

Robinson Area Structure Plan Amendment Open House Summary of Public Engagement

Summary of Comments and Responses

Date: 1 November 2023 at 5:00 p.m. to 8 p.m.

Number of Persons in Attendance: 44 (based on sign in sheet); 49 based on head count

Number of Survey Responses: 16

Questions listed below were from an open forum question period during the open house.

1. PROPOSED DEVELOPMENT CONCEPT	
Resident Comment/Question	Scheffer Andrew Ltd./Developer Response
<ul style="list-style-type: none"> Resident concerned about height. What stops developer, if 6 storey approved, from changing it to a 10 storey? 	<ul style="list-style-type: none"> SAL noted that servicing was made for a certain size of site, so highly unlikely to be changed to anything higher than 6 storeys. The Developer noted that 6 Storeys is the max for wood building construction, which is what we are planning on building.
<ul style="list-style-type: none"> Resident concerned about the impact on existing facilities. Where kids will play, will there be another park for use, afraid of tall building shadowing. 	<ul style="list-style-type: none"> Answer: studies have been done about shadowing, showing it will not affect any existing development. Additional park space is being provided in Stage 14, south of pond.
<ul style="list-style-type: none"> Resident asks what types of units in building. 	<ul style="list-style-type: none"> The Developer stated that the development will be a rental building. The homeowner was concerned about this. The Developer stated that the building will consist of 1, 2 and 3 bedroom units with most being 2 & 3 bedroom units.
<ul style="list-style-type: none"> Resident asked why a 6 storey building is being proposed in an area that has no amenities, no schools & no commercial in the area. 	<ul style="list-style-type: none"> The Developer stated that here is a demand for rental housing.
<ul style="list-style-type: none"> Many residents question why Robinson has no amenities. 	<ul style="list-style-type: none"> There is a need for higher density in an area to have the need for amenities.
<ul style="list-style-type: none"> Resident is concerned with more/too many people in the area with no amenities. 	<ul style="list-style-type: none"> There is a need for higher density in an area to have the need for amenities.
2. SITE SERVICING & EMERGENCY RESPONSE	
Resident Comment/Question	Scheffer Andrew Ltd./Developer Response
<ul style="list-style-type: none"> Resident has fire concern with tall building and fire response times. 	<ul style="list-style-type: none"> City of Leduc has ladder truck for 6 storey building. Planning Manager responded that response times are within allowable average times.

3. TRANSPORTATION	
Resident Comment/Question	Scheffer Andrew Ltd./Developer Response
<ul style="list-style-type: none"> States City of Leduc has no bus service in the area, only dial-a-bus to Robinson. Concerned renters would not have enough transportation options. 	<ul style="list-style-type: none">
<ul style="list-style-type: none"> Resident concerned about connectivity – need for more sidewalks, want Gaetz Road upgraded to full road with sidewalks, shared use paths and landscaping. 	<ul style="list-style-type: none"> Gaetz Road is being developed, by developer, with road surface, sidewalks, shared use path, and landscaping, with Stage 14 to the intersection of the new Robinson Blvd. If High Density site is approved Gaetz Road would further be developed south to south boundary of site.
<ul style="list-style-type: none"> Resident has parking concerns. 	<ul style="list-style-type: none"> Buildings would have separate underground parking for each stage/building as well as above ground parking spaces available.
<ul style="list-style-type: none"> Resident has concerns of so much traffic and also future north development. 	<ul style="list-style-type: none">
<ul style="list-style-type: none"> Resident asked about Pioneer Road construction. 	<ul style="list-style-type: none"> Construction of this road will eventually be done, but we have no control over when that is. We have provided the arterial road widening on our lands for future development.
<ul style="list-style-type: none"> Resident asked when Gaetz Road is being developed. 	<ul style="list-style-type: none"> Construction slated for 2024.
4. GENERAL COMMENTS	
Comment	Scheffer Andrew Ltd./Developer Response
<ul style="list-style-type: none"> Resident asked when this is all going to council. 	<ul style="list-style-type: none"> January 2024.
<ul style="list-style-type: none"> Resident asks if all this information is given to the City of Leduc. 	<ul style="list-style-type: none"> Scheffer Andrew Ltd. replied that this is the reason for this Open House. We will gather all the information, questions and answers, questionnaires (here at the open house and those provided digitally to us), document it all and provide all this information to the City of Leduc.
<ul style="list-style-type: none"> Resident asks what the next steps are. 	<ul style="list-style-type: none"> Scheffer Andrew Ltd. replied that the proposal goes to Council for 1st reading then the City will have a public hearing.

