



Central Nisku Local Area Redevelopment Plan



Project Update Development Scenarios

November 2021



AGENDA

- **Project Overview**
- **Timeline**
- **How We Got Here**
- **Where We Are: Development Scenarios**
- **Next Steps**
- **Upcoming Public Engagement Event**



Central Nisku Local Area Redevelopment Plan



PROJECT TEAM



Jordan Evans - Manger, 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

Harry Shnider - Senior Planner



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.



STUDY AREA

THE PROJECT STUDY AREAS

Location: From TWP RD 510 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.

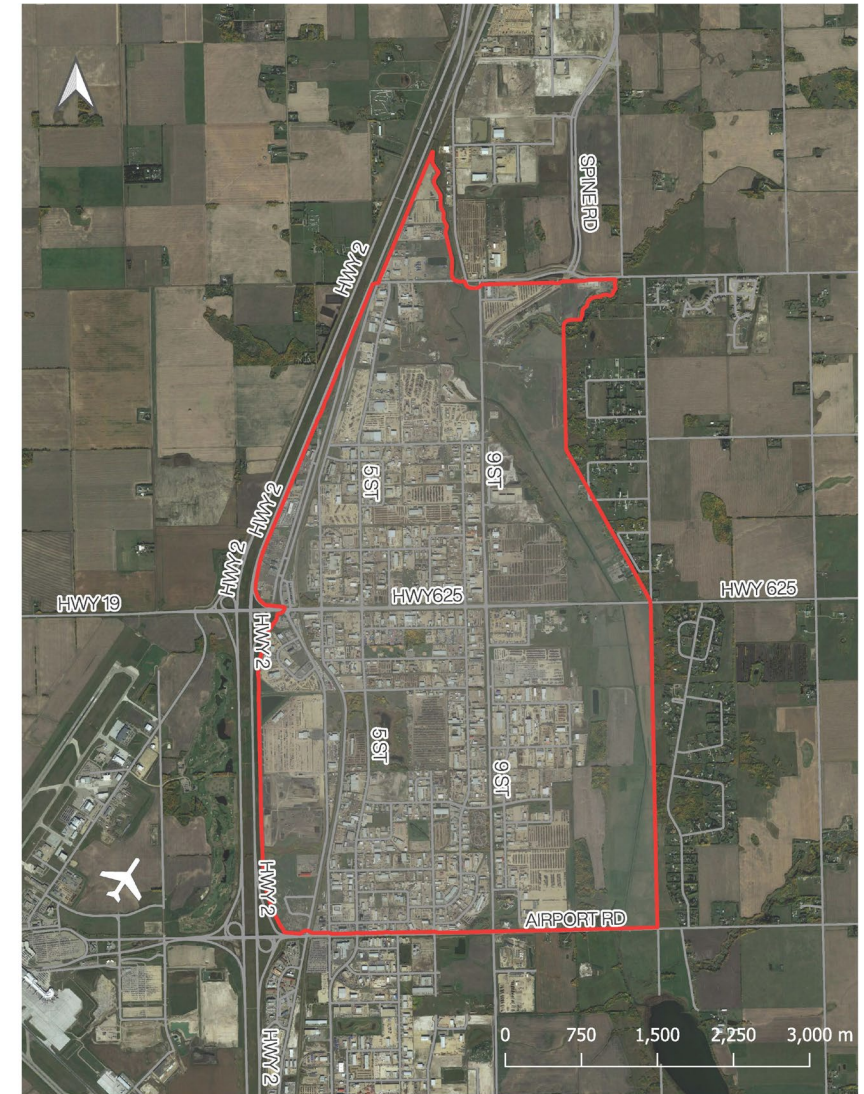
Plan Area: +/- 2,176 hectares (+/- 5,378 acres)

Businesses: +/- 613

Employment: +/- 11,000

Industries represented in Central Nisku:

