



# Urban Centre Redevelopment Plan

Date: February 24, 2025

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# UCRP Overview

WINTER 2022 -  
SUMMER 2023



**Visioning Phase**  
Baseline understanding  
of community conditions  
and plan vision

SPRING 2023 -  
FALL 2024



**Planning Phase**  
Draft vision and  
guiding principles

WE ARE HERE



WINTER 2024 -  
SPRING 2025



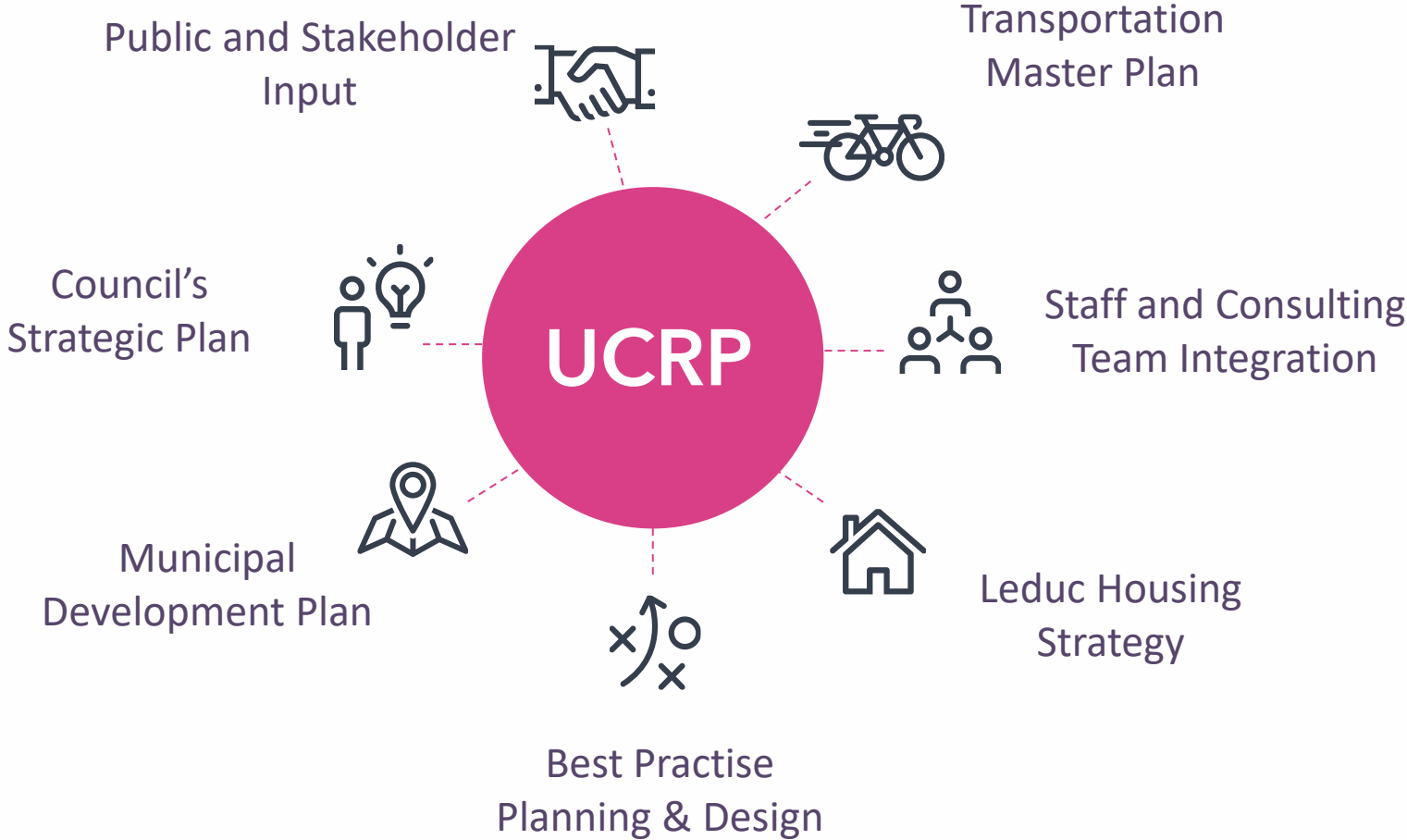
**Confirming Phase**  
Final draft plan, and Public  
Hearing City Council  
Adoption

