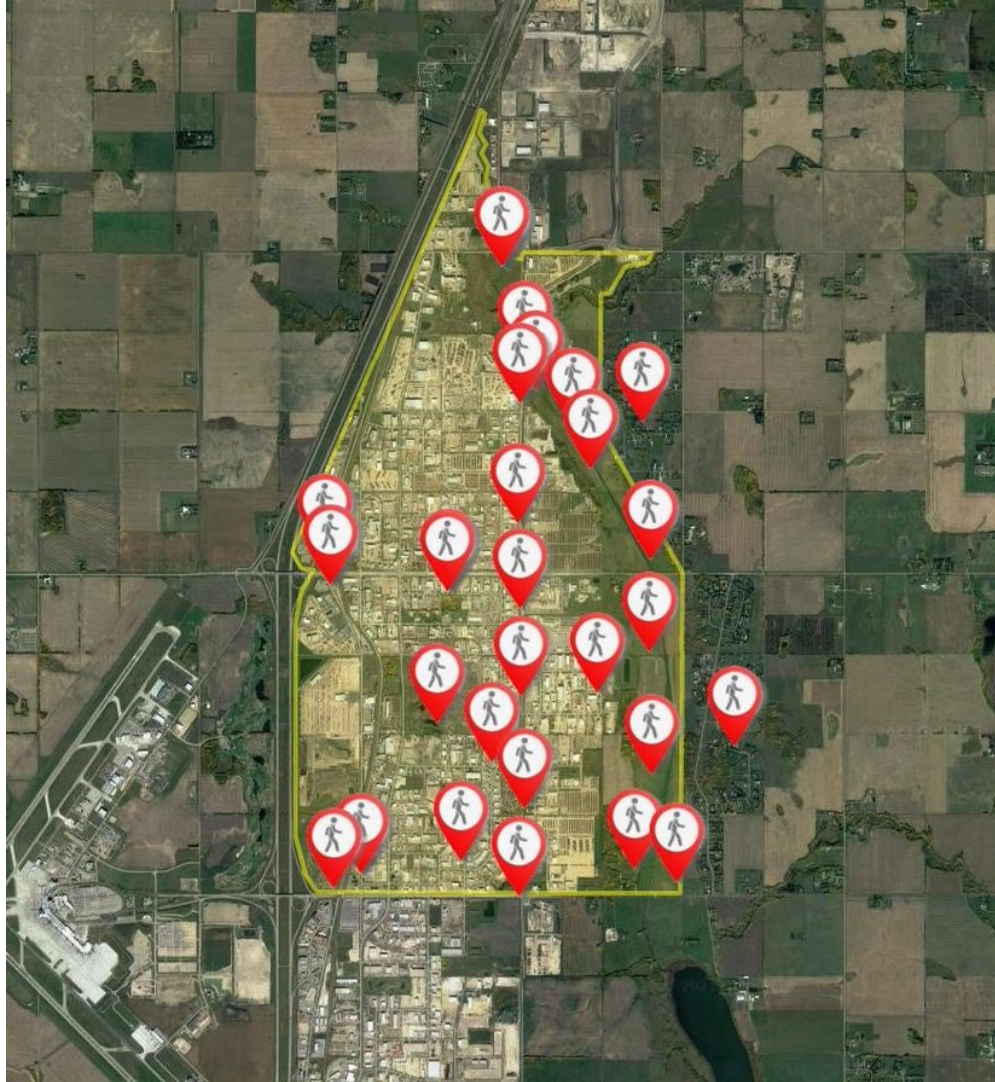
The main concern raised by respondents in relation to future redevelopment is the increase in air and noise pollution (17%). Followed by tax increase (13%) and lowering property values (13%). Other concerns included access restrictions imposed on large and heavy loads, further encroachment on the residential areas, need for pedestrian crosswalks, and beautification of major corridors. Crime and perceived lack of security (4%) was also a concern. 4% of respondents expressed concern that the LARP could capture all improvements identified in central Nisku.



## 6.2.5 Corridors and Connections

Respondents were asked to place pins on a map where corridor connections could be added. There were options to place pedestrian, bicycle, and car pins on the map.

### Pedestrian Connections



The pins identify interest in increasing pedestrian links particularly along Blackmud Creek to the east, a north-south pattern (with crossing) is observed along 9th Street. East-west along HWY 625, at the intersection of Sparrow Road are also indicated. Other pedestrian links include:

- the intersection at Airport Road and Sparrow Road
- the intersection at 12<sup>th</sup> Avenue and 7<sup>th</sup> Street
- the intersection at Airport Road and Range Road 250
- the intersection at 16<sup>th</sup> and 17<sup>th</sup> Avenues and
- near the storm water management facility.

The placement of pedestrian pins within the plan area suggests the need for sidewalks and crosswalks to make it a more pedestrian-friendly area.