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



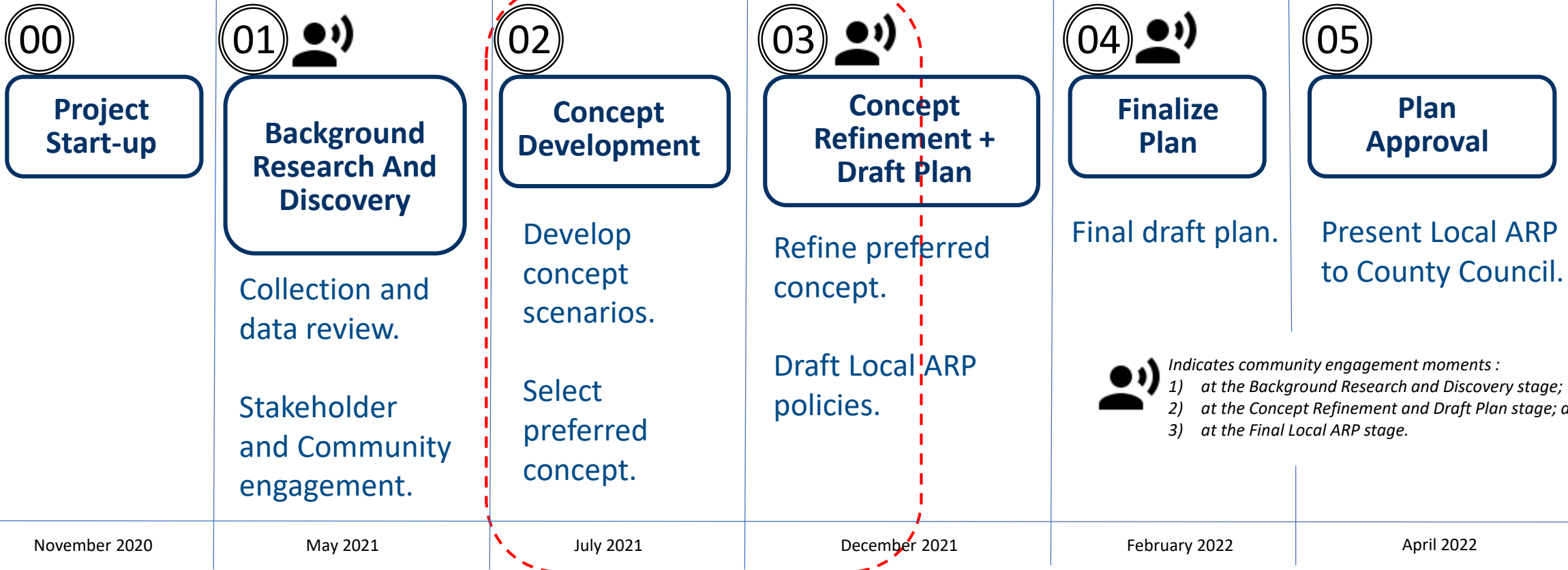



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PROJECT TIMELINE

We are here



 Indicates community engagement moments :

- 1) at the Background Research and Discovery stage;
- 2) at the Concept Refinement and Draft Plan stage; and
- 3) at the Final Local ARP stage.



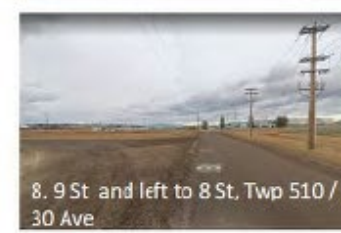
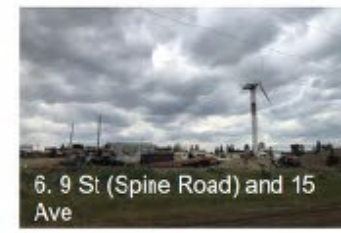
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Virtual Site Visit: Emerging Nodes



November 17, 2020





Central Nisku Local Area Redevelopment Plan



How We Got Here: Public Engagement #1



Central Nisku Local Area
Redevelopment Plan

Stakeholder Event No.1 Report Back

What We Did

- Public and Stakeholder online engagement session on April 12, 2021
- Online survey open March 19 - April 16, 2021