## Why Create an Area Redevelopment Plan

- Guide public and private sector neighbourhood redevelopment and revitalization
- Strengthen the character of downtown and Urban Centre area
- Prioritize and phase implementation initiatives
- Align with higher level statutory plans and policies and municipal initiatives
- Provide direction to subordinate plans, guidelines, policies, strategies and the zoning bylaw



# Connecting the UCRP with City-wide Initiatives & Engagement Outcomes



# Plan Framework



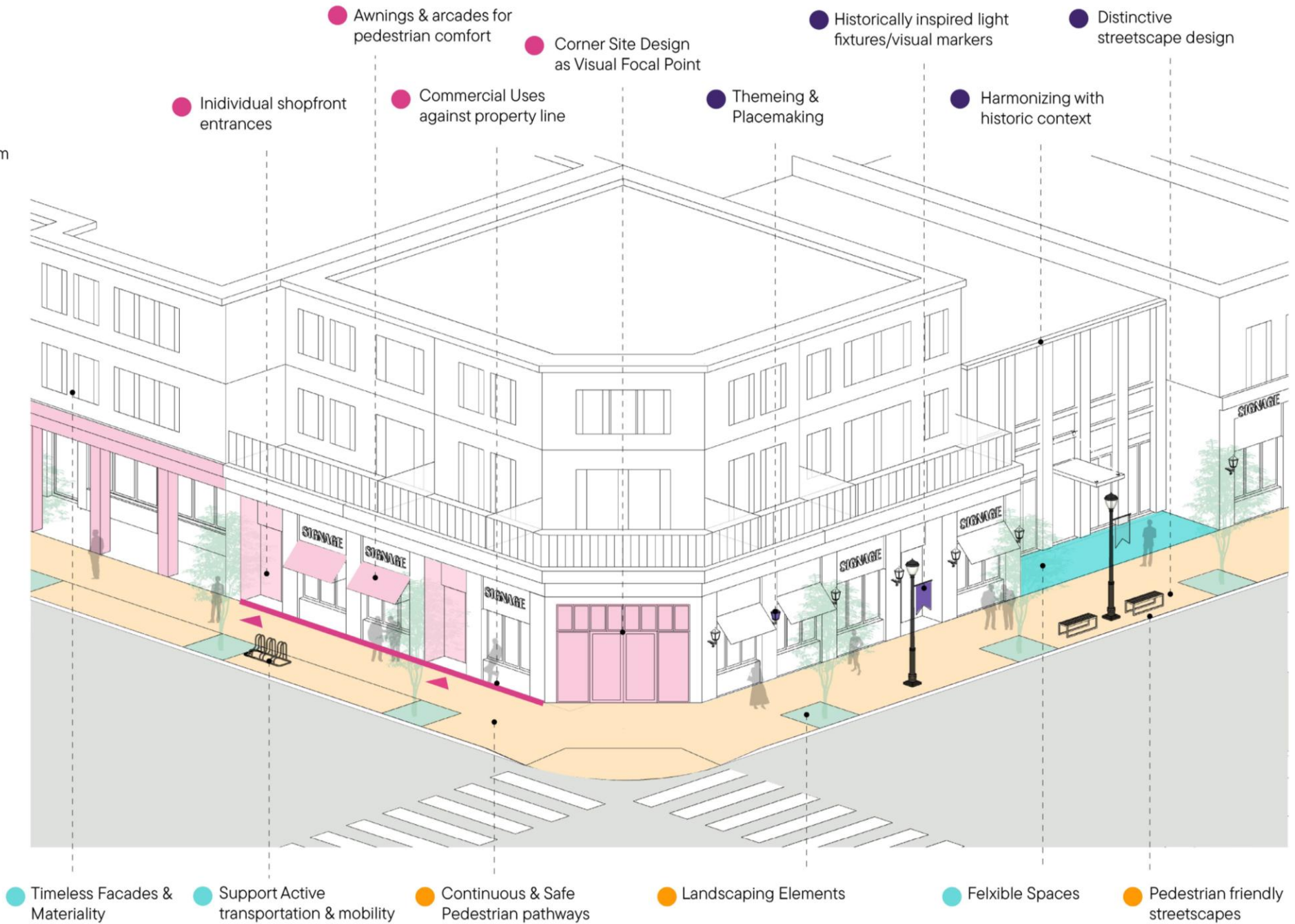
## Community Direction Statement and Guiding Principles