## Bicycle Connections

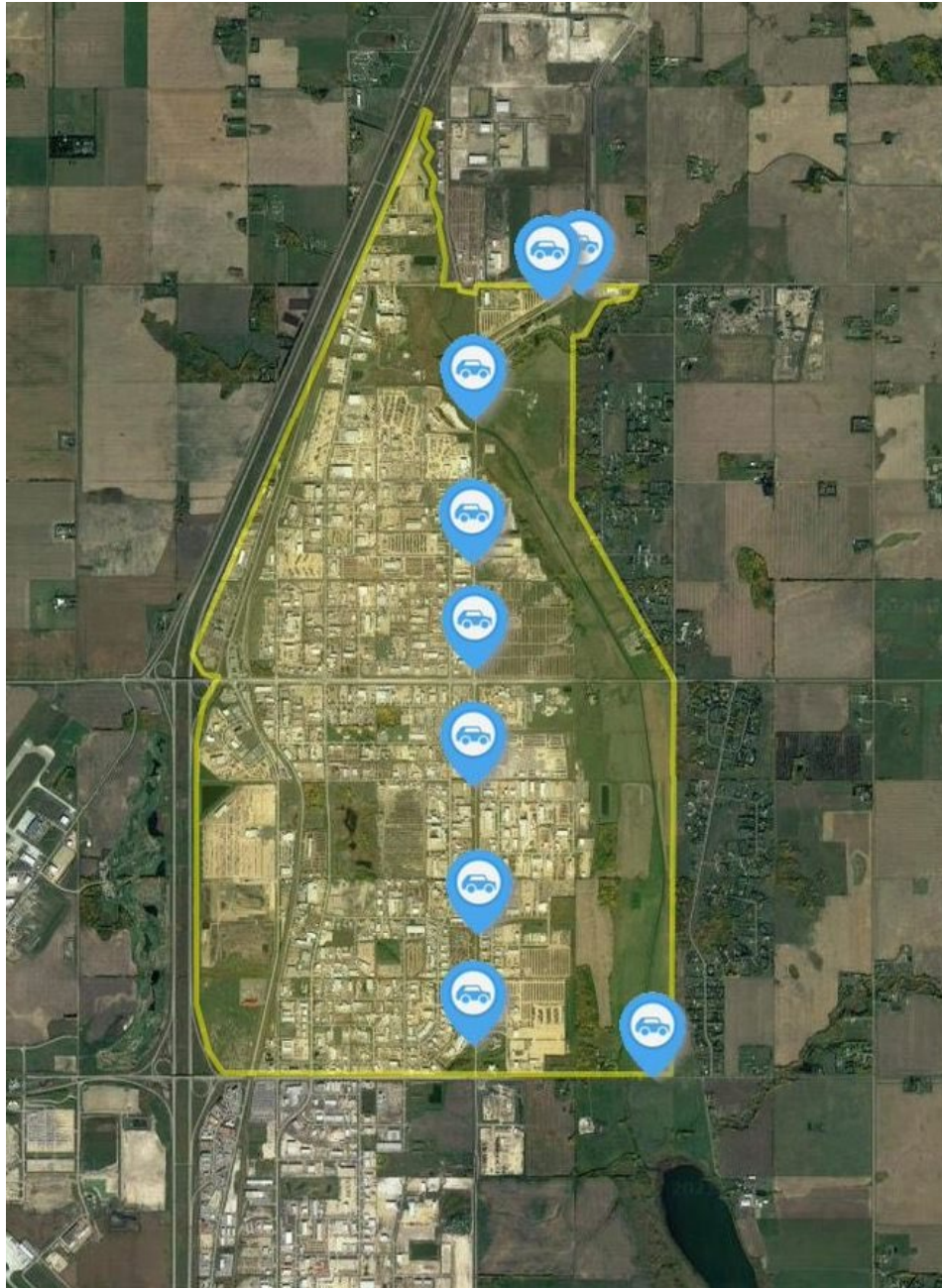


The pins identify a clear preference for north-south links along 9<sup>th</sup> Street, and Range Road 251 and 250A; as well as interest along Blackmud Creek. Others bicycle links include:

- at the entry to 5<sup>th</sup> Street from Airport Road
- at the intersection of Airport Road and Township Road 502 and
- along 15<sup>th</sup> and 17<sup>th</sup> Avenue.

Similar to the pedestrian map, the bicycle map reveals a prominent east-west connection at the centre along Hwy 625.

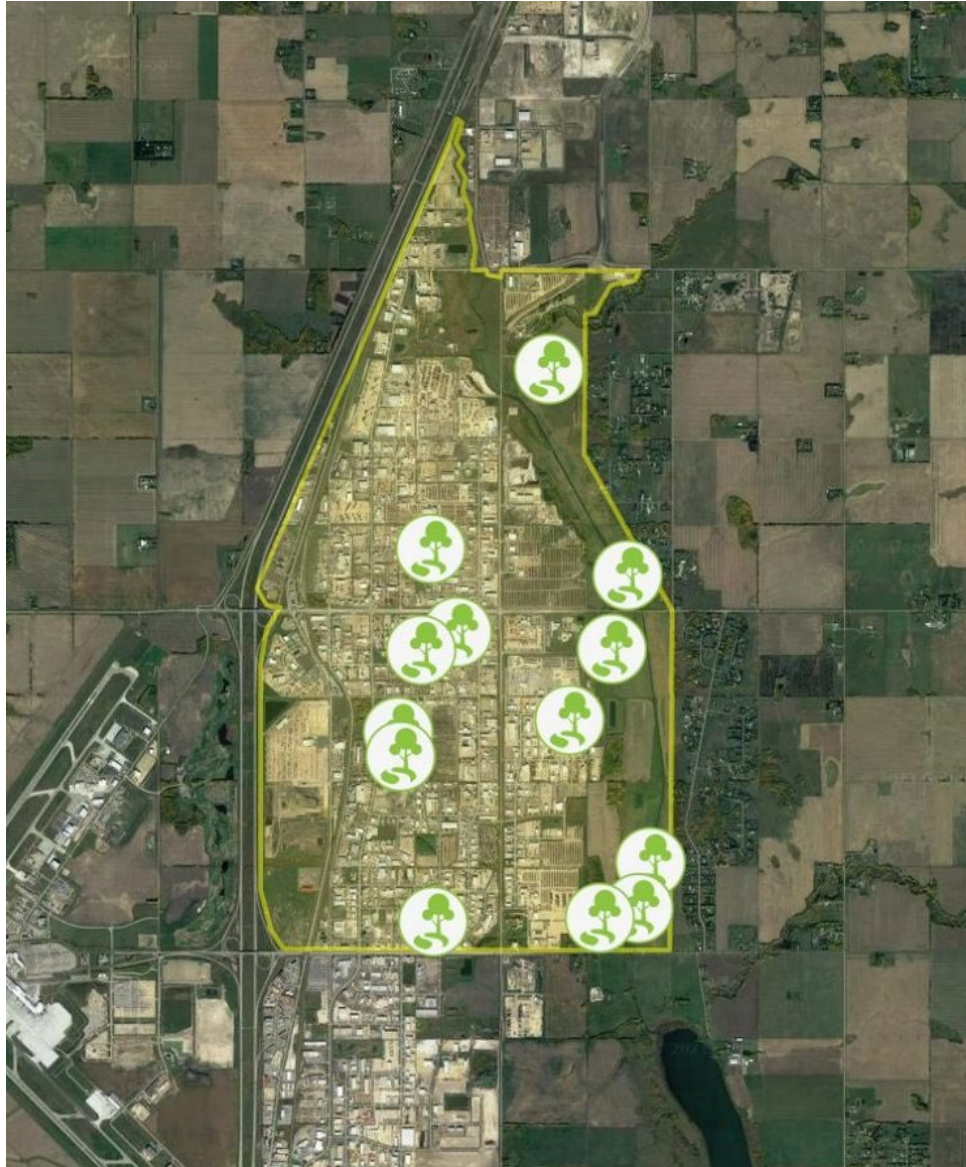
### Vehicular Connections



The pins identified a clear line along 9<sup>th</sup> Street, which aligns with the expansion of the Spine Road. 9<sup>th</sup> Street is a regularly used vehicular corridor for the area. However, it is not fully paved and lacks shoulders. The comments also reflected the need for upgrading the roadway.

### 6.2.6 Green Space

Opportunities to increase green space are identified below. 37% of respondents confirmed there was enough green space; 37% responded there is not. 16% of respondents plotted pins on the map to identify locations for additional green space. Blackmud Creek was the popular opportunity to build on existing green space. Interior locations were identified near the stormwater management facility, the recently closed banquet/conference centre, along 6th Street north of 20th Avenue, and along Airport Road.