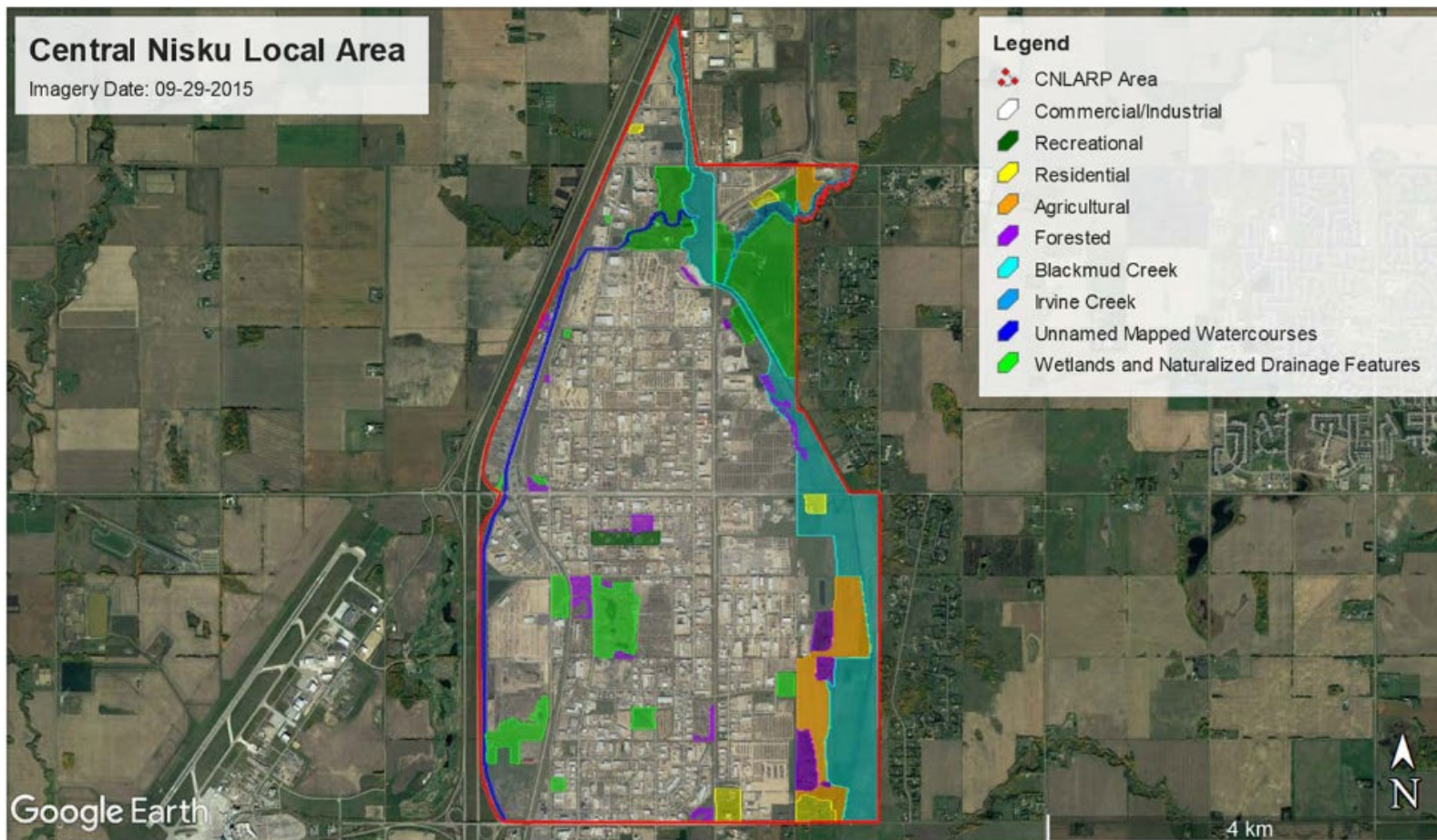
Conclusions

- Central Nisku holds a competitive advantage compared to surrounding business parks due to its location and affordability
- Future opportunities should include diversifying business sectors
- Offer high-speed broadband internet
- Offer/enhance infrastructure such as public transit and safe pedestrian crossings
- Ensure the business park remains fiscally competitive



