

MEETING DATE: February 24, 2025

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REPORT TITLE: Urban Centre Redevelopment Plan (UCRP) Update

EXECUTIVE SUMMARY

This report provides Council with an update on the Urban Centre Redevelopment Plan (UCRP), ensuring transparency and support around the Plan's development. The final draft plan will be brought forward for 1st Reading in March 2025. This update summarizes progress to date, outlines the framework and key priorities of the UCRP.

BACKGROUND

The UCRP project, initiated in February 2023, is a long-range statutory land use plan guiding the revitalization of the Urban Centre. This plan is mandated by the 2020 Municipal Development Plan and aims to align with city-wide strategic initiatives while responding to community input.

Phase 1 (Winter 2022 – Summer 2023): This phase focused on baseline understanding, visioning, and gathering initial public input through engagement sessions. Feedback emphasized the community's priorities for downtown revitalization, accessibility, and mixed-use development.

Phase 2 (Spring 2023 – Fall 2024): This phase included further engagement, with 256 survey responses and over 18,500 webpage interactions. The information collected informed key components such as the vision, goals, objectives, major themes, and guiding principles.

Phase 3 engagement (Winter 2025): This Phase was the confirming phase in which Administration held the last Open House and media blitz ensuring the plan received feedback on policies, images, mapping and the overall draft plan from the public, community stakeholders, and internal departments.

The plan outlines a vision of Leduc's Urban Centre as an accessible, safe, and inclusive space with diverse housing, business opportunities, high-quality urban design, and multi-modal transportation connections. The guiding principles focus on efficient land use, connectivity, housing diversity, business activation, and year-round enjoyment of public spaces.

PLAN OVERVIEW

The UCRP encourages mixed-use development, walkability, and cohesive neighborhood design while maintaining flexibility and minimizing land-use conflicts. Key plan components include:

1. **Plan Authority:** Ensuring alignment with statutory plans and municipal policies.
2. **Vision and Guiding Principles:** Reinforcing inclusivity, accessibility, and high-quality urban design.
3. **Growth and Character Framework:** Addressing business retention, placemaking, and enhancing regional tourism.
4. **Urban Structure:** Incorporating street typologies, mobility networks, and public amenity spaces.
5. **Implementation Initiatives:** Setting priorities for streetscape rehabilitation, active transportation improvements, business activation, and housing incentives.

The plan categorizes implementation priorities into three tiers, with each item within the tiers becoming a separate work item/project that will be further developed. These items/projects will include updates to Council throughout the years:

- **Tier 1:** Are projects listed within a one-to-five-year timeframe and could include such projects as: streetscape rehabilitation, active transportation improvements, zoning bylaw updates, and downtown activation events.
- **Tier 2:** Are projects listed within a five-to-ten-year timeframe and could include such projects as: parkland and plaza acquisition, heritage designation, and wayfinding strategies.
- **Tier 3:** Are projects listed within a ten-to-twenty-year timeframe and could include such projects as: tree canopy expansion, multifunctional heritage hubs, and arts programming.

NEXT STEPS

1. The finalized plan will proceed to 1st Reading, followed by a Public Hearing, and 2nd and 3rd Reading in Q1/Q2 of 2025.

ATTACHMENTS

- Draft - UCRP
- Draft – UCRP Implementation Plan
- Administrative PowerPoint