

Leduc County

CNLARP

What We Heard Report

December 4th Open House

December 23, 2024

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1 Engagement Details

An in-person Open House on December 4, 2024 was held as part of the second engagement period for the Central Nisku Local Area Structure Plan. The Open House was a drop-in style event held at the Leduc County Business and Entrepreneur Centre, featuring visual display boards describing the plan. The boards included details such as the vision of the plan, public realm enhancement strategies, summary of development nodes, proposed land uses, and overview of infrastructure. These are available in **Appendix A**. Staff was also available to answer questions and have discussions with participants (of whom there were approximately 15).

An online survey was also distributed electronically for the members of the public who could not attend or those wishing to leave additional feedback. The online survey was conducted through Leduc County's Your Say page ([Central Nisku Local Area Redevelopment Plan | Your Say Leduc County](#)) and was available between November 20th 2024, and December 31st, 2024.

2 What We Heard

2.1 Open House Feedback

The feedback received at the Open House is summarized below. Some of the feedback is conflicting, as members of the public showcased a diverse set of concerns and desires for the area:

- Concerns over current districts changing – staff confirmed that district changes can only take place during the redistricting process.
- Concerns regarding noise and light pollution affecting residential areas to the east of Nisku.
- Various improvements throughout the plan area should be phased out and not completed all at once.
- Important to maintain the existing roadway network and prioritize the Highway 19 interchange in future road improvement plans.
- General support for the diversification of land uses in the area, with some expressing concerns over the addition of new land uses impacting the maintenance of the current tax base.
- Support for acknowledging and outlining fire flow deficiencies in the area, and concerns over the impact of power-consumption heavy businesses (such as data centres) on the quality of power and internet services.
- Opposition to change due to Nisku's history as a "blue collar" industrial area.
- Some expressed support of the walkway network, while others expressed concerns over pedestrian network connections between the industrial area and residential to the east. There was a preference to keep the walkways along Blackmud Creek for use of local residents of the neighbouring communities.
- Other feedback, such as making aesthetic improvements to the plan area to attract new businesses, and concerns over the ability to enforce future Bylaw infringements such as noise and light pollution.
- The landscaping of the Blackmud Creek area should be prioritised and developed early to allow for growth and maturity of plantings – this should be a County initiative. The plant materials should be carefully selected to ensure survival.

2.2 Survey Feedback

In addition to the Open House feedback as noted in section 2.1, the online survey received five responses which have been summarized below:

- The survey participants included one landowner and one business owner in the area, one participant who works in the area, and two participants who neither work or live in the area.
- Regarding the proposed land uses in development nodes based on service types, one participant noted no concerns, two noted non-support, and two participants did not respond. The non-support included the following rationale:
 - o Current businesses not conforming to proposed districting, resulting in potential loss of property values.
 - Development nodes should be more inclusive throughout, and not separated by service types.
 - The entire Nisku area should focus on the trades and not be diversified.
- Regarding the staging for developing Enhanced Landscapes and Gateways, participants did not note any concerns or preferences.
- General concerns over tax increases and job losses as some of the current industrial businesses will be “zoned out”.

3 Considerations for the Plan

The feedback from the Open House has resulted in the addition of a general plan for the Pedestrian Network implementation and prioritization areas. As well, a policy that identifies and priorities the early development of enhanced landscaping at Blackmud Creek was added. It was determined that the vision of the plan area was generally in alignment with the feedback received during the second engagement period.