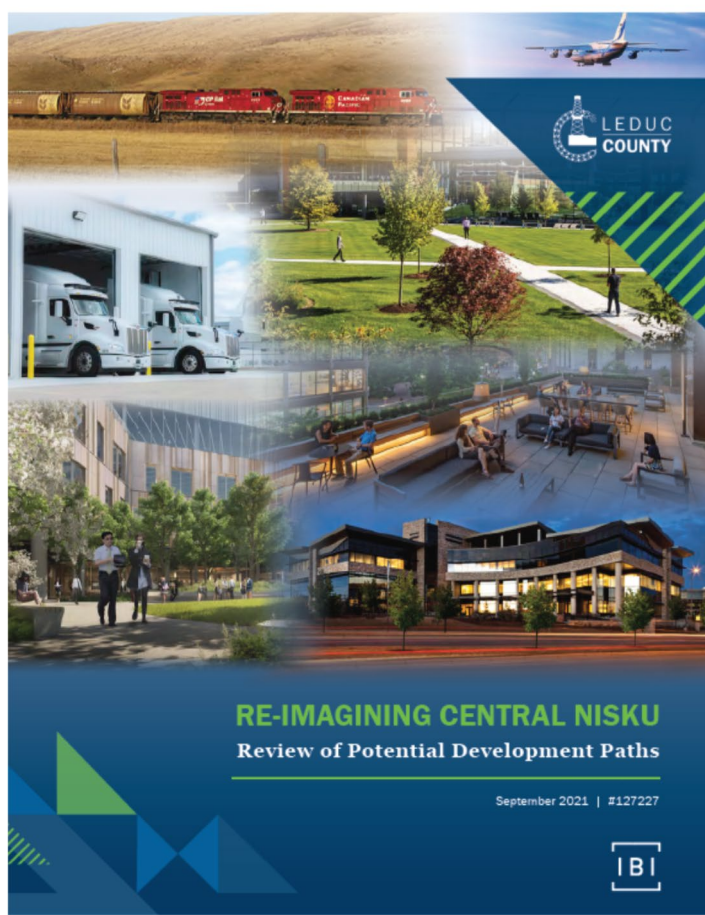
Prepared for Leduc County
by IBI Group Professional Services (Canada) Inc.
May 2021

How We Got Here: Background Report



- Submitted: May 17, 2021
- The Draft Transportation Master Plan (TMP) will support the Transportation Analysis for CNLARP.
- There are gaps in the Servicing data that could be addressed through a field data collection program
- No significant environmental risks that could hinder growth.
- Sufficient serviced land to accommodate growth through more intensive uses.
- Public realm improvements required to stay competitive with other business parks in the Edmonton region.

Re-Imagining Central Nisku: Policy Direction



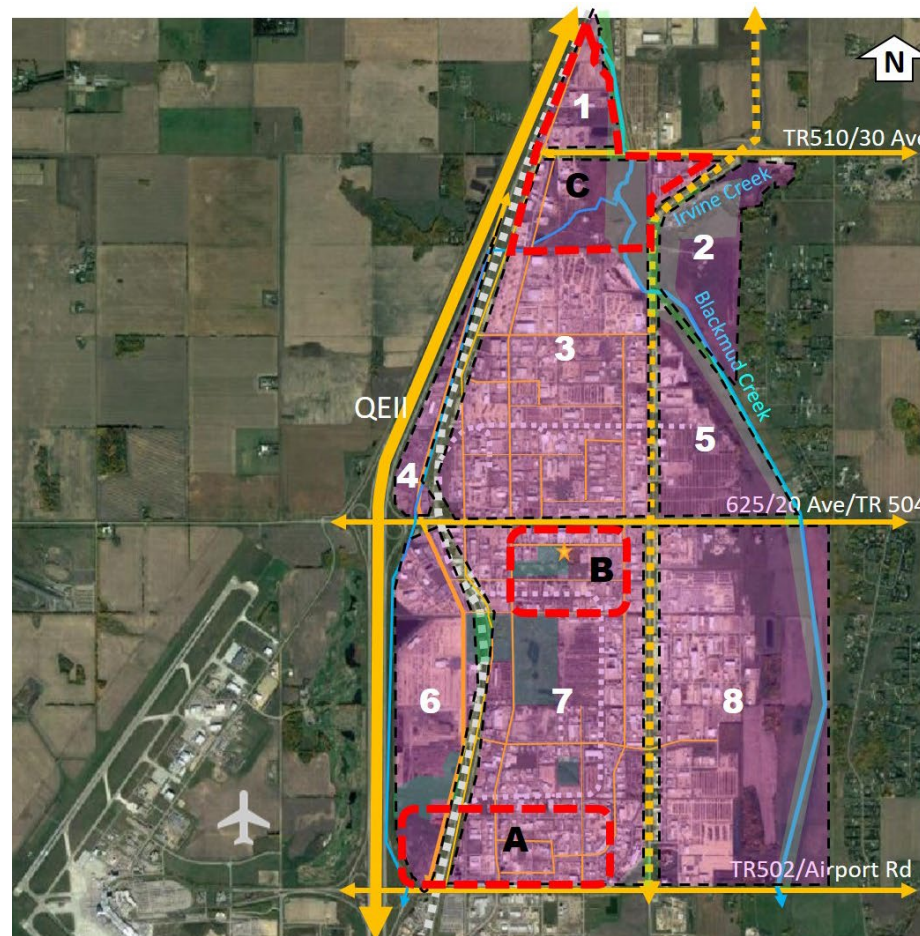
Leduc County Municipal Development Plan (MDP)

- Nisku area is an area where higher density, fully serviced development is to be considered.
- Non-residential land uses must be high-quality development located in planned business/industrial parks.
- The CNLARP must demonstrate that the development is financially viable in the short and long term.
- It must also prioritize connections where they concern street networks, trails, transit corridors; responsible and compact development.