*“Leduc’s Urban Centre is an accessible, safe, and inclusive space. It offers diverse housing and business opportunities, celebrates local heritage, gathering spaces, and provides access to natural, cultural, and recreational amenities. Showcasing high quality urban design and multi-modal transportation connections, the Urban Centre welcomes residents and visitors to experience this vibrant locale that is designed for all.”*

- Recognize and strengthen history, culture, and sense of place.
- Enable efficient use of land and existing infrastructure to contribute to the financial sustainability of the urban centre.
- Enhance modal choice and improve connectivity to and through the plan area.
- Diversify housing options to increase the residential population and support housing accessibility.
- Attract, support, and promote the businesses, services, and uses that activate the streets and public realm.
- Provide opportunities for people of all ages and abilities to visit and enjoy public spaces year-round.

# URBAN DESIGN GUIDELINES

- Connect & Engage the Public Realm
- Enhance the Downtown Character
- Resilient & Adaptable Design
- Streets for People



# Character Areas

## Historic Mainstreet

- Street-oriented historic area and mixed-use Mainstreet retail experience that maintains a low scaled environment

## Central Business District

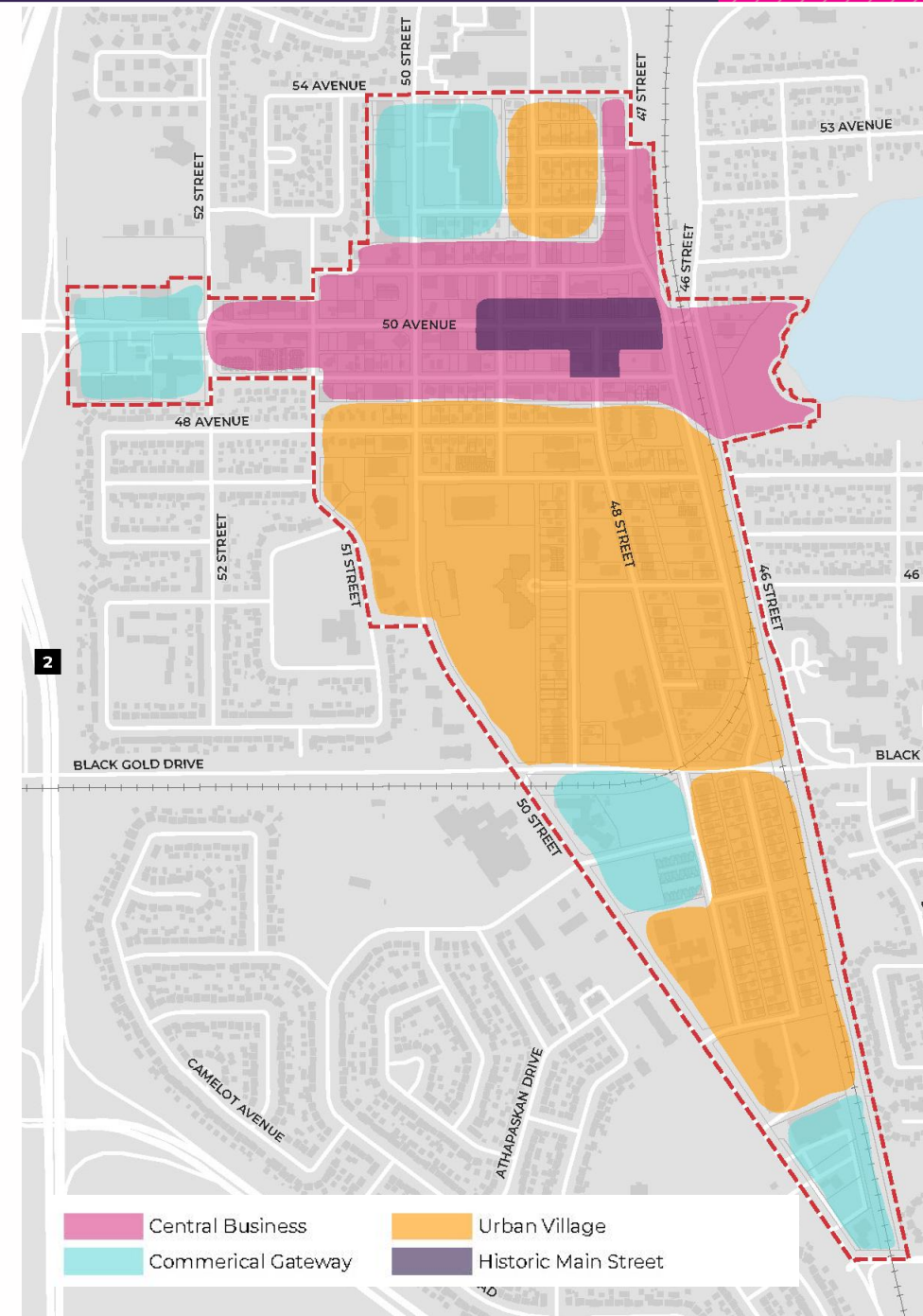
- Street-oriented commercial development with mix of residential and office uses of varying heights and densities