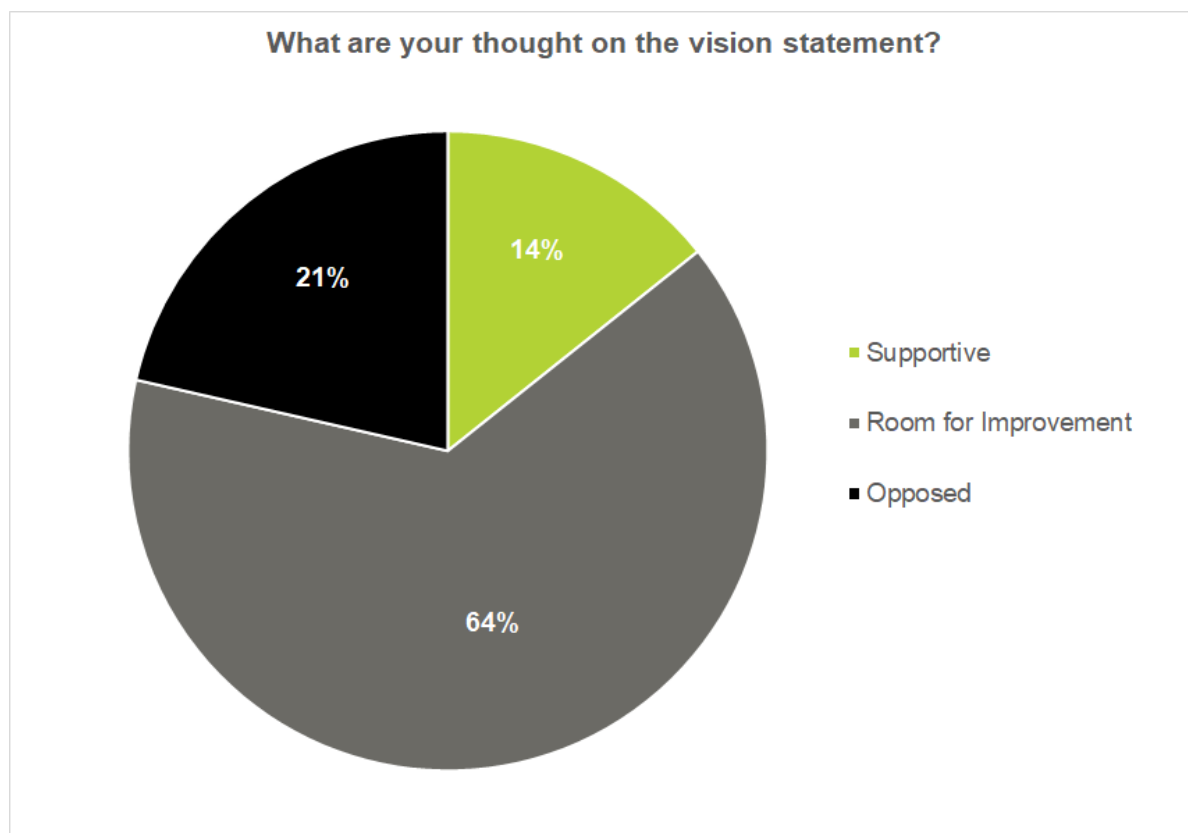


### 6.2.7 Vision Statement

The vision statement was generally positively received, with some concerns raised by the residential communities to the east. The responses identified the general sentiment towards the vision as well as the project:

- Fully supportive (e.g. “Go for it!”)
- Room for Improvement (e.g. “Is ok but I would like to see your commitment to helping the environment with feeding the bees and bike lanes and how beautiful it is for hard working people to enjoy commuting to work. Because planting more trees will help slow down drivers”.)
- Opposed (e.g. “The vision is fine for Nisku and development but is not aligned to our vision of living in an acreage community”.)

The general sentiment distribution as indicated below:



The responses included suggestions to improve the vision statement, identified in themes as follows:

- Encourage business diversity in the area
- More recreation opportunities
- Beautification
- Commitment to environmental sustainability
- Respect the residential communities to the east

## 6.3 Leduc County Facebook Feedback

During the feedback period between March 19 and April 16, 2021, there were 351 unique page views of [www.leduc-county.com/central-nisku](http://www.leduc-county.com/central-nisku) and 12 comments (see **Appendix C**).

The comments focused on improving the aesthetic with enhanced landscaping such as adding more trees, bushes, covered picnic tables, and sidewalks. Paving of 9<sup>th</sup> Street and installation of crosswalks at intersections were also highlighted. One comment identified the need for a recreation centre, enhance landscaping, and additional amenities as part of redevelopment opportunities. Bike lanes and linkages received mixed reviews with some in support, with concerns about how to integrate safe bike connections alongside heavy industrial equipment and traffic in the plan area. A couple respondents requested a free trade zone and tax benefits.

## 6.4 Online Stakeholder Engagement Event

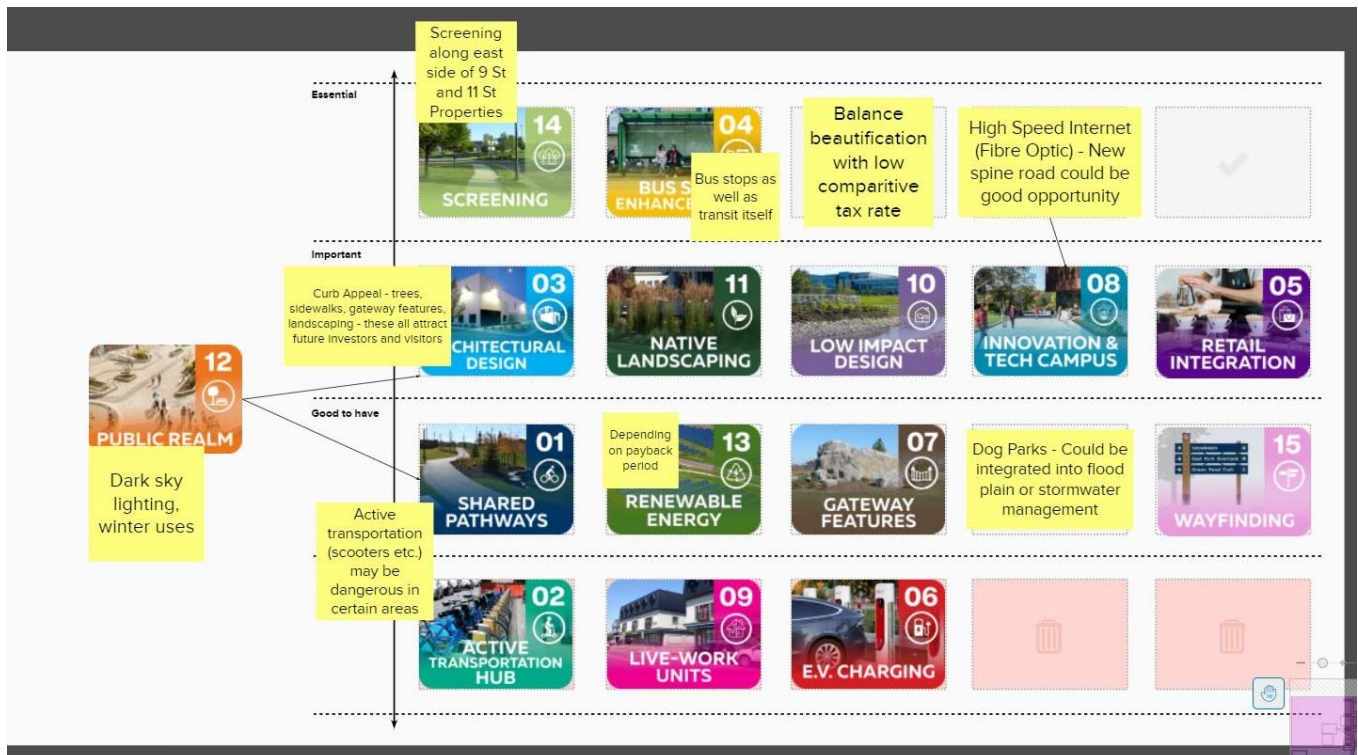
The stakeholder engagement event sought to inform stakeholders and gather their priorities for land uses and amenities that could inform the vision for central Nisku.