Nisku Major Employment Centre (MEC) Area Structure Plan

- Maximize development intensity (floor area ratio) in brownfields and underutilized parcels.
- Relocation of outdoor storage areas to other locations in the County is encouraged.
- Blackmud Creek is a candidate for reclamation as it is no longer in its natural state.
- Design policies identify the Nisku Spine Road, Hwy 625, Airport Road, Sparrow Drive and 30 Avenue as key nodes.

Where We Are – Development Scenario Preparation



Urban Structure

Paths

- QEII, TR510/30 Ave, 625/20 Ave, TR502/Airport Rd
- Spine Road Extension
- Internal Road Network

Edges

- Rail line and rail spurs
- Blackmud Creek, Irvine Creek, and other watercourses

Districts

CENTRAL NISKU LARP District	AREA		EXISTING
	hectares	acres	% plan area
1	54	134.45	2%
2	128	316.17	6%
3	519	1,282.82	24%
4	64	158.42	3%
5	156	386.14	7%
6	201	497.58	9%
7	522	1,290.59	24%
8	533	1,316.51	24%
Total	2,178	5,382.68	100%

Nodes

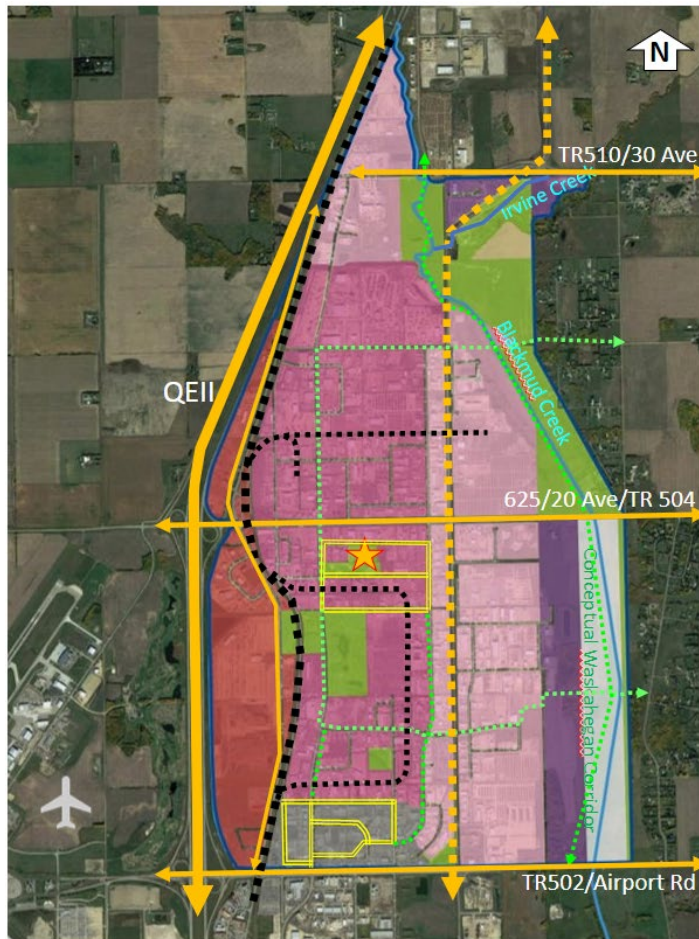
- A – Business/Hospitality
- B – Industrial Innovation
- C – Logistics / Distribution

Landmarks

- Blackmud Creek, central green area, sports fields, Nisku Recreation Centre

Preliminary Urban Structure of the Plan Area

Development Scenario 1



Development Scenario 1:
Continued Business

LEGEND

- Spine Road Extension
- Rail
- Local road network
- Industrial Hub
- Pathway network
- Main active mobility network (hybrid cross section, sidewalk and streetscape on one side)

GENERALIZED LAND USES

- Core Industrial
- Light Industrial
- Business Park
- Parks and Open Space
- Business & Hospitality
- Business Incubation
- Highway Commercial
- Residential
- Agricultural