## Urban Village

- Dynamic and diverse residential areas within a mid rise and medium density environment and complementary commercial and institutional uses

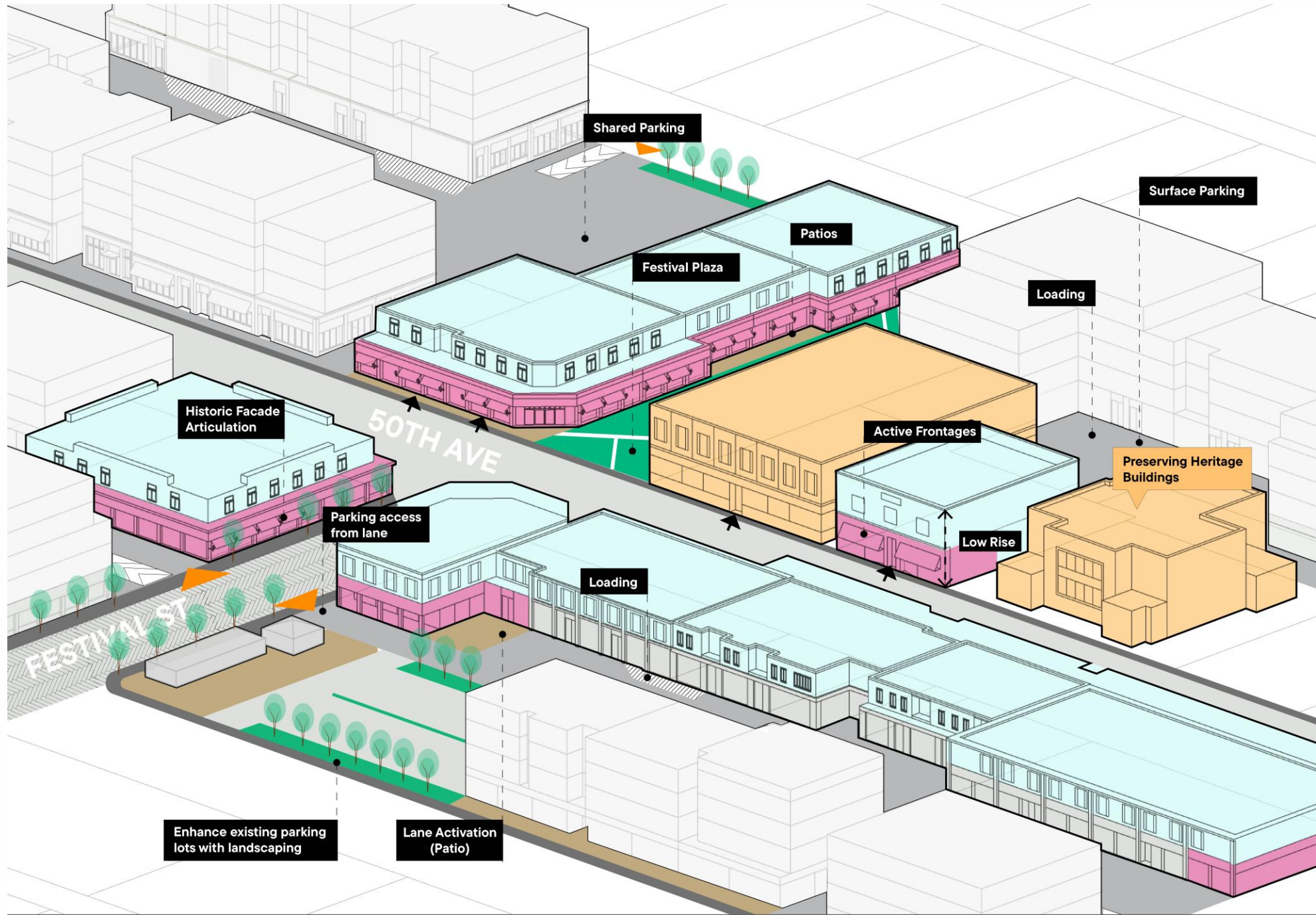
## Commercial Gateway

- Primarily auto-oriented commercial areas with the opportunity to infill with mixed commercial and high density residential