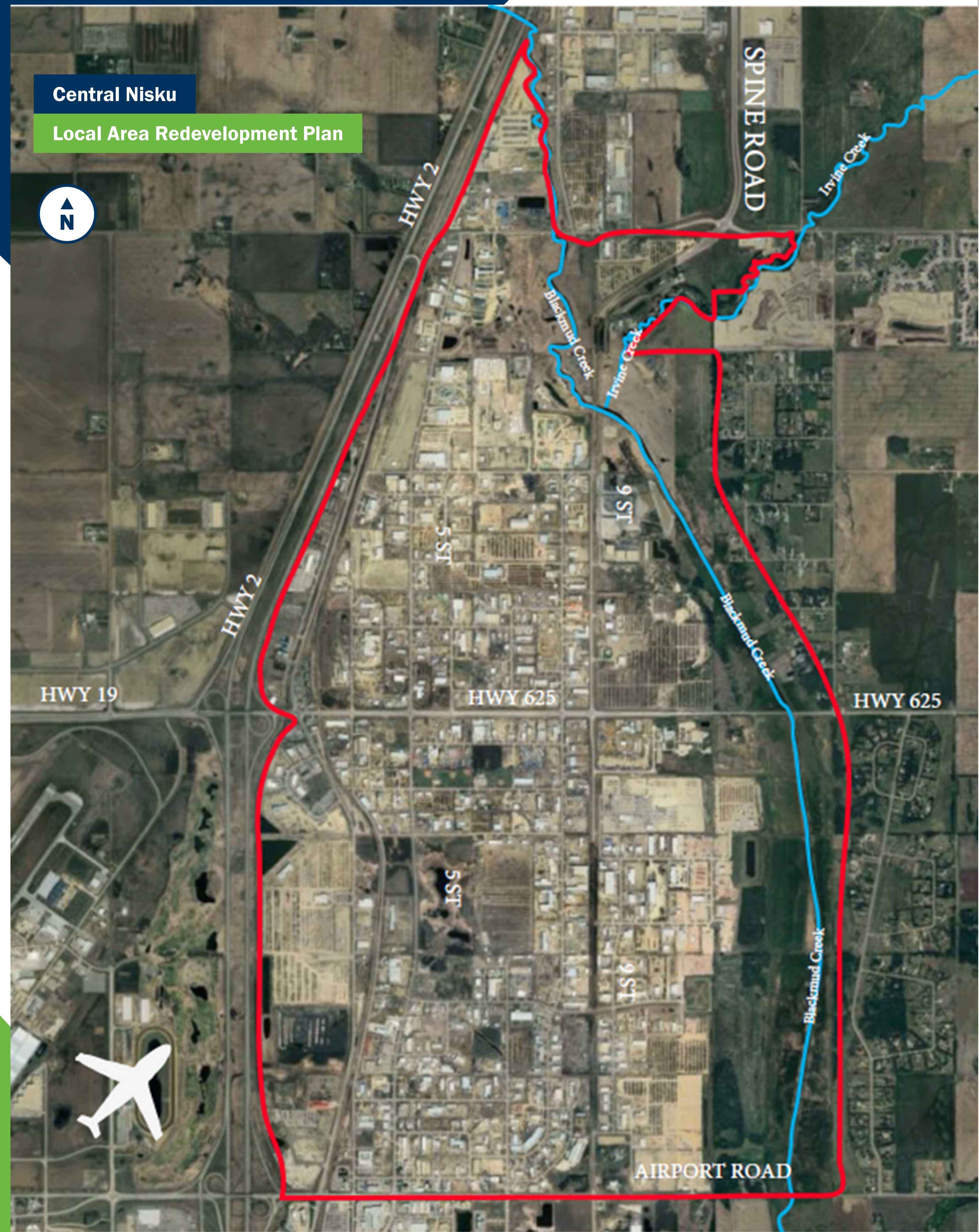
Appendix A: Open House Boards



**LEDUC
COUNTY**

Welcome

The Central Nisku LARP describes locational advantages of the area, services, transportation, and servicing requirements needed to support existing and future development within the Plan Area.



Central Nisku

Local Area Redevelopment Plan

N

SPINE ROAD

Irvine Creek

HWY 2

Blackmud Creek

Irvine Creek

9 ST

Blackmud Creek

HWY 2

5 ST

HWY 19

HWY 625

HWY 625

5 ST

9 ST

Blackmud Creek

AIRPORT ROAD



Land Use

The Land Use Concept takes into account design considerations to guide gradual transformation of Central Nisku:

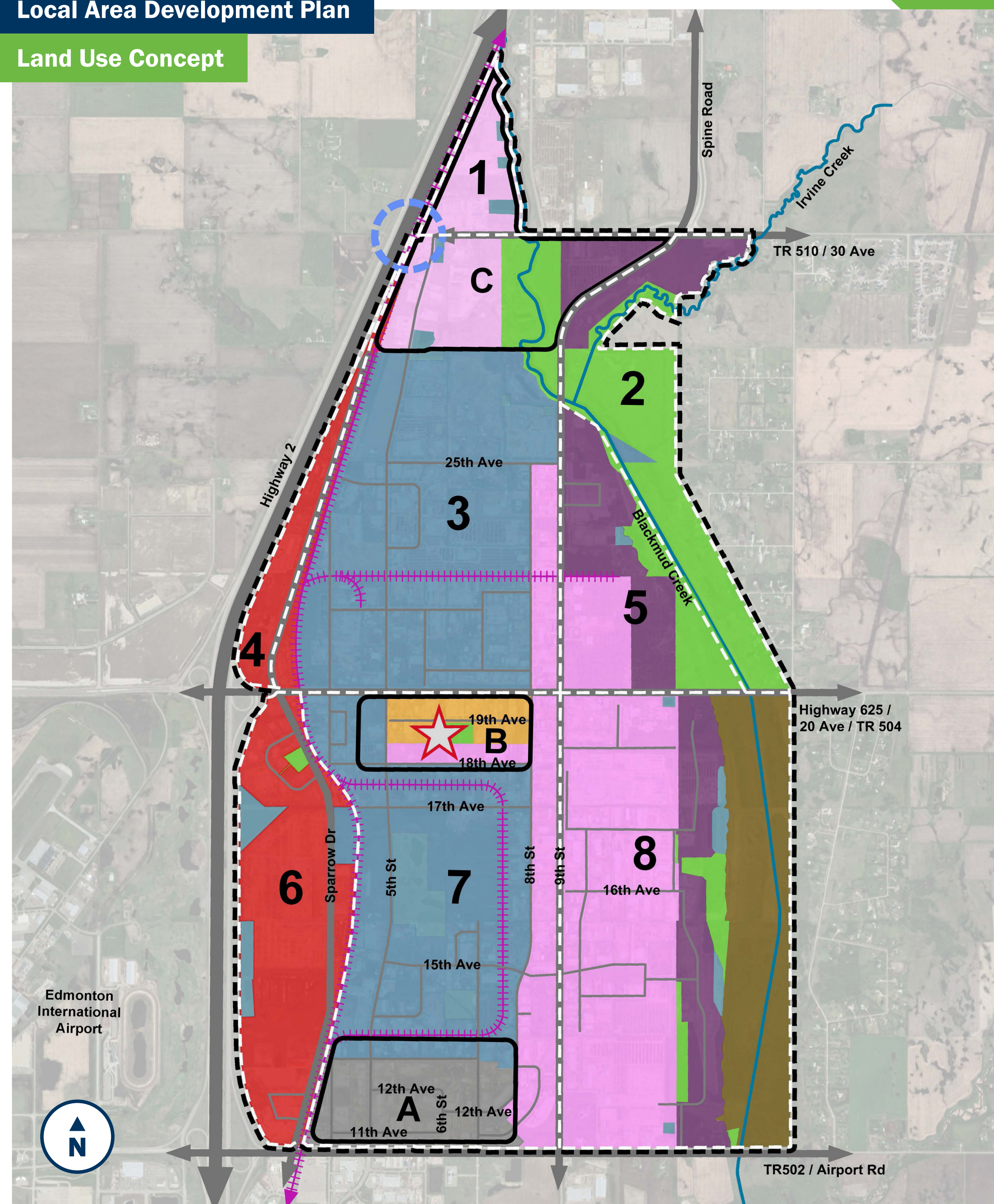
- Incorporate and Conserve Plan Area Attributes and Advantages**
 - Increased diversification from an economic platform mostly oriented to the oil and gas industry towards a wider set of innovative economic sectors is achievable **by responsibly building on what is existing while accommodating new opportunities.**
- A People-Centered Focus: Open Space, Trails, and Recreation**
 - Creating a sense of place in strategic locations marked by **high-quality urban design** at a human scale.
- Fostering Innovation and Economic Vitality**
 - Open to new business ventures that are looking for a **strategic location** in central Alberta amidst a **business-supportive** policy framework.
- Transition and Compatibility with Surrounding Uses**
- Environmental Enhancement and Climate Resilience**
 - Riparian areas along watercourses and waterbodies like **Blackmud Creek, Irvine Creek** and other unnamed drainage channels can be improved and supported by a **network of low impact development approaches.**

Legend

Plan Boundary	Core Industrial	Highway Commercial	Arterial & Collector Road Network	Watercourse
Development District Boundary & Number	Light Industrial	Parks & Open Space	Local Road Network	Industrial Hub
Node Boundary	Business Park	Blackmud Flood Plain	Rail Network	Proposed Future Interchange
	Business & Hospitality	Storm Water Management Ponds		
	Business Incubation			