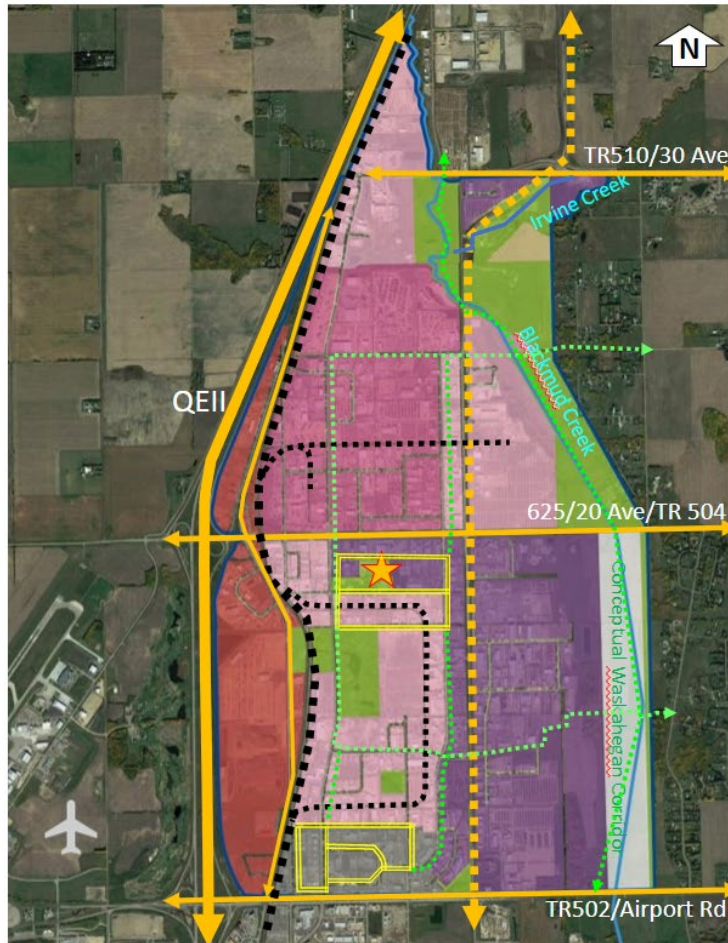
CENTRAL NISKU LARP	AREA		Scenario 1
	hectares	acres	% plan area
Plan Area Totals	2,176	5,378.09	100%
Employment Lands			
Core Industrial	555	1,370.49	25.5%
Highway Commercial	202	499.05	9.3%
Direct Control	-	-	0.0%
Agricultural	123	304.44	5.7%
Light Industrial	535	1,321.96	24.6%
Business Park	143	352.82	6.6%
Business Incubation	-	-	0.0%
Business & Hospitality	70	173.48	3.2%
Open Space			
Parks & Open Space	267	659.51	12.3%
Residential Lands			
Residential	13	31.62	0.6%
Transportation			
Road Network	243	600.47	11.2%
Railroad right-of-way	26	64.25	1.2%
Amenities			
	Km	Miles	Quantity
Active mobility network*	8.2	5.10	
Pathway network**	17.1	10.63	
Industrial Hub			1

* Hybrid urban/rural cross section with single-side sidewalk and naturalized pathway

**Rustic pathway when not on sidewalk, includes proposed Waskagehan Corridor

Development Scenario 2

Development Scenario 2:
Enhanced Performance



LEGEND

- Spine Road Extension
- Rail
- Local road network
- Industrial Hub
- Pathway network
- Main active mobility network (hybrid cross section, sidewalk and streetscape on one side)