# Taking a Form Based Approach



# Growth and Commerce

Strengthening and building upon downtown as a dynamic hub that balances heritage and modern growth.

Focus Areas:

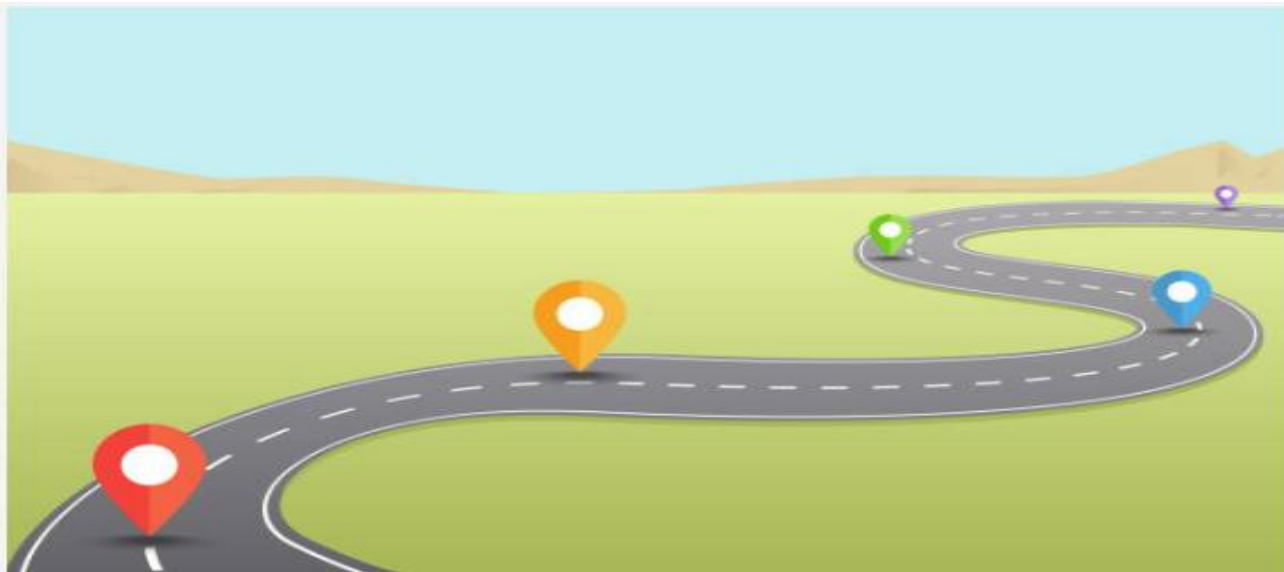
- Business retention and attraction
- Beautification and Placemaking
- Enhance regional tourism
- Strengthen Main Street