The live event provided an overview of the project and timelines while offering attendees to ask questions, share comments, and connect with the project team as if it were an in-person open house. The event was recorded and posted, with a transcript, on the DEF to reach a larger audience and continue the conversation throughout the next phases of the project. The presentation was followed by the interactive activity where participants engaged through audio and the chat window.

### 6.4.1 Interactive Activity

The interactive activity spurred a lengthy discussion that prioritized the amenities in 4 categories: essential, important, good to have, and delete. **Figure 4** shows the result of the activity.

**Figure 4: Amenity Prioritization Results**



The results are summarized below:

- Screening of high traffic areas is essential and is particularly important along the east side of 9<sup>th</sup> Street SE and 11<sup>th</sup> Street properties.
- Bus stop enhancements are important, but access to transit for employees in central Nisku is even more important.
- Beautification efforts in central Nisku need to be balanced with the low comparative tax rate that makes central Nisku a competitive place for businesses to locate.
- High-speed Internet (Fibre-optic in particular) is going to be a necessity, and the Spine Road expansion could be an opportunity to integrate this into the area.
- The public realm and curb appeal are important to consider (including things like dark-sky lighting, winter-city strategies, trees, sidewalks, landscaping), because in addition to enhancing the area, they also attract future investors and visitors.
- Native landscaping and LID are important for the future of the park.
- An innovation and technology campus is important for attracting and promoting business.
- Retail integration was important for employees in central Nisku and the surrounding community.
- Wayfinding and gateway features were discussed as good to have, but not essential.
- It was noted that the area may be good for renewable energy (such as rooftop solar), but it depends on the payback period and if subsidies were or could be available. Meanwhile, electric vehicle charging stations were seen as non-essential for the area.
- Shared pathways for cyclists and pedestrians were seen as good to have, but concerns were brought up that active modes of transportation may be dangerous in some areas.
- A dog park could be accommodated in Blackmud Creek.
- Active transportation hubs and live-work units were both seen as non-essential or not practical.

#### **6.4.2 Questions & Comments**

The conversation during the online engagement event was interactive and fluid, thus allowing attention to other items of interest for the participants. Some comments by attendees included:

##### Questions

- Can we have some more clarity on what the zoning is along the eastern edge of the project boundary?

##### Comments

- Outside of this area of study in north Nisku is a really good example of some of the thought that should be brought down into central Nisku (the continuation of the Spine Road). Having the continuation from the City of Edmonton down into Nisku and twinning or paving of 9<sup>th</sup> Ave below Highway 625 is something that needs to happen at some point.
- Nisku seems to be enjoying lower vacancy rates right now because of the mill rate right now. Keeping the taxes low is going to be really important.

- Currently the roads in Nisku are really well-built for the movement of goods, which should be kept as a point of focus for trucks driving in and out – make sure to keep barriers to a minimum.
- Having a main corridor extending the Spine Road down to HWY 625 would be excellent, making this roadway wide and attractive in terms of landscaping and a pedestrian bike path.
- As we look at the plan as a whole, we would like there to be a pedestrian-bikeable area, but we have to realize that this is an industrial area, so we have to realize that there are places where bikes do and do not go. For example, the floodplain (ie Blackmud Creek) would be a good place for bike paths and pedestrian paths, but the middle of the industrial area where we have trucks turning would not be a good space for that.
- Blackmud Creek and the Business Park are not necessarily the same thing, when talking about amenities, particularly when talking about connectivity to the surrounding areas.
- Dark-sky lighting (to avoid light pollution) is important so that people aren't afraid to walk to their cars at night.
- Maybe there is nothing wrong with Nisku the way that it is today.
- These are good ideas to think about as we are just beginning the planning process and we want to keep Nisku as a competitive business park.
- The amenities listed as 'essential' are going to become basic amenities in the future, and high-speed Internet will eventually become a competitive disadvantage, as opposed to nice-to-have.

## 7 Interim Conclusions and Next Steps

The online stakeholder engagement event and the survey responses suggest that central Nisku currently holds a competitive advantage compared to surrounding business parks due to its prime location and affordability. Moving forward, central Nisku will need to diversify its business offerings and offer high-speed broadband internet, as well as other basic infrastructure amenities, such as transit and safe pedestrian crossings if it wants to remain competitive with surrounding business parks.

Based on the feedback received in this round of engagement, the FAQs provided in the County project website have been updated.

The results of the first round of engagement will be used to align the vision for the development concept scenarios and policy framework for the Central Nisku LARP. There will be two more public and stakeholder engagement opportunities as the LARP is drafted and finalized. The stakeholder consultation engagement session video and the presentation from the event have been uploaded in the DEF for public view and to keep the dialogue going for the consecutive phases.

# Appendix A – Mail-out Invitation

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# Central Nisku Local Area Redevelopment Plan



[leduc-county.com/  
central-nisku](https://leduc-county.com/central-nisku)



## Project Description

As the Nisku Business Park approaches maturity, it is time to prepare the Local Area Redevelopment Plan for the Central Nisku area to provide a framework for sustainable growth and development in the future. The purpose of the project is to prepare the new Central Nisku Local Area Plan.

## Contact Information

IBI Group  
10830 Jasper Avenue  
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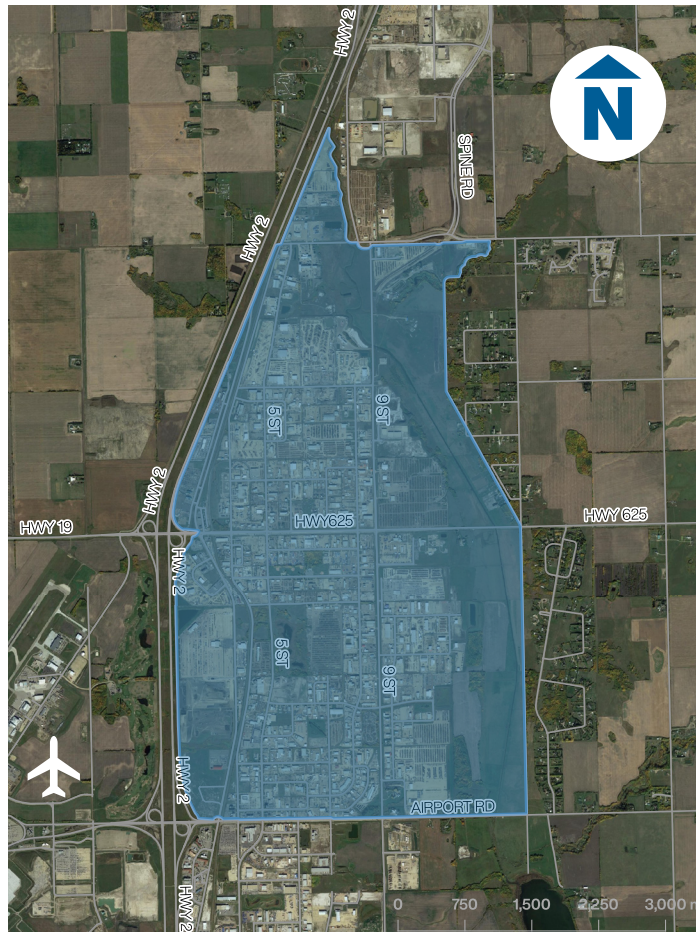
Leduc County and IBI Group are re-envisioning the Central Nisku area through a new area plan and we need your input.