GENERALIZED LAND USES

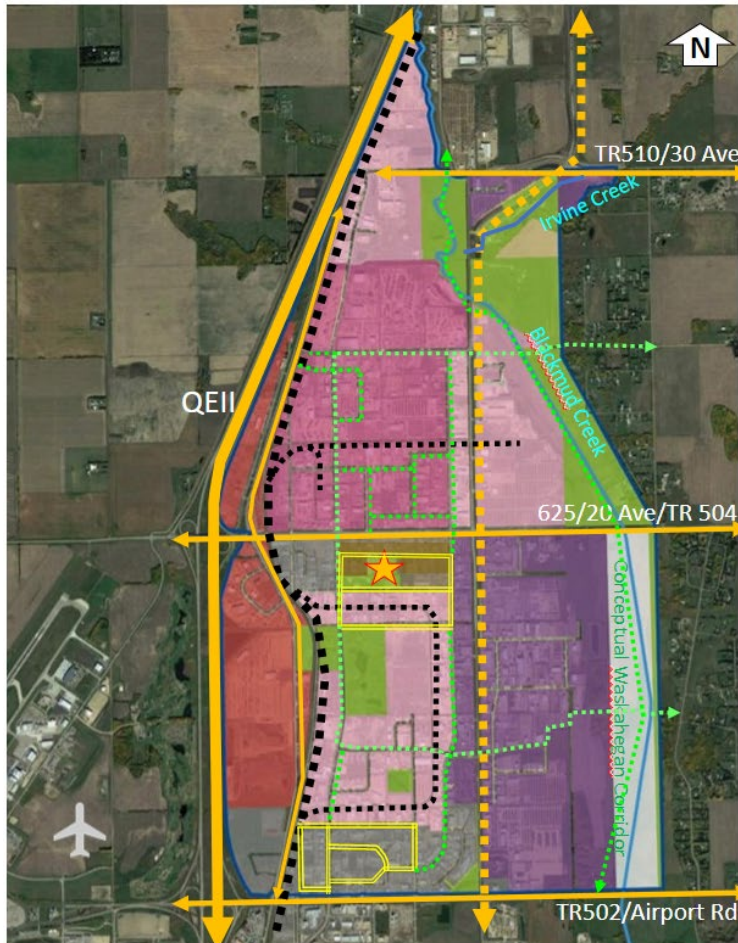
- Core Industrial
- Light Industrial
- Business Park
- Parks and Open Space
- Business & Hospitality
- Business Incubation
- Highway Commercial
- Residential
- Agricultural

CENTRAL NISKU LARP	AREA		Scenario 2
	hectares	acres	% plan area
Plan Area Totals	2,176	5,378.14	100%
Employment Lands			
Core Industrial	312	770.39	14.3%
Highway Commercial	190	470.18	8.7%
Direct Control	-	-	0.0%
Agricultural	123	304.44	5.7%
Light Industrial	467	1,154.49	21.5%
Business Park	465	1,149.32	21.4%
Business Incubation	-	-	0.0%
Business & Hospitality	70	173.48	3.2%
Open Space			
Parks & Open Space	267	659.50	12.3%
Residential Lands			
Residential	13	31.62	0.6%
Transportation			
Road Network	243	600.47	11.2%
Railroad right-of-way	26	64.25	1.2%
Amenities			
Active mobility network*	Km: 8.2	Miles: 5.10	Quantity:
Pathway network**	21.7	13.48	
Industrial Hub			1

* Hybrid urban/rural cross section with single-side sidewalk and naturalized pathway
 **Rustic pathway when not on sidewalk, includes proposed Waskagehan Corridor

Development Scenario 3

Development Scenario 3:
Transformative Innovation



LEGEND

- Spine Road Extension
- Rail
- Local road network
- Industrial Hub
- Pathway network
- Main active mobility network (hybrid cross section, sidewalk and streetscape on one side)

GENERALIZED LAND USES

- Core Industrial
- Light Industrial
- Business Park
- Parks and Open Space
- Business & Hospitality
- Business Incubation
- Highway Commercial
- Residential
- Agricultural

CENTRAL NISKU LARP	AREA		Scenario 3
	hectares	acres	% plan area
Plan Area Totals	2,176	5,377.37	100%
Employment Lands			
Core Industrial	312	770.39	14.3%
Highway Commercial	172	424.93	7.9%
Direct Control	-	-	0.0%
Agricultural	123	304.44	5.7%
Light Industrial	434	1,072.63	19.9%
Business Park	417	1,031.11	19.2%
Business Incubation	31	77.61	1.4%
Business & Hospitality	138	341.98	6.4%
Open Space			
Parks & Open Space	266	657.94	12.2%
Residential Lands			
Residential	13	31.62	0.6%
Transportation			
Road Network	243	600.47	11.2%
Railroad right-of-way	26	64.25	1.2%
Amenities			
	Km	Miles	Quantity
Active mobility network*	8.2	5.10	
Pathway network**	31.1	19.32	
Industrial Hub			1

* Hybrid urban/rural cross section with single-side sidewalk and naturalized pathway