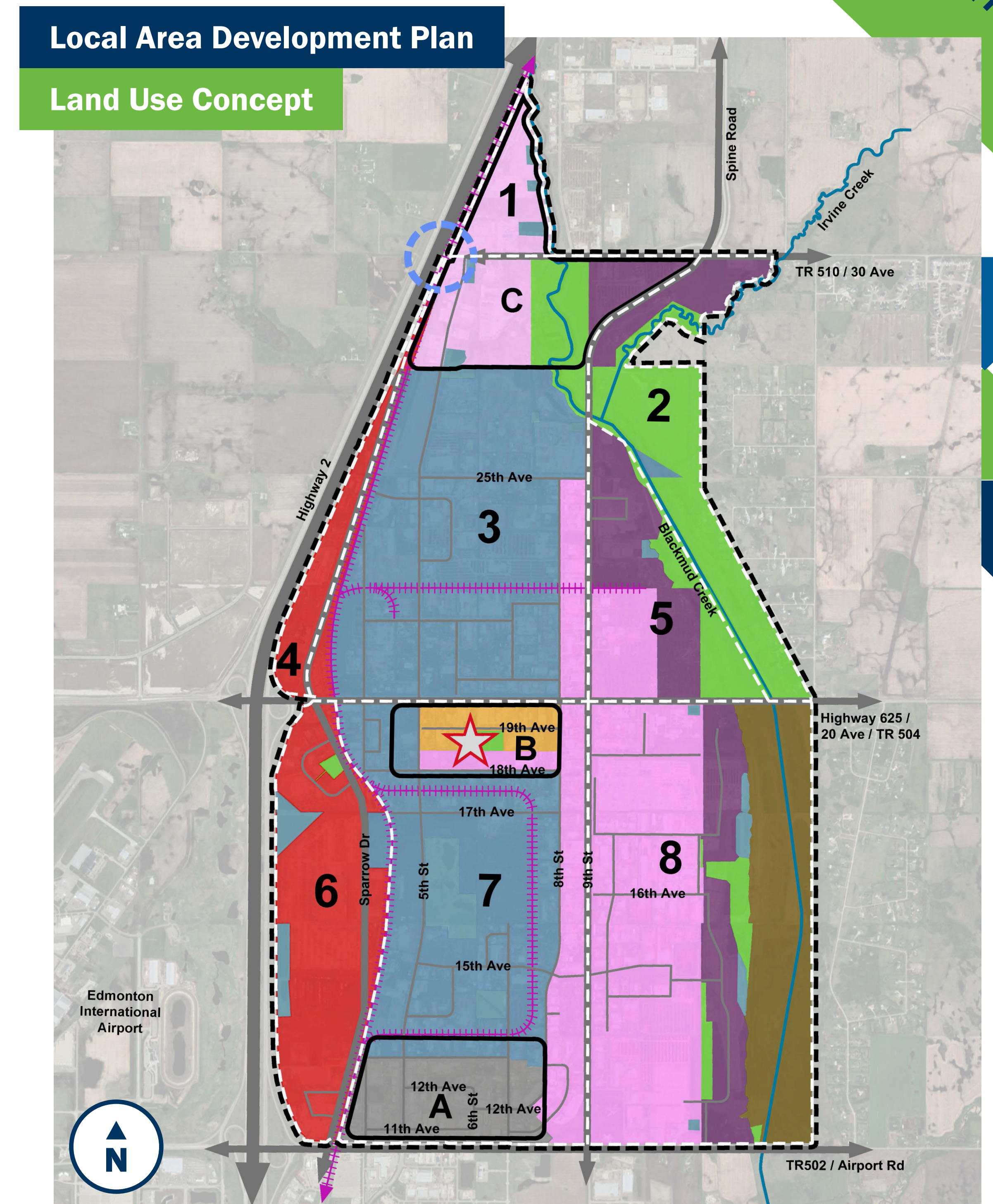
Local Area Development Plan

Land Use Concept



Central Nisku Area Redevelopment Plan Impact on Current Land Use

- The ARP proposes a reorganization of land uses identified as *Future Land Uses* which are different than the current zoning and land uses within the plan area.
 - The introduction of this redevelopment plan will not impact the current zoning of properties within the plan area.
- Because Zoning is not changing within the plan area, **all existing uses will remain compliant.**
- The *Future Land Uses* within the ARP are identifying strategic areas for these types of uses given current conditions and long-range planning objectives, including those identified within the ARP.
 - Landowners and business operations **will not be forced to relocate** to an area of compatibility.
 - The choice to move from Industrial to Business Park land uses will be **completely voluntary** and will respond to new and emerging business types.
 - Continuation or expansion of current operations will be supported.
- At a time when redevelopment comes naturally within the plan area, a shift to the land use identified on the *Future Land Uses* figure will be encouraged.
 - All existing zones identified in the Land Use Bylaw remain, therefore all **development is controlled by the Land Use Bylaw.**



Legend

Plan Boundary	Business & Hospitality	Arterial & Collector Road Network
Development District Boundary & Number	Business Incubation	Local Road Network
Node Boundary	Highway Commercial	Rail Network
Core Industrial	Parks & Open Space	Watercourse
Light Industrial	Blackmud Flood Plain	Industrial Hub
Business Park	Storm Water Management Ponds	Proposed Future Interchange

Landscapes, Urban Design, and Pathways

Policies are intended to establish gradual enhancement of the public realm and visual identity within the CNLARP.