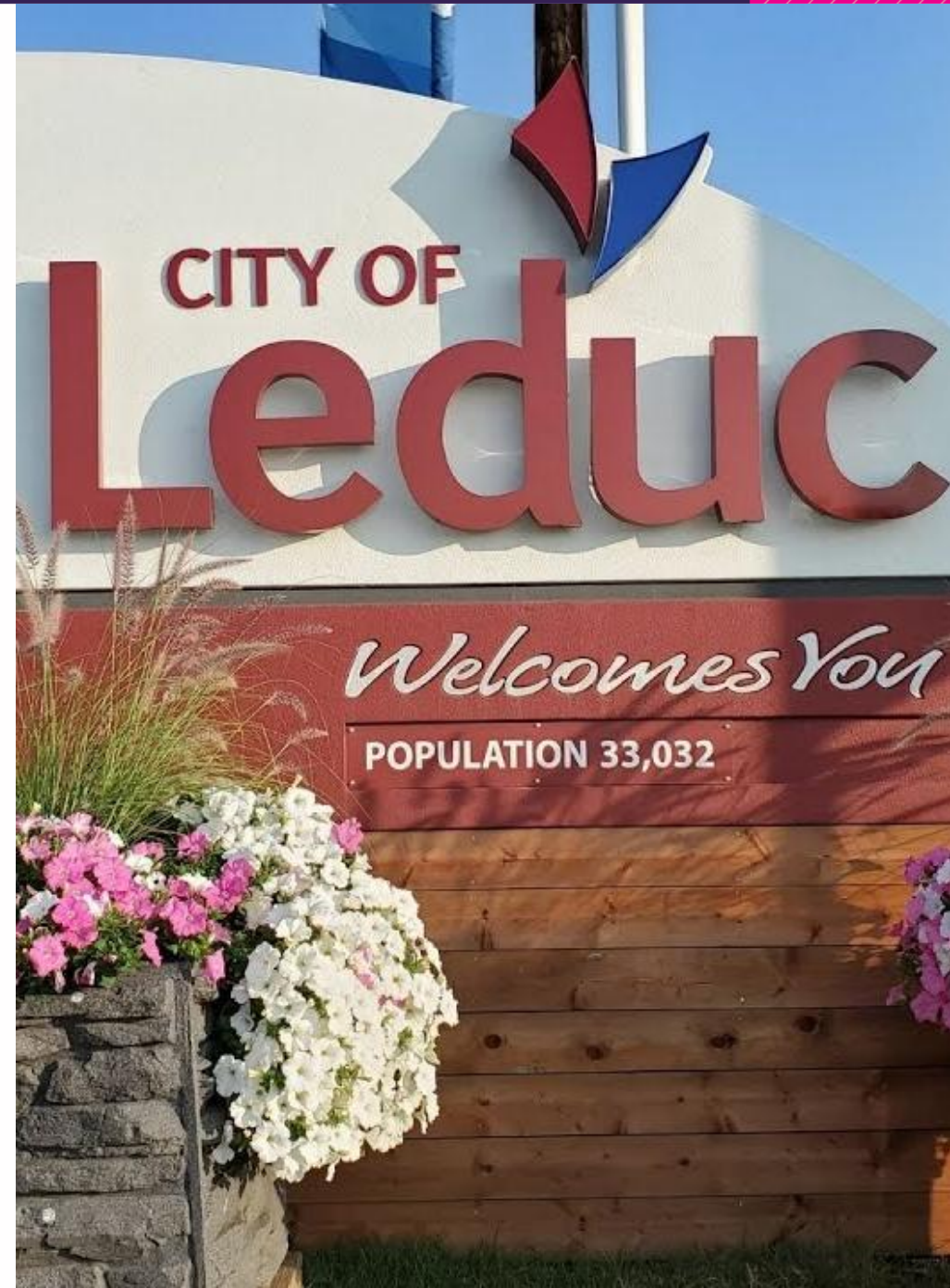
# UCRP Implementation Roadmap

- Tier 1 Priority
- Tier 2 Priority
- Tier 3 Priority



## Next Steps

- 1<sup>st</sup> Reading
- Public Hearing
- Final Reading and Adoption (Q2, 2025)



*Thank You | Questions*