You are invited a live virtual workshop where we will discuss the project and gather your feedback to identify opportunities and constraints to aid the creation of the Central Nisku Local Area Redevelopment Plan. Go to <https://www.ibiviz.com/canwest/CentralNisku/> to register for the event.

**DATE** April 12, 2021

**TIME** 6:00-8:00 p.m.

**LOCATION** <https://www.ibiviz.com/canwest/CentralNisku/>



There are two ways to access information about the project:

1. Through the Leduc County project webpage: [leduc-county.com/central-nisku](https://leduc-county.com/central-nisku)
2. The Virtual Engagement Foyer: <https://www.ibiviz.com/canwest/CentralNisku/> or the QR code above

For additional information, please contact us at 780-428-4000 or email to [centralnisku@ibiengage.com](mailto:centralnisku@ibiengage.com)

# Appendix B - Stakeholder Engagement Introductory Presentation

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# Central Nisku Local Area Redevelopment Plan



## **Stakeholder Engagement Event No. 1**

**April 12, 2021 at 6:00 pm**



# Central Nisku Local Area Redevelopment Plan



## AGENDA

- **Welcome & Introductions**
- **Project Overview**
- **Participate Online**
- **Survey Feedback**
- **Activity & Discussion**
- **What's Next?**



# Central Nisku Local Area Redevelopment Plan



## PROJECT TEAM



**Duncan Martin** - Senior Long Range Planner, Regional & Long Range Planning

**Lindsay Chambers** - Public Participation Coordinator



**Cathryn Chopko Beck** - Project Director

**Sam Alatorre** - Project Manager

**Sara Sherman** - Assistant Project Manager / Public Engagement Specialist

**Aysia Stante** - Planner / Public Engagement Specialist



# Central Nisku Local Area Redevelopment Plan



## PROJECT OVERVIEW

Leduc County benefits from a **locational advantage** in the Edmonton Region, in **proximity to the Edmonton International Airport** and with access to highway, rail, and pipeline corridors. The original Nisku Business Park is a traditional industrial area with larger lots to allow for storage and staging of materials that service the northern Alberta oilfields.

The project scope is to prepare a Local Area Redevelopment Plan (LARP) for Central Nisku in Leduc County. The LARP will **provide a framework** for commercial, and industrial land uses **that support the well-established energy sector in the area**, but also **emerging industries** that benefit from Central Nisku's unique location to air, highway, and rail **transportation networks**.

### Purpose Of The Study



#### A. Create a Strategy

Create a strategy with clear direction to promote, grow and diversify the Nisku Central area as a leading employment area in the Edmonton Region.



#### B. Leverage Locational Advantages

Develop a plan for an employment area, taking advantage of its strategic location near air, road and rail transportation routes, diversify the economy, and attract investment.



#### C. Build on Existing

Create opportunities to re-invigorate underdeveloped parcels and draw investment to undeveloped and vacant lands through land use objectives and policies.



#### D. Plan for Future-Readiness

Guide redevelopment in Central Nisku, that could withstand uncertain economic times such as what we are experiencing now and continuing to grow.

### Who Is Involved



IBI Group, with the support of EnviroMak Inc. Environmental Management Consultants, were appointed as the consultants to undertake this project.

We are pleased to be supporting Leduc County and the Nisku business community in this important project.

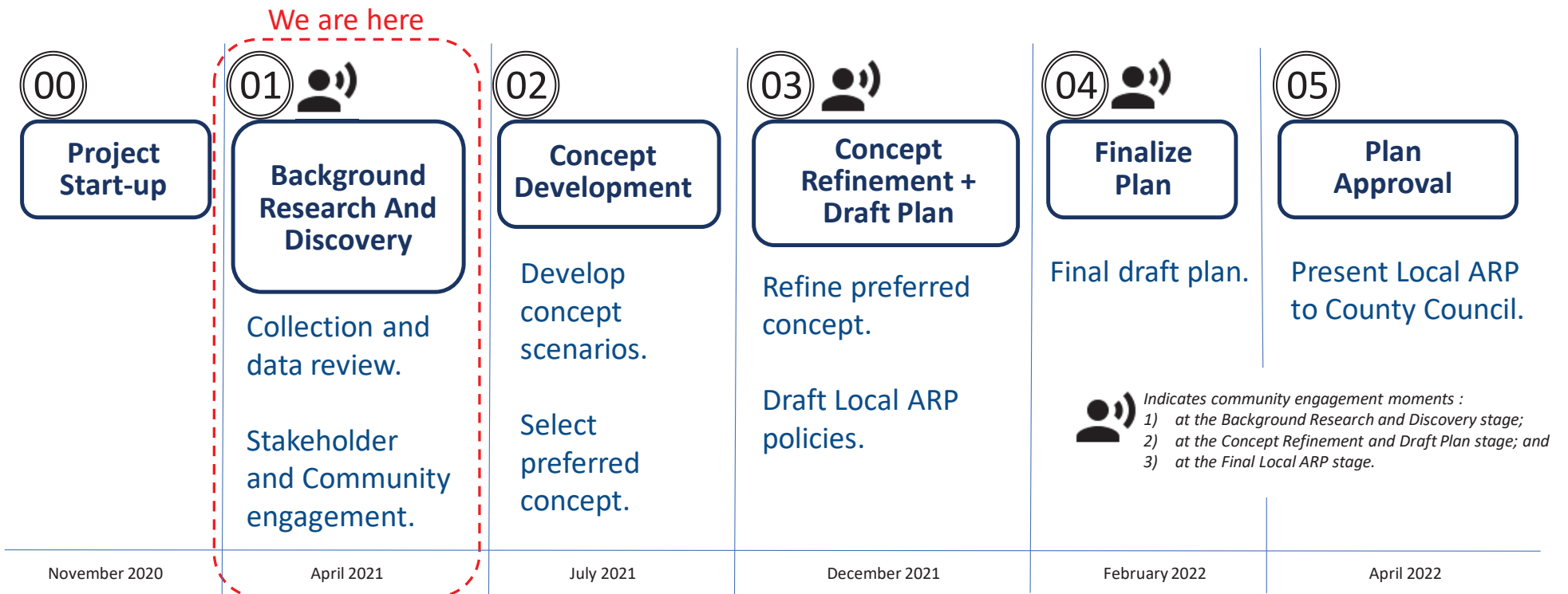




# Central Nisku Local Area Redevelopment Plan



## PROJECT TIMELINE





# Central Nisku Local Area Redevelopment Plan



## STUDY AREA

### THE PROJECT STUDY AREAS

**Location:** From TWP RD 504A to the north, Airport Rd to the south, east of the Queen Elizabeth II Highway. The southern half of the park is located opposite the Edmonton International Airport.