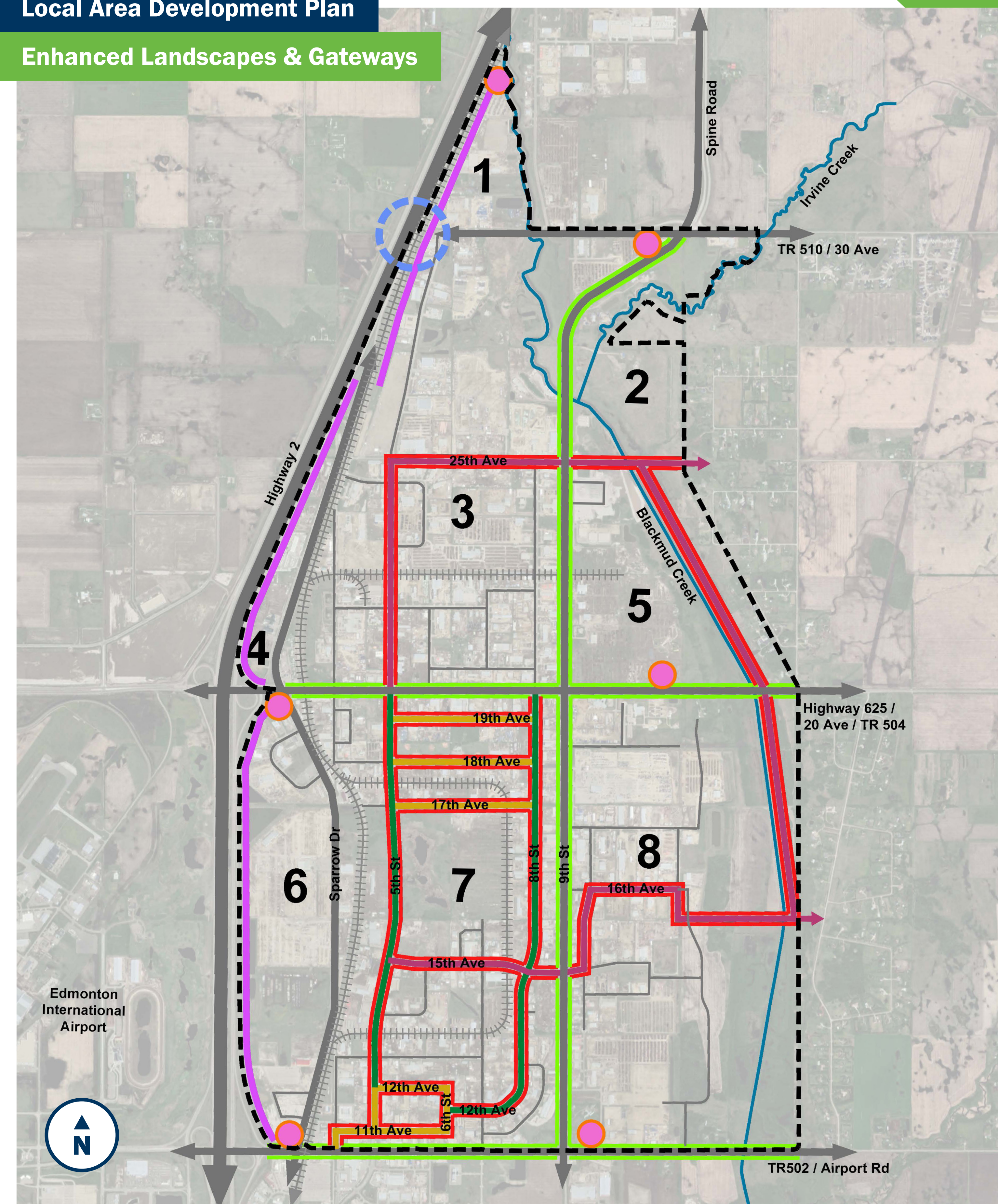
- **Active Mobility Network** to create an identity and sense of arrival to the Development Nodes.
- Key **Arterial and Collector Roadways** have been identified for enhanced landscaping in short-, medium-, and long-term development.
- Landowners will be encouraged to provide **enhanced landscaping and site design** at time of redevelopment.
- Key Entry Features should be developed with high quality landscapes, signage, and lighting. Design of the **gateway elements** should consider location, scale, context.

Legend

Plan Boundary	Watercourse	Arterial & Collector Road Enhanced Landscape	Long Term Enhanced Landscape
Arterial & Collector Road Network	6 Development District Number	Short Term Pathway Enhanced Landscape	Highway Corridor Planting Setback
Local Road Network	Proposed Future Interchange	Mid Term Network Enhanced Landscape	Entry Feature
Rail Network			

Local Area Development Plan

Enhanced Landscapes & Gateways



Development Nodes

Strategic Development Nodes are central areas that are focused on a specific economic sector within Central Nisku that capitalizes on existing infrastructure and the future vision for the area.