Public Open House Sign in Sheet



SIGN IN SHEET

Robinson Area Structure Plan Open House

Wednesday, November 1, 2023

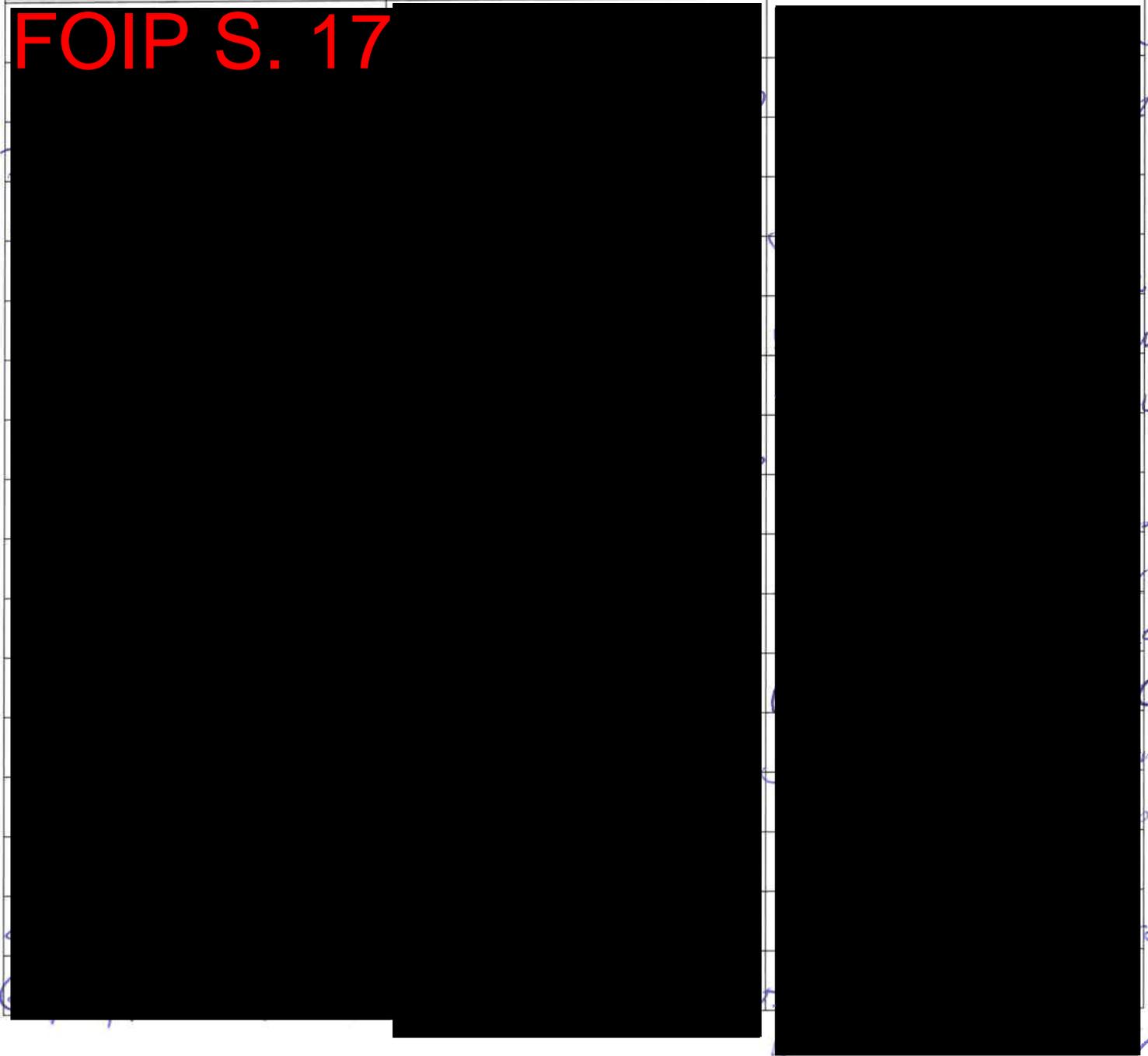
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SIGN IN SHEET