**Plan Area:** +/- 2,044 hectares (+/- 5,055 acres)

**Businesses:** +400

**Employment:** +5,000

**Industries represented in Central Nisku:**

- Energy
- Manufacturing
- Agrifood
- Transportation and Logistics
- Rental and Leasing
- Other





# Central Nisku Local Area Redevelopment Plan



## PARTICIPATE ONLINE



<https://www.ibiviz.com/canwest/CentralNisku/>



# Central Nisku Local Area Redevelopment Plan



## CURRENT FEEDBACK



- **19 RESPONSES**
- **RESPONDENTS:** mostly business owners/work in central Nisku; residents in the Vistas

### STRENGTHS

- Employment/business diversity
- Concentration of related industry
- Ease of getting around area
- Easy to transport large components
- Amenities: gas stations, lodging, Tim Hortons
- Left hand turn heading west from 625 to 6 Street with NO stop lights
- Location to cities for easy commute

### WEAKNESSES

- Visual appearance – needs a facelift
- Infrastructure maintenance
- High vacancy / economic outlook
- Security issues
- More restaurants
- Stop expansion into Blackmud Creek
- Poor internet service
- Too close to residential







# Central Nisku Local Area Redevelopment Plan



## CURRENT FEEDBACK

### Opportunities

- Add bike paths
- Walking areas/recreation areas
- Bus stops
- Safety for pedestrians/cyclists
- Commercial-Retail Uses: more restaurants, car wash, gym
- Encourage business diversity and growth of existing businesses
- Enhance landscaping – more greenery
- Public art – murals of old industry
- Environmental conservation of Blackmud Creek
- Improve roads

### Types of Uses/Business/Amenities you want to see in Central Nisku

- Recreation area, playground
- Bike connections for commuting
- Sidewalks for foot traffic
- Commercial-Retail: restaurants, gym
- Heavy / Light / General Industrial
- Research / Education / Environmentally friendly businesses
- Residential/Mixed-Use
- Conserve Blackmud Creek area
- Dog park



# Central Nisku Local Area Redevelopment Plan



## CURRENT FEEDBACK

### Vision Statement

*Central Nisku is envisioned as part of an iconic business-park featuring a range of innovative industrial, manufacturing and commercial uses; serving not just the Edmonton Metropolitan Region and Alberta, but Canada and the world with its links to highway, rail and air transportation.*



### Improve the Vision Statement:

- Encourage business diversity
- More recreation opportunities
- Beautification
- Commitment to environmental sustainability
- Respect the residential communities to the east

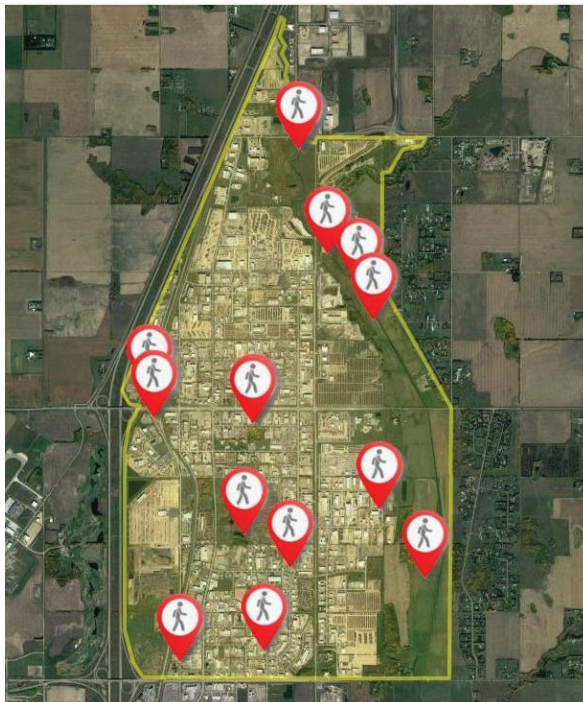


# Central Nisku Local Area Redevelopment Plan



## CURRENT FEEDBACK

Pedestrian Connections



Bike Connections



Green Space Opportunities





# Central Nisku Local Area Redevelopment Plan



## PROVIDE FEEDBACK

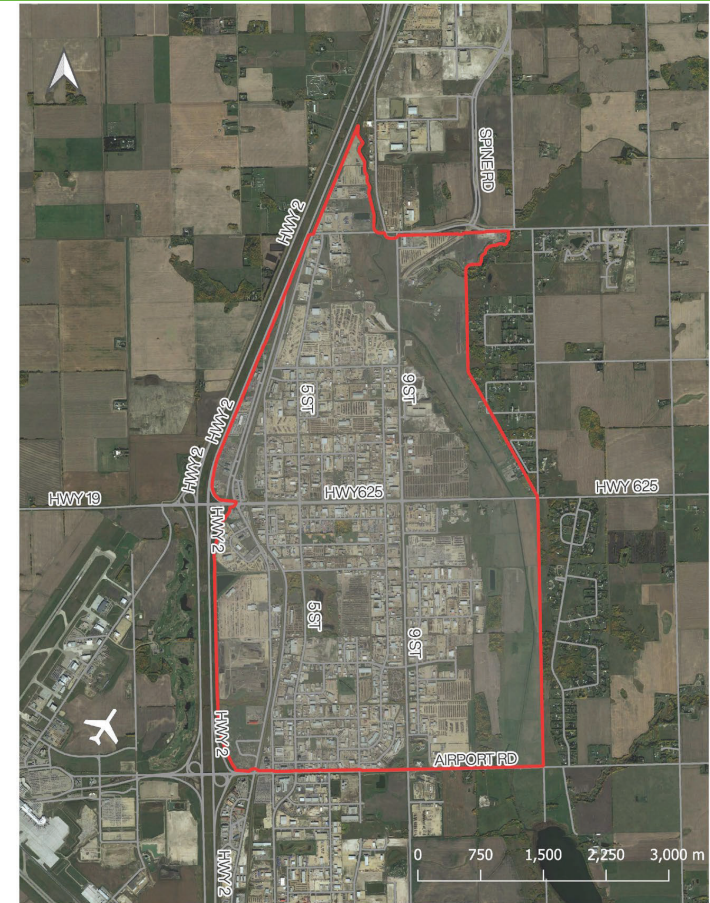
Take a few minutes to consider the study area and consider these questions:

- What kinds of improvements do you want to see in the area as it relates to the built environment?
- What are some concerns you may have about the area?
- Do you have any other questions about the project?