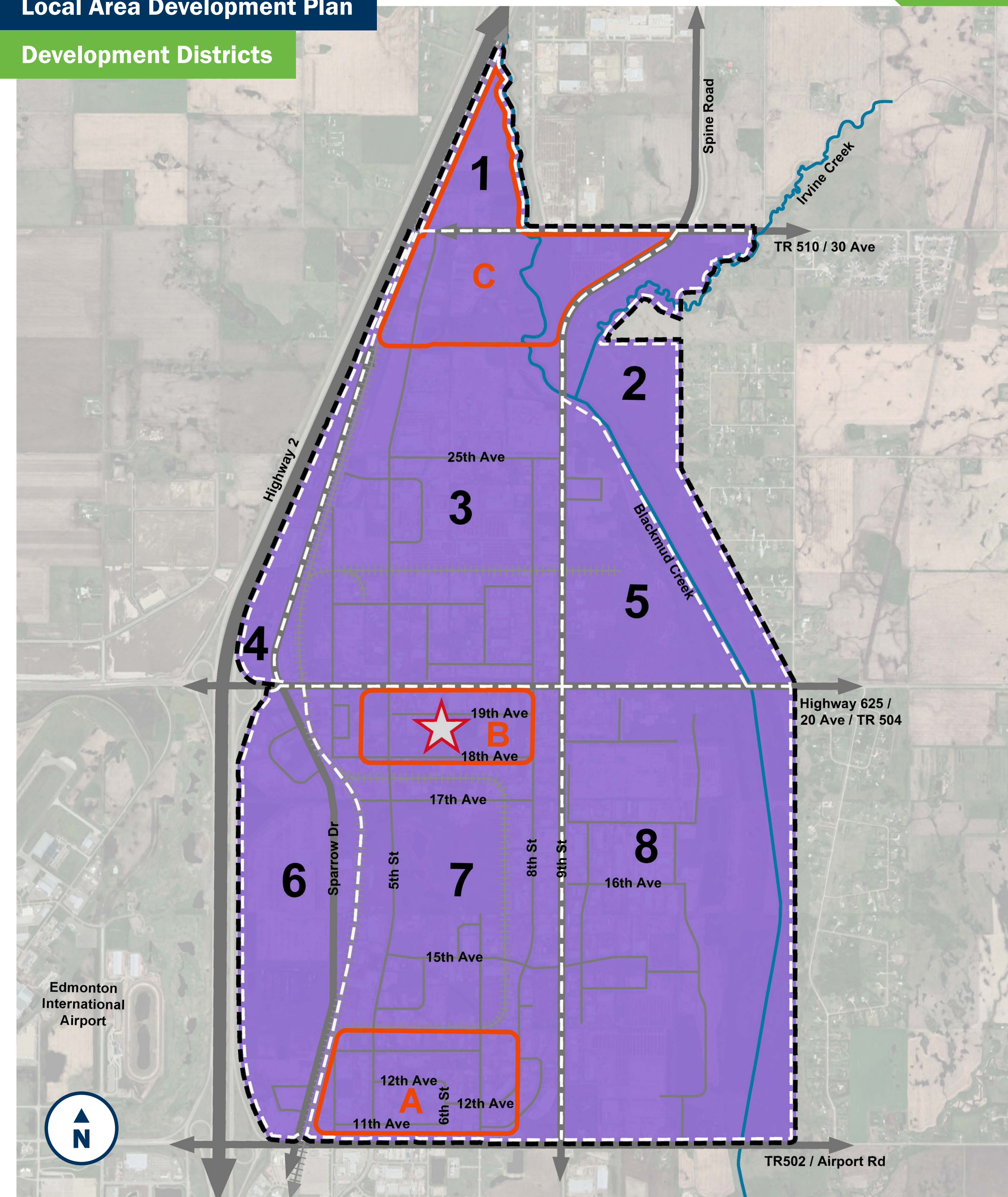
- Node A: Business and Hospitality**
 - Anchored by uses dedicated to **specific services for travelers and business uses**, located near Airport Road for easy access to/ from the QE2 Highway.
- Node B: Business Innovation**
 - This is the **focal point** of industrial and employee-intensive areas. Services and amenities anchor it and are complemented by smaller **industrial parcels for innovation**, industrial and commercial products, and processes.
- Node C: Logistics and Distribution**
 - Supports warehouse distribution and logistics activities.
 - As an **intermodal transportation hub**, Node C will provide connectivity between different modes of transportation allowing goods to move seamlessly.

Legend

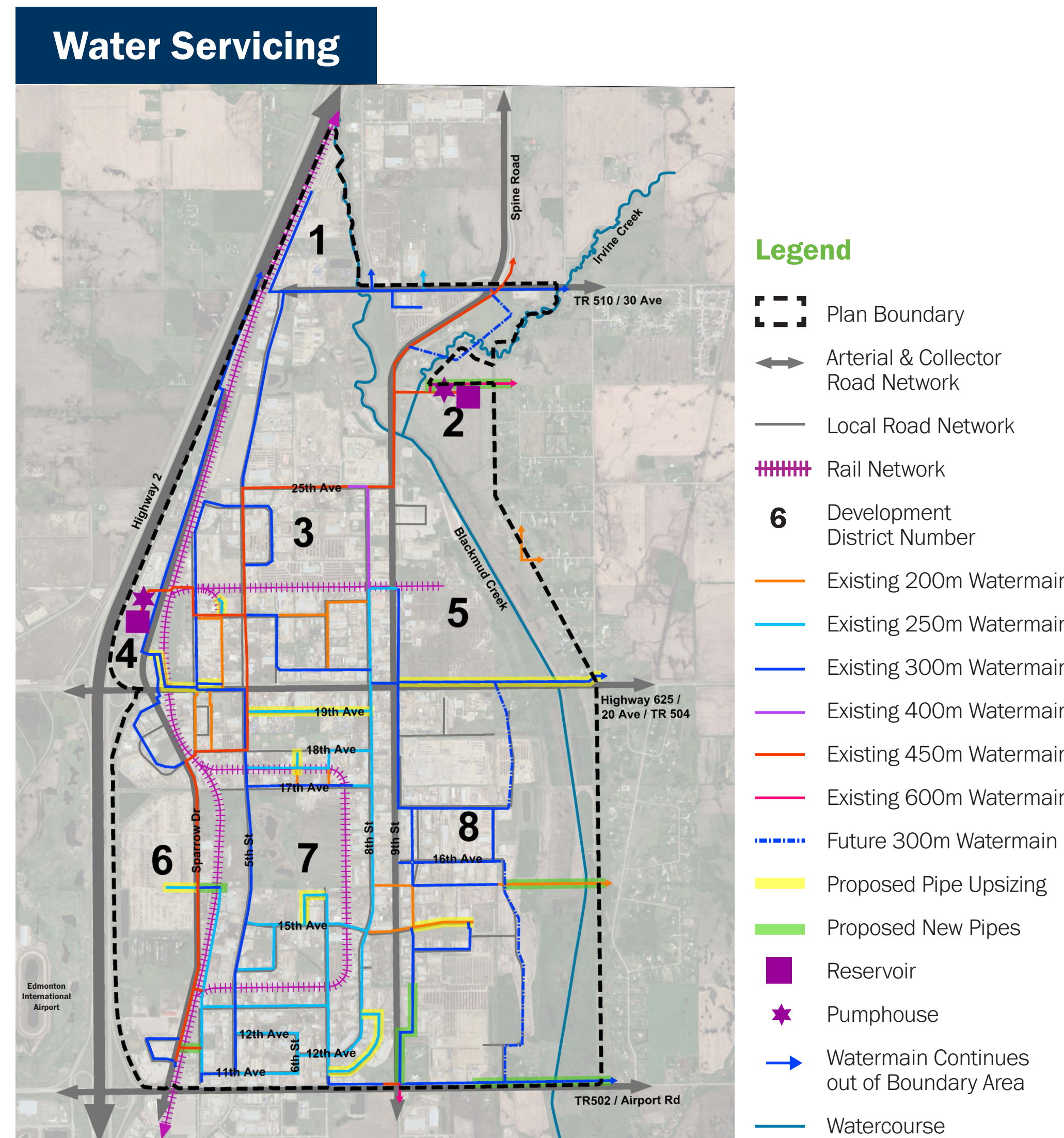
Plan Boundary	Development Node Boundary	Development Node – Logistics & Distribution	Arterial & Collector Road Network
Development District Boundary	Development Node – Business & Hospitality	Industrial Hub	Local Road Network
Development District Number	Development Node – Industrial Innovation	Watercourse	Rail Network