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Name	Address	E-mail
<p>FOIP S. 17</p> 		

SIGN IN SHEET

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Name	Address	E-mail
FOIP S. 17		

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SIGN IN SHEET

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Wednesday, November 1, 2023

Name	Address	E-mail
FOIP S. 17		

Public Open House Questionnaire

Open House Feedback Form

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You can also e-mail completed forms to Aime Stewart at Scheffer Andrew Ltd. at (a.stewart@schefferandrew.com).

An online feedback form will also be available to download in the Notices section on the www.schefferandrew.com website

Please ensure comments are submitted by e-mail or by mail before November 14, 2023.

1. Which best describes your interest in the project:

- | | |
|---|--|
| <input type="checkbox"/> Property owner within Robinson area | <input type="checkbox"/> Tenant within Robinson area |
| <input type="checkbox"/> Property owner outside Robinson area | <input type="checkbox"/> Other (please specify): |

Please provide your opinion or feedback on the following questions:

2. Prior to this Open House, were you aware that the Robinson Area Structure Plan has always had Medium Density Residential as a land use which allows apartment dwelling as a building form?

- | | | |
|------------------------------|-----------------------------|-----------------------------------|
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3. Are you aware that the approved west Medium Density Residential site (and proposed High Density Residential Site) would only have vehicular access directly to C.W. Gaetz Road?

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4. The current proposal does not identify commercial land uses within the Multi-family site. Would you be supportive of a commercial businesses on the Multi-family sites? What types of businesses do you think would be beneficial to the Robinson community?

5. For the park site immediately south of the Stormwater Management Facility (central pond), what potential amenities would you like to see in this park?

6. How did you hear about the open house?

A notice mailed to me
 Leduc Rep
 Neighbour
 Roadway sign
 Facebook
 Other (please specify):

7. **If you attended the open house**, please take a moment to provide your feedback about the event.

Please tell us your level of agreement with the following statements (*circle your response*):

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
I felt that my concerns were understood	1	2	3	4	5
I felt welcome and encouraged to share my views	1	2	3	4	5
I understood why I was here	1	2	3	4	5
The information was easy to understand	1	2	3	4	5
The event was well-run	1	2	3	4	5

Additional comments:

Public Open House Questionnaire Summary

Open House Forms	8 turned in at event 8 returned via digital platform		A copy of the Questionnaire provided to residents is included for reference.							
Feedback Form	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Additional Comments		
1	Property owner within Robinson area	Yes	Yes	We desperately need small commercial. Medium density on it's own is pushing the capability of the infrastructure at this point. The only way high density would be remotely appropriate for this location is a massive investment in infrastructure and immediate commercial development prior to rezoning.	Multi age play structures, some sort of barrier to prevent children from running into/using storm water pond inappropriately	A notice mailed to me Roadway Sign Neighbour	I felt that my concerns were understood I felt welcome and encouraged to share my views I understood why I was here The information was easy to understand The event was well run	2 4 5 3 -	Let's not kid around that this is just about providing housing options. Commercial developments are happening on the east side of town with much less build out of developments like Blackstone & Woodland. The non answers on Commercial buildout with a high density development a frankly an insult to the intelligence of residents. What sorts of right to light studies have been done to ensure the residents backing on to this parcel still receive natural light and are not in perpetual darkness from the shadow of this larger building.	
2	N/A	N/A	N/A	N/A	I would like to see a large playground for children!!! PLAYGROUND	N/A	N/A	N/A	N/A	
3	Property owner within Robinson area	N/A	No	N/A	N/A	A notice mailed to me	N/A	5	I support the Six Story Proposal as presented. Last Proposal.	
4	Property owner within Robinson area	No	Yes	N/A	N/A	A notice mailed to me	I felt that my concerns were understood I felt welcome and encouraged to share my views I understood why I was here The information was easy to understand The event was well run	5 5 5 3	I'm in agreement with the new proposal.	
5	Property owner within Robinson area	Yes	No	N/A	N/A	A notice mailed to me	N/A	3	I think the six story as proposed is an awesome idea. I support what has been proposed, 6 storey last proposal.	
6	Property owner within Robinson area	N/A	No	N/A	N/A	N/A	N/A	3	I support the 6 storey high density proposal. I would like to see commercial development.	
7	Property owner within Robinson area	No	Yes	N/A	N/A	A notice mailed to me Roadway Sign	I felt that my concerns were understood I felt welcome and encouraged to share my views I understood why I was here The information was easy to understand The event was well run	3 5 5 4 4	In agreement with new proposal	
8	Property owner within Robinson area	No	Yes	No to Liquor stores, No to Nail Salons, No to hair salons, Yes to other small businesses, pub/restaurants, gas station, coffee shop	Dog Park, Tables	A notice mailed to me Roadway Sign Facebook (Robinson FB Group)	I felt that my concerns were understood I felt welcome and encouraged to share my views I understood why I was here The information was easy to understand The event was well run	4 5 5 5 5	Leduc does not have public transport. I don't feel a 1 unit = 1.3 parking stalls is enough for a property on the edge of town for a "red neck" city where it is more common for 1 vehicle where it is more common for 1 vehicle per person of the age 16 years and up. This location of a building will not be drawing individuals without vehicles.	
9	Property owner within Robinson area Owner since 2013	Yes	No (but I know now)	No, I'm not in favor of commercial businesses in Robinson. However, I believe that commercial business would be fine in the field that is located north of Robinson & East of Gaetz Rd. In the undeveloped area (field) it would be nice to see a Superstore, gas station and coffee shop.	I would like to see the green area with sod not grass seed. Tall trees so I don't have to look at those 8-9 houses behind me. Please keep the green space as natural, so we can enjoy the peacefulness and the wildlife which includes deer, coyotes, moose, cougars and rabbits.	A notice mailed to me Roadway Sign Neighbour	I felt that my concerns were understood I felt welcome and encouraged to share my views I understood why I was here The information was easy to understand The event was well run	4 5 5 5 5	It was really nice you took the time to inform us of what's going on. I am in favor of the 6 storey apartment building in the southwest corner of Robinson, as long as the access is on Gaetz Rd. Please keep the green areas as natural with tall trees. Most of the people who back onto the green space are seniors and enjoy the peace & quiet. So please, NO playgrounds, pickleball or tennis courts. Thank you.	
10	Property owner within Robinson area	No	Yes	I do support Commercial business element but limited. I am thinking Child Care would be beneficial to community.	I would see outdoor gym equipment made from steel. More swings and see saw and big slides for kids. I wish we have complete walking trail around the pond.	A notice mailed to me Roadway Sign	I felt that my concerns were understood I felt welcome and encouraged to share my views I understood why I was here The information was easy to understand The event was well run	4 5 5 5 5	N/A	
11	Property owner within Robinson area	Yes	Yes	Essential amenities like a grocery store and or fuel station, but I suspect those would not be appropriate for the multi-family sites. There are no amenities here by Robinson which makes the proposed HDR very undesirable. I would not support any liquor or cannabis stores for an example, but small businesses like a coffee shop might be acceptable - however I suspect there may not be enough of a market out here for that type of business.	I would like this to remain a green space, perhaps for dogs. I am not in favour of it being turned into a playground for children and would like it to remain a natural space with little to no development.	A notice mailed to me Roadway Sign	I felt that my concerns were understood I felt welcome and encouraged to share my views I understood why I was here (only because I used to work for a municipality. I knew this was more of a "sales" pitch for a new proposal plan) The information was easy to understand The event was well run	3 2 3 3 3	I'm not in favor of any HDR sites in Robinson, mainly due to the lack of amenities. I am also not supportive of the proposed 6 storey building which would, if I'm not mistaken, be the tallest building in Leduc. I moved here specifically to avoid higher density neighbourhoods, and would prefer the original 2 -MDR sites for aesthetics. I also did not like how the developer responded to questions at the open house, it was almost condescending and felt dishonest. If you are building or proposing this change to put more units in to (arrow up)increase your profit along with choosing wood frame construction to (arrow down) decrease costs - say so and own it. People don't like being "sold" ideas or a false ideal!	
12	Property owner within Robinson area	No	No	Pass this on to the City - School, Fire Department - Build Pioneer Rd immediately. Would elevate traffic behind our house! I do not want to hear dump trucks and building equipment contently behind my house.	N/A	A notice mailed to me Roadway Sign Facebook	I felt that my concerns were understood I felt welcome and encouraged to share my views I understood why I was here The information was easy to understand The event was well run	3 4 4 3 3	Second Entrance into Robinson is a must! Can't even imagine if an emergency ever happened, how we are all to vacate the area!	
13	Property owner within Robinson area	No	Yes	No. Businesses closer to Rollyview Road would be better situated.	N/A	A notice mailed to me	N/A	3	We are against this development. At the time we purchased, there was no mention of a development such as this. Multi family four-plexes or such are fine, but not a 6 storey apartment building. Parking issues will occur. On our street the approved extra basement suites already cause parking issues. Additional comments from email: Please take this message as a vote against the proposed development of the 6 storey apartment building in Robison in Leduc. When we purchased our house, we specifically asked the builder of plans for high density. We were told that this area plan does not include high density. We purchased based on this. We are against the development in question. Thanks	
14	Property owner within Robinson area	Yes	Yes	NO	None - grass - trees - not seed full of weeds - but SOD - Around the pond needs a MAJOR OVERHAUL! It is really disgusting the way it is!	A notice mailed to me Roadway Sign	I felt that my concerns were understood I felt welcome and encouraged to share my views I understood why I was here The information was easy to understand The event was well run	4 4 5 4 4	I moved in 9 month ago - I understand the need for Medium Density Housing. However, I do not WANT a High Density Building in Robinson. 6 storeys is an Eyesore! I will see this from my "view" of the pond. Not what I want! There is Zero to do on the outskirts of town. No Bus System to get your renters to shopping and amenities. 6 Storey buildings belong at least walking distance to City center.	