### How to join the conversation:

1. Unmute your microphone and share your thoughts or
2. Type your questions in the Question box in the bottom right of your screen
  - a. Click the "like" button if you agree with a question or comment





# Central Nisku Local Area Redevelopment Plan



 <b>01</b> SHARED PATHWAYS	 <b>02</b> ACTIVE TRANSPORTATION HUB	 <b>03</b> ARCHITECTURAL DESIGN
 <b>04</b> BUS STOP ENHANCEMENTS	 <b>05</b> RETAIL INTEGRATION	 <b>06</b> E.V. CHARGING
 <b>07</b> GATEWAY FEATURES	 <b>08</b> INNOVATION & TECH CAMPUS	 <b>09</b> LIVE-WORK UNITS
 <b>10</b> LOW IMPACT DESIGN	 <b>11</b> NATIVE LANDSCAPING	 <b>12</b> PUBLIC REALM
 <b>13</b> RENEWABLE ENERGY	 <b>14</b> SCREENING	 <b>15</b> WAYFINDING

## ACTIVITY

Essential					
Important					
Good to have					
Discard					



# Central Nisku Local Area Redevelopment Plan



## WHAT'S NEXT?

- **Public and Stakeholder Reporting**
  - Gather feedback from stakeholder engagement
- **Prepare Background Report**
  - Establish baseline to create development concept scenarios
- **Create Development Concept Scenarios**
  - Prepare development concepts based on the background report and stakeholder feedback





# Central Nisku Local Area Redevelopment Plan



## SHARE YOUR FEEDBACK



**1. Take the survey** (closes April 16 at 11:00 pm)

**2. Have a question or comment?**

Go to: <https://www.ibiviz.com/canwest/CentralNisku/>



# Central Nisku Local Area Redevelopment Plan



**Thank You!**



# Appendix C – Verbatim Comments from Stakeholder Engagement Events

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## 1 Leduc County Facebook Comments<sup>1</sup>

- I hope all your plans also includes making the business park look nice with an update Nisku business sign and plant more trees and bushes as well as sidewalks or bike lanes along highway 19/625
- Perhaps some covered picnic tables with heaters in the ceilings. A place for us to dine out, when the inevitable permanent closure of dine in restaurants is mandated by the 'COVIDIOCY'
- Bike lanes will help them move giant oversized loads in and out of the industrial park. Lol I'm sure they would be jammed packed. Ride your bike down the QE2 during rush hour as well.
- Its an industrial business area. Not a residential neighbourhood. The only thing it needs is a rec center for all the stressed out workers to distress in. And updated ball park for the baseball/softball teams to play at. Could also use some crosswalks. I walked 7 blocks to work this morning, even crossed 19 and there were no cross walks lol
- Maybe the addition of some sort of asphalt based surface for 9th street? Maybe it's time?
- Any plans for the Nisku International Airport?
- Whhyyy??? It's a industrial park... heavy loads and machinery doesn't go well with bike lanes
- I could only imagine how much toxic ground there is there lol my dad worked there when it began .. i played on the huge dirt piles that used to be there ... not so [conscious] of the ecology back then... back when it was busy 24/7 7 days a week
- If big companies benefit themselves they will come in terms of corporate tax benefits n other. Free trade zones have proven to work in Penang.
- Free trade zone might work as in Malaysia. Big semi conduction companies made their presence strongly in Penang. Tax benefits n jobs 4 many. Sorry semiconductors companies like then HP n Borsh etc others made mobile phones n computers n mainly electrical parts for auto n home appliances
- Part of the reinvision agenda 2030
- Lol it will be leveled to make way for Trudeau's wind farms and solar panels

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<sup>1</sup> Comments were only included that were relevant to the park design charrette and that made sense as stand-alone comments (for example, "I agree" would not have been included). Names were also removed for privacy.

## 2 Survey Feedback Verbatim Comments

### Strengths:

- Concentration or related industry; ease of getting around the area
- Industrial area for oilfield services- proximity to contractors and services; ease of transport of large components.
- Employment and diversity of business.
- Businesses that work together.
- That it has diversity
- The left hand turn heading west from 625 to 6st with no stop lights. It's essential to saving time to get to the fire hall.
- Multiple lanes for traffic flow at rush hour times. Lights that move to be able to large truck loads
- Fuel stations; lodging; Tim Hortons
- There is a lot of good businesses in Nisku; but the single lane roads coming into Nisku do not support the current traffic volume
- Lots of available real estate
- Residential
- Opportunity!
- Location to major distribution routes; and surrounding cities for employee commute.
- Diversity in businesses
- It is a beautiful acreage community close to many amenities.
- Close to Edmonton international airport
- Low taxes; location to transportation corridors; proximity to Edmonton; Leduc; Beaumont; Devon;
- Low taxes. Low land cost compared to south Edmonton. Excellent access to area highways. Access to the high load corridor.

- Location to major transport including airport.
- Low lease costs; large yard options; access to transportation networks; many specialized businesses.

### Weaknesses:

- Need more diversity in industry type; security issues; infrastructure
- Continually trying to expand into the River Valley. It's frustrating for us as residential country property owners for noise and visual appearance. The valet needs to stay prospected from further development especially when there is so much space for sale or lease currently within the industrial park.
- Economic outlook.
- The economy and no seems to be letting others know what is here and how they can help
- More restaurants diversity. Need a car wash. And a gym
- The business park looks like a dump. The sign is falling apart; no bike lanes or side walks. Needs more trees; bush and flowers planted.
- Could use more eateries & restaurants; better roads & upkeep; a registries office; too many vacant buildings; way to much crime and theft
- Smell of marijuana. Noise during the early morning. Single lane roads in and out of Nisku
- Dirty; not at all welcoming to new business
- The businesses and development of the land where I live. I purchased the land because it was

rural. I am opposed to businesses taking over this rural area.

- Emptiness; run down; poor visual appeal.
- Poor internet service. High property taxes.
- The amount of empty buildings/ land that are in it.
- I am concerned the business and manufacturing businesses are developing too close to our residences.
- Diversity Nisku Park based on oil industry
- Curb appeal; run down look - messy properties and ditches; no real property aesthetics controls; lack of Fiber optic internet; lack of retail space like restaurants; preference is given to Leduc business park or Acheson for new business
- Internet speed is likely the biggest one. Aside from that; Nisku is not thought of as attractive as Leduc Business Park or Acheson.
- It needs to be cleaned up and have buildings look more modern.
- Lack of curb appeal. leapfrog development; inconsistent design and maintenance of buildings.

#### Opportunities for Redevelopment:

- More bike paths; walking areas - more people using the bus and biking through where big trucks can make the roads dangerous
- Aiding of businesses by other businesses in the county.
- Keep it open. Remember Nisku was here before the residents moved in and felt really comfortable on the ability to build there business. Lets keep it that way
- Better restaurant options; and a modern car wash and a gym

- Bike lanes; sidewalks for bus stops and some places in the UK don't spray poison to kill weeds. They plant wild flowers to feed the bees. Lowers cost and looks nice not dry dead grass and garbage everywhere.
- Better and actual paved or cement roads that are actually up kept all year. Lots more trees and greenery. Maybe some murals of old industry
- No opportunities; would decrease property value of house bordering the area
- Increased services and protection to the working population.
- Keep it as rural and natural as possible
- Recreation; environmentally friendly initiatives; enviro conservation of green spaces and black mud creek; beautification of spaces; research and development opportunities; incentives to redevelop vs develop new land. Restoration of contaminated land; trees scapes; low light pollution; low noise pollution and suppression of dirt dust debris (trees); keep heavy and some light industrial central or close to highway while very low impact business adjacent to residential (beeper noise; pipes movement noise). Animal safe corridors.
- I do not see any need for redevelopment. It is an industrial park; not an after work playground area.
- Make use out of the space that is not being used currently instead of building new all the time.
- Some sidewalks or walking paths not businesses
- Innovation to bring in projects for renewable resources; or technology sector; turning garbage into fuel or reusable products.