Local Area Development Plan

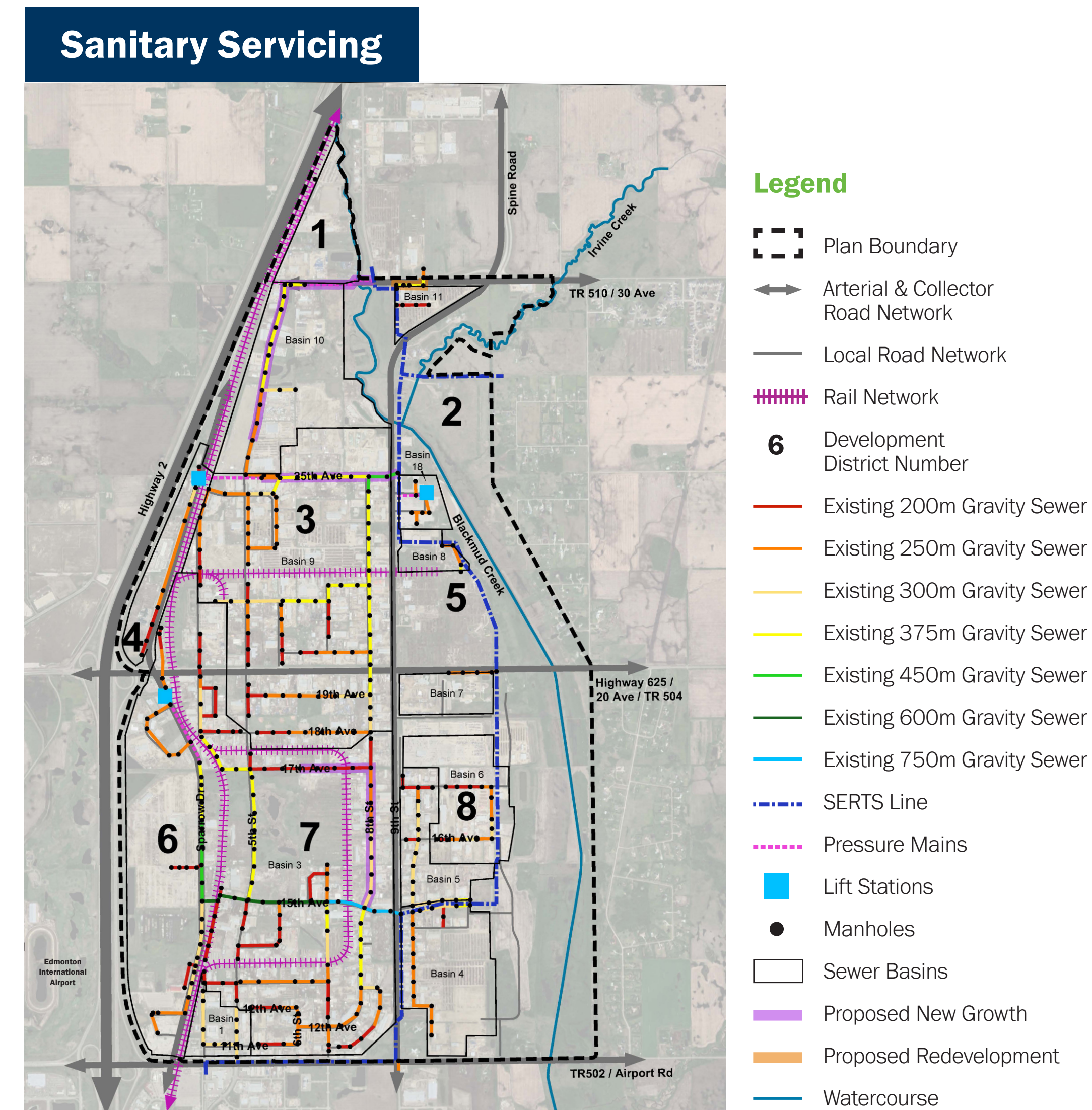
Development Districts



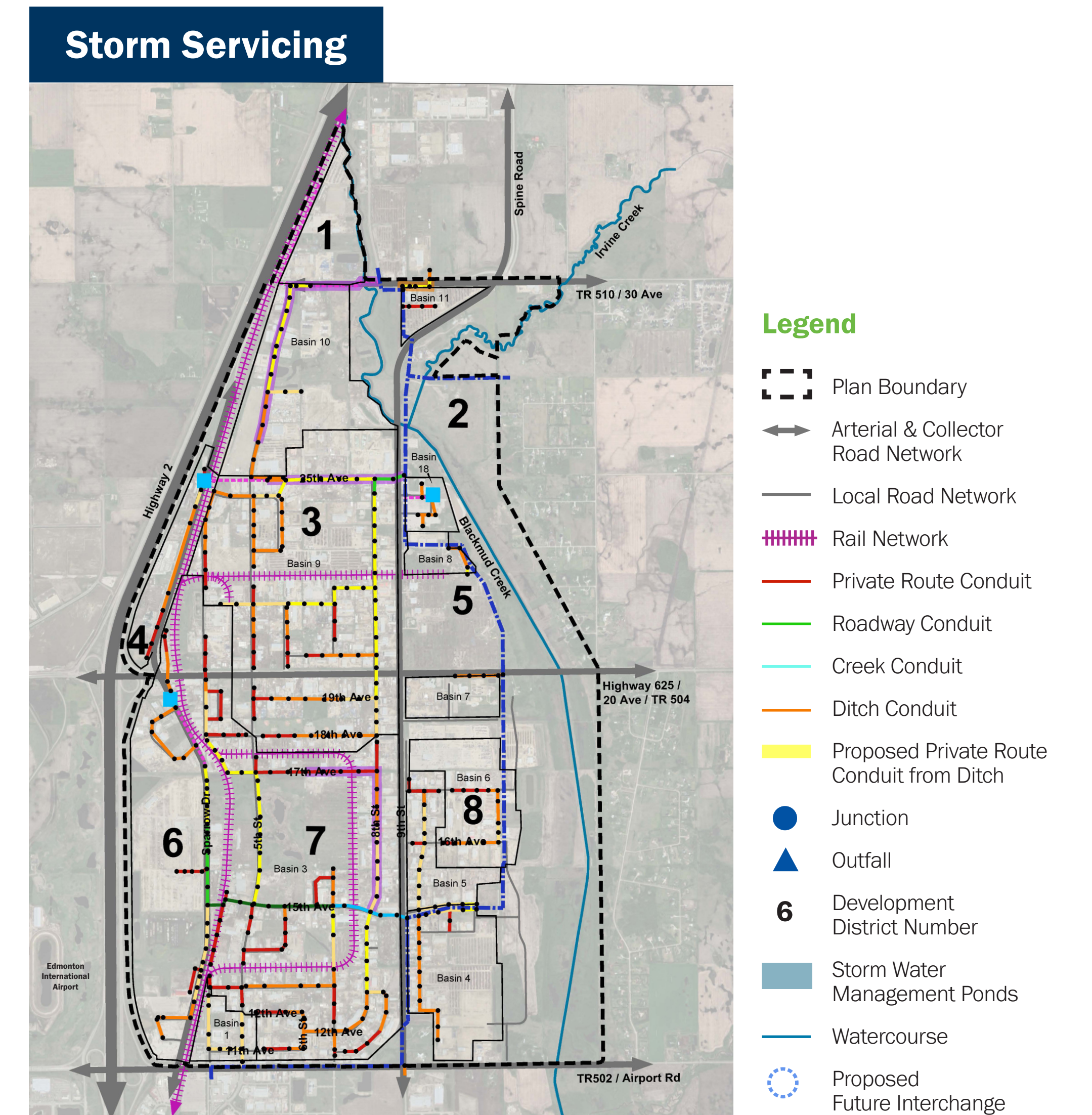
Water, Sanitary and Storm Services



There are 2 pumphouses in the plan area, however the limiting factor for growth are fire flows. To support development, a combination of watermain upgrades and new pipes to complete system loops. Current pumphouses are adequate and will accommodate all future forecasted growth.



There are has three sanitary sewer lift stations in Nisku. Existing sewers will require upgrades to increase capacity and improve overall system performance.



Stormwater runoff is managed through series of private and public ponds, wetlands, and an open channel ditch network along roadways, through public easements, and private lots which discharge to Blackmud Creek.



Please provide your feedback on the plan

<https://www.yoursayeduccounty.com/central-nisku-plan>



If you have any additional questions, please reach out to:

Leduc County Planning and
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