

Amendments to the Woodbend Outline Plan

Approved in 2016, the Woodbend Outline Plan (OLP) was developed to provide a detailed planning framework for the future land use districting and subdivision of lands abutting the north boundary of 50 Avenue. The OLP conceptually identifies the land use concept including municipal reserves, location of transportation routes, public utilities and servicing infrastructure, and development staging.

The proposed amendments will reflect the relocation of the Alberta Products Pipeline Ltd. (APPL) utility right-of-way (URW) which was moved towards the east boundary and registered in 2021. Additional amendments include updates to the land use concepts and statistics to align with the West Area Structure Plan, as amended. The purpose of the proposed amendments is to enable continued development in the area, anticipated to occur on the site this year.

Revisions to the OLP include:

1. Revised Land Use Concept

- a. Relocation of the APPL URW – the URW has been moved to the east boundary in accordance with URW Plan 212 0069. All base maps were updated.
- b. Widening of the east Boreal Drive to align with the new Engineering Standards.
- c. Adjustments to the residential land use configurations on the east ½ of Woodbend – Low-Density and High-Density Residential land use configurations were adjusted as a result of the APPL URW and east Boreal Drive updates.
- d. Addition of a new Medium-Density Residential site to the east of the High-Density Residential site to facilitate a future townhouse site or a 1 to 4-storey apartment building.
- e. Adjustments to the park/municipal reserve (MR) – MR dedication in the east extension of linear park and southeast corner park site was reallocated to the northwest and east boundaries adjacent to the public utility lot. This will provide continuous pedestrian connection and multiway development.

2. Revised Land Use Statistics Table

- a. Statistics were revised to reflect the changes to the OLP and provisions for Medium Density Residential were added to the statistical analysis. The planned residential density increased slightly from 27.36 to 30.0 units per net residential hectare.

3. Updated Outline Plan Figures

- a. Figures 2 to 10 – All figures have been updated to show the new APPL URW location, revised land use concept, and all registered lots in Stages 1 to 3 including approved street names as of date. Specific items are further detailed below:
 - i. Figure 2 – Land Ownership – Mapping was revised to reflect land ownership information.
 - ii. Figure 5 – Parks and Open Space – Mapping was revised to include updated pedestrian connection and asphalt multiway, and a proposed pedestrian linkage/bridge in the northeast corner crossing over Deer Creek.
 - iii. Figure 7 – Water Servicing – Mapping was revised to remove the water looping through the Commercial site as it is no longer required.

- iv. Figure 10 – Staging Plan – Mapping was revised to remove specific future stages proposed; this was replaced with arrows showing the general staging direction.

4. Textual Amendments

- a. 1.0 Introduction – Text within the OLP was revised to update the landownership information.
- b. 2.0 Policy Context – Text within the OLP was revised to update the various regional and City of Leduc policies.
- c. 3.0 Site Context – Text within the OLP was revised to reflect the existing site features and utility rights-of-way.
- d. 4.0 Land Use Concept – Text within the OLP was revised to reflect the revised land use concept including details of the future medium-density site. Text added to note additional Direct Control Districts may be used to enable diverse low-density products.
- e. 5.0 Transportation – Text within the OLP was revised to reflect the current status of 50 Avenue, 74 Street, collector and local road network.
- f. 6.0 Servicing Infrastructure – Text within the OLP was revised to reflect the current status of the water, sanitary servicing, and stormwater management servicing.
- g. 7.0 Implementation – Text within the OLP was revised to reflect the current and future development direction.