- Extend the spine road down 9th st; make this a wide main thoroughfare with a bike pedestrian path connected to Edmonton and Leduc - upgrade communications network on this path from Edmonton; clean up maintain the ditches better; make this a place investors want to come - attract new industries by making the area more attractive and desirable
- Upgrade of 9th Street from the end of the current Spine Road all the way south to Airport Road. Every road in Nisku should be paved to accommodate all types of transport.
- More greenery; upscale streetlights; covered street benches and possibly some restaurants.
- Easy access for users and ease of doing business

What types of businesses or land uses would you like to see?

- General recreation along the creek - paths; etc.. You could almost get people to commute by bike if the roadways linking were supplemented by paths? General commercial would be good to increase foot traffic to small businesses that people may not realize have retail storefronts and therefore avoid Nisku for shopping?
- Heavy industrial
- Pass a bylaw to prohibit further development into Blackmud Creek valley and Turn it into recreational area i.e.: walking trails etc.
- It was and should be still heavy and light industrial
- Mixed use residential; general recreation; and industrial.
- The business that have come in the last 3 years is nice to see. Maybe a car wash would be nice along hwy 19/ 625

- Recreational green spaces for lunches and exercise; light commercial; restaurants
- There is too many empty business in Nisku already. There is no need to create my buildings when there is current ones available to use.
- Recreational spaces that will bring others to the area and possibly open the eyes to the region for business owners.
- Residential; general recreation
- General recreational; outdoor recreation (dog park); general commercial; environmental commercial opportunity. Research business. Educational businesses.
- The land usage is fine the way it is. There is no need for residential or recreation.
- General commercial
- Residential and general recreation.
- Commercial; Industry
- Why limit it? make this a place where anyone can come and everyone wants to come. Industrial (heavy and light); commercial; tech; professional; etc.
- Industrial (Nisku Business Park) and Parks Area/Recreation (Blackmud Creek). Some commercial to support the industrial base. Likely no residential as this can be supported by Beaumont; Leduc; and the surrounding communities.
- Light industry and general recreation.
- Stick with commercial/industrial

What amenities would you like to see in Central Nisku?

- Bike paths + coffee shops/dining options
- Restaurants
- This is a business park not residential area

- Gym; Liquor store; car wash
- Bike paths; side walks people out walking on lunch and cars flying by. car wash along hwy 10/ 625. Wind power and solar power options
- More trees; landscaping; green spaces with benches and picnic tables; independent coffee shops. A gym would be nice
- Gym ; paths
- Sidewalks; areas for workers to enjoy during lunch hours and even draw residence from Beaumont or the vistas to come and enjoy the quiet spaces during off business hours.
- Bike paths; playgrounds
- Dog park; recreation; bike trails; trees; green space.
- None needed; it is a industrial park.
- Bike paths; walking paths
- Bike paths and walking paths would be an asset. Tree planting would be great.
- All the above
- There are many businesses that support other businesses. Not many that support workers at those businesses.

What are your concerns with potential redevelopment of central Nisku?

- Restrictions on transport and access of large/heavy loads.
- Tax increases
- None remember they before residence including me as now I am one of the longest resident in the area and I am sick of newbies trying to Chang a success story. Remember that Nisku was land that the county did not no what to do with till the Sparrows approached the county and started the county new and I would say most successful business park of

the region. Work with all types of business and let them in to make it even better place

- Na
- Air pollution from factories
- Traffic flow and interruption; crime
- Low property value of neighbouring residential properties. Early and late evening noise that would be disruptive to residential owners
- Cross walks at most major intersections for safety of public
- Noise and light pollution. Environmental impact into black mud creek. Development of land vs redevelopment. Beautification
- Cost to business owners in the form of higher property taxes to initially build and then sustain these ideas once they find out that nobody is using them.
- I live in the vistas and the plan show that central nisku borders my backyard; the last thing i would like to see is a pipe yard or any other business move closer to us than they are now. Currently there is a nice creek between the vistas and the Nisku business park and i would hope for it to stay that way.
- Businesses and manufacturing coming too close to our acreage community which will affect our acreage quality of life. Increased noise and decreased property value because of proximity of these businesses.
- Traffic; access into Nisku from Highway Q2 and Spine Road ; Leduc; Airport.
- Keep taxes competitive; be consistent in all areas; utilize main thoroughfares for high visibility attractions like desired and popular services that brings people to Nisku. right now 625 has no appeal - this would be a great corridor for things like restaurants; shops; automotive services;

professional service; same for spine road. also keep roads suitable for heavy traffic

- Not getting it right

What are your thoughts on the vision statement?

- Hopefully successful
- Don't allow any more development into the valley and make it recreational. Walking and bike trails; plant trees instead of taking them down as has happened in the past. Perhaps a huge dog park. There are over 150 homes in the North and South Vistas. Please respect this.
- Diversity to allow for new innovation.
- As the area you are focused on with this study it has been gone over about 5 times since I lived here what about the extended area you got through the annexation. No final plans on a lot of that land lets stay ahead so people know what there getting into both residents and business Remember Edmonton will be on one side of the road so its better to get a plan now than wait for more residence there for opposition (the nimby)
- Is ok but I would like to see your commitment to helping the environment with feeding the bees and bike lanes and how beautiful it is for hard working people to enjoy coming to work. Because planting more trees will help slow down drivers.
- Keep east border of plan on west side of Blackmud creek and leave east side of creek as green area
- I hear foreign investment; speculation prospects. Please kept my investment accountable and responsible to a sustainable; environmentally forward thinking plan that keeps in mind residential rural families neighbouring the park and the reason they choose to live

there as opposed to Strathcona; parkland and sturgeon counties as a few examples.

- I'm afraid that they will expand beyond its needs since there is so much space not being utilized at the moment. Also since we live in the Vistas i am afraid if the business park will come closer to us our quality of life will be negatively impacted by the noise/ traffic and lights coming from the development.
- The vision is fine for Nisku and development but is not aligned to our vision of living in an acreage community.
- Statement is accurate but we have to draw in new innovative business to take us further to open new corridors to technology and creating or developing renewable resources to curb global warming. Let's give our future generations a place to establish and grow their dreams.
- If we stay status quo we will continue to lose property value; increase vacancy; promote more thefts if less populated. we must improve the desirability of Nisku - it needs to become the business park of choice once again. Make it so property owners once gain take pride in their own properties; but the county must lead the way by first making their own yards look great
- Vision statements are great; but what is being done to support this. Conversations need to be had with industry players to determine their needs and why they want to locate to Nisku; and what challenges still remain for their business. Never be afraid to make an investment that helps to build a community. And make sure you know what the definition of "community" actually is.
- Go for it

- What makes a business park iconic? Long way to go to match the Imperial Oil campus in Calgary for offices or the road network for service companies in GP/Clairmont.