**Rustic pathway when not on sidewalk, includes proposed Waskagehan Corridor

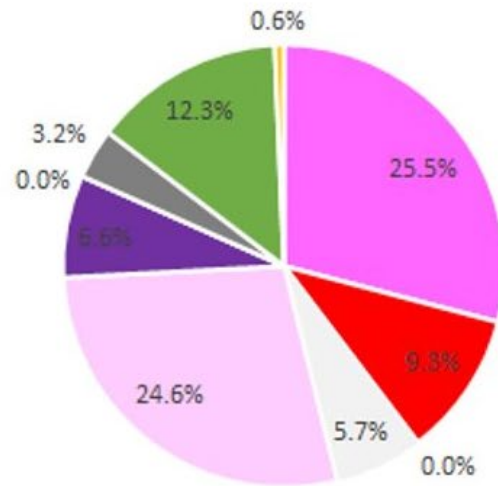


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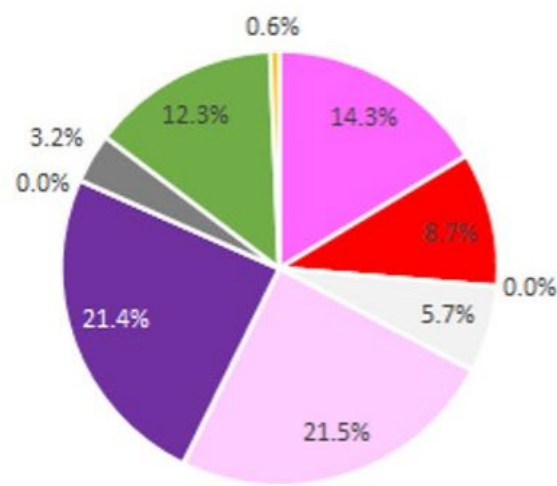


Comparison

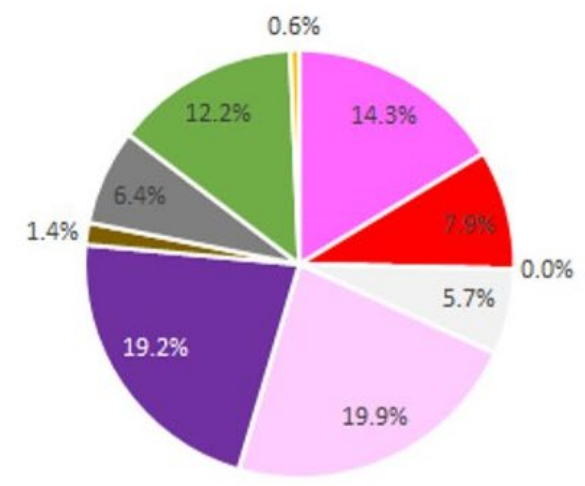
Development Scenario 1



Development Scenario 2



Development Scenario 3



- Core Industrial
- Light Industrial
- Business Park
- Business & Hospitality
- Business Incubation
- Highway Commercial
- Parks and Open Space
- Residential
- Agricultural



Central Nisku Local Area Redevelopment Plan



NEXT STEPS



- **Development Concept Refinement**
 - Refine the 3 development scenarios based on County and Council feedback
- **Public Engagement #2**
 - November 30 - Present 3 development scenarios to public/key stakeholders for their feedback
- **Preferred Development Concept Selection**
 - Draft Local ARP Policies



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Public Engagement #2



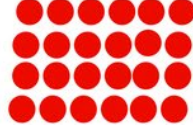
Proposed Format:

- *Advertising underway
- Virtual Presentation
- Workshop
- Q&A
- Online Survey

Likes



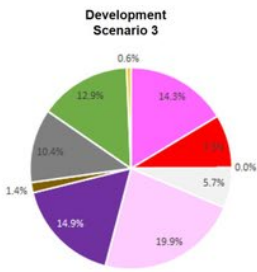
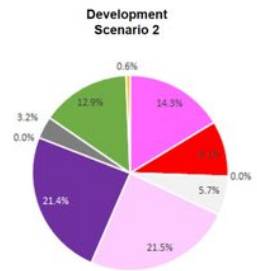
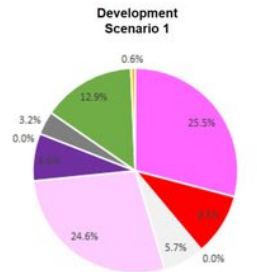
Dislikes



Comments



What's missing?





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THANK YOU