15	Property owner within Robinson area Tenant within Robinson Area	No/ Not Sure Additional comment on Question 2- Did not: It was changed in 2019 without resident consultation	Not sure	Maybe gas station. Prefer no commercial	Green space, outdoor gym & playground.	A notice mailed to me	I felt that my concerns were understood I felt welcome and encouraged to share my views I understood why I was here The information was easy to understand The event was well run	2 Presenter had clearly never been through Robinson. We are not supportive of High Density. Keep 4 renters out of Robinson. If you want to sell the idea of older residents being able to stay in their 5 community, as they age, Go CONDO! The change to add medium density in 2019 was SNUCK in without 3 resident consultation & VERY MUCH NOT APPRECIATED by those of us who bought and invested in the 3 Robinson neighbourhood <u>because</u> of the lack of medium and high density housing. Local services & amenities do not accommodate this increased density. Additional comments from email: Honestly, there is SO much more feedback that this form doesn't really begin to cover. Further increasing the density of housing in Robinson is NOT what the majority of the residents here want, despite the builder's attempt to convince the older owners that apartments would let them stay in the neighborhood as they age. It's a load of bull. An apartment building would create transient renters, not long term tenants who actually invest and take pride in the community. If they had the best interest of the aging population in Robinson in mind, they would build a condo building. The presentation but the builder was full of crap and misleading info to sway folks in their direction. Detestable. In addition, as per your survey, NO Robinson was not "ALWAYS" planned for medium density residential, as we bought in 2018, and it was not at that time. A MAIN reason we bought and invested hundreds of thousands of dollars in this area. Misleading question, at best.
16 (did not fill in questionnaire, text from email sent)	Property owner within Robinson area							I am sending in comments to you pursuant to the above. I am doing this in the form of an email as I don't believe the form provided is particularly useful for registering the concerns that are of interest to residents. I want to note that I am not making comment as a registered professional planner, but rather as an impacted and concerned resident in the Robinson neighbourhood. To that end, I offer the following: My wife and I own our primary residence. Our property backs directly onto Stage 14. Of course, we fully expect and accept that the remaining lands to our south will ultimately develop. We do have concerns with the proposed sequencing of development that was presented at the open house, particularly as it relates to the proposed high density development. Also, the developer's construction practices and site management has been highly problematic in recent years. Specific comments are: Sequencing of development – The City Council's Strategic Plan has as one of its four focus areas, "Optimize the use of existing municipal infrastructure." This objective manifests in the City's MDP in various ways, perhaps most particularly in Section 2.1.2 "Contiguous and Efficient Growth". While I won't repeat the relevant policies here, I note that this section provides the following direction: - New neighbourhoods should be developed adjacent to existing developed areas. - New subdivisions should only be approved where the full range of necessary infrastructure can be provided. - Integrate higher density development with larger transit facilities to create a walkable environment. Since its inception, Robinson has been a classic example of a "leap frog development". It is not adjacent to existing developed areas. Meadowview continues to grow in the direction of Robinson, however we remain an isolated community. Even in its current form, the Robinson ASP does not satisfy the criteria of Section 2.1.2 of the MDP. Given this, it does not make sense to add a high density area to Robinson while it is situated this way. There is no direct access within the neighbourhood to a robust transit system, and it is not walkable due to it being physically disconnected from the rest of the City.
								We understand the construction of the high density area is expected to begin next year. I would suggest that adding the high density buildings to Robinson as part of the next phase of development is premature and inappropriate and will place unreasonable demands on City services. While the developer may have worked up a pro forma that shows a profit, this aspect of the proposed amendment seems directly counter to the public interest, and certainly out of step with the expectations of Robinson residents. As a resident, I have serious concerns with the frequency with which revisions to the Robinson ASP seem to be proposed. As people invest in this community, they require certainty and predictability to protect their investment. It would be worthwhile asking the property owners who live closest to the areas affected by the proposed amendments if they would have purchased their homes when and where they did if this proposed content was already in the plan. I would like to understand the planning responses to these concerns. If the proposed amendments move forward, these matters will most definitely be raised with Council at the public hearing. Members of Council will be asked why they would consider supporting a plan that violates their own policies and is inconsistent with a fundamental direction of their own MDP. As a side note, please communicate to the developer that residents' interests need to be respected as construction of future stages proceeds. During the development of areas within Robinson located to our east last over the last few years, truck traffic used an access road located several feet outside our back fence, with drivers driving excessively fast and raising intolerable quantities of dust with little or no dust control. Despite endless complaints, this went on unabated for a long period of time. We expect better than this. Thank you

Completed Public Open House Questionnaires

Open House Feedback Form

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Please ensure comments are submitted by e-mail or by mail before November 14, 2023.

1. Which best describes your interest in the project:

- Property owner within Robinson area Tenant within Robinson area
 Property owner outside Robinson area Other (please specify):

Please provide your opinion or feedback on the following questions:

2. Prior to this Open House, were you aware that the Robinson Area Structure Plan has always had Medium Density Residential as a land use which allows apartment dwelling as a building form?

- Yes No Not sure

3. Are you aware that the approved west Medium Density Residential site (and proposed High Density Residential Site) would only have vehicular access directly to C.W. Gaetz Road?

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4. The current proposal does not identify commercial land uses within the Multi-family site. Would you be supportive of a commercial businesses on the Multi-family sites? What types of businesses do you think would be beneficial to the Robinson community?

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Multi age play structures, some sort of barrier to prevent children from running into/over storm water pond inappropriately

6. How did you hear about the open house?

- A notice mailed to me Leduc Rep Neighbour
 Roadway sign Facebook Other (please specify):

7. If you attended the open house, please take a moment to provide your feedback about the event.

Please tell us your level of agreement with the following statements (circle your response):

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
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Lets not kid around that this is just about providing housing options. Commercial developments are happening on the east side of town with much less built out of developments like Bluestone & Woodbend. The non answers on Commercial build out with a high density development a family an insult to the intelligence of residents. What sorts of right to light studies have been done to ensure the residents looking onto this parcel still receive natural light and are not in perpetual darkness from the shadow of this larger building.

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Additional comments:

I support the Six Story proposal.

As presented

best proposal

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I felt welcome and encouraged to share my views	1	2	3	4	5
I understood why I was here	1	2	3	4	5
The information was easy to understand	1	2	3	4	5
The event was well-run	1	2	3	4	5

Additional comments:

I'm in agreement with the new proposal

Open House Feedback Form

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Please ensure comments are submitted by e-mail or by mail before November 14, 2023.

1. Which best describes your interest in the project:

- Property owner within Robinson area Tenant within Robinson area
 Property owner outside Robinson area Other (please specify):

Please provide your opinion or feedback on the following questions:

2. Prior to this Open House, were you aware that the Robinson Area Structure Plan has always had Medium Density Residential as a land use which allows apartment dwelling as a building form?

- Yes No Not sure

3. Are you aware that the approved west Medium Density Residential site (and proposed High Density Residential Site) would only have vehicular access directly to C.W. Gaetz Road?

- Yes No Not sure

4. The current proposal does not identify commercial land uses within the Multi-family site. Would you be supportive of a commercial businesses on the Multi-family sites? What types of businesses do you think would be beneficial to the Robinson community?

5. For the park site immediately south of the Stormwater Management Facility (central pond), what potential amenities would you like to see in this park?

6. How did you hear about the open house?

- A notice mailed to me Leduc Rep Neighbour
 Roadway sign Facebook Other (please specify):

7. If you attended the open house, please take a moment to provide your feedback about the event.

Please tell us your level of agreement with the following statements (*circle your response*):

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
I felt that my concerns were understood	1	2	3	4	5
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I understood why I was here	1	2	3	4	5
The information was easy to understand	1	2	3	4	5
The event was well-run	1	2	3	4	5

Additional comments:

I think the six story as proposed is an awesome idea I support what has been proposed 6 story last proposal.

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 Property owner outside Robinson area Other (please specify):

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- Yes No Not sure

3. Are you aware that the approved west Medium Density Residential site (and proposed High Density Residential Site) would only have vehicular access directly to C.W. Gaetz Road?

- Yes No Not sure

4. The current proposal does not identify commercial land uses within the Multi-family site. Would you be supportive of a commercial businesses on the Multi-family sites? What types of businesses do you think would be beneficial to the Robinson community?

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 Roadway sign Facebook Other (please specify):

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I understood why I was here	1	2	3	4	5
The information was easy to understand	1	2	3	4	5
The event was well-run	1	2	3	4	5

Additional comments:

- I support the 6 story high density proposal

- I would like to use ~~park~~ commercial development

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1. Which best describes your interest in the project:

- Property owner within Robinson area Tenant within Robinson area
 Property owner outside Robinson area Other (please specify):

Please provide your opinion or feedback on the following questions:

2. Prior to this Open House, were you aware that the Robinson Area Structure Plan has always had Medium Density Residential as a land use which allows apartment dwelling as a building form?

- Yes No Not sure

3. Are you aware that the approved west Medium Density Residential site (and proposed High Density Residential Site) would only have vehicular access directly to C.W. Gaetz Road?

- Yes No Not sure

4. The current proposal does not identify commercial land uses within the Multi-family site. Would you be supportive of a commercial businesses on the Multi-family sites? What types of businesses do you think would be beneficial to the Robinson community?

5. For the park site immediately south of the Stormwater Management Facility (central pond), what potential amenities would you like to see in this park?

6. How did you hear about the open house?

A notice mailed to me Leduc Rep Neighbour
 Roadway sign Facebook Other (please specify):

7. If you attended the open house, please take a moment to provide your feedback about the event.

Please tell us your level of agreement with the following statements (*circle your response*):

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
I felt that my concerns were understood	1	2	3	4	5
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The information was easy to understand	1	2	3	4	5
The event was well-run	1	2	3	4	5

Additional comments:

in agreement with new proposal

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1. Which best describes your interest in the project:

- Property owner within Robinson area Tenant within Robinson area
 Property owner outside Robinson area Other (please specify):

Please provide your opinion or feedback on the following questions:

2. Prior to this Open House, were you aware that the Robinson Area Structure Plan has always had Medium Density Residential as a land use which allows apartment dwelling as a building form?

- Yes No Not sure

3. Are you aware that the approved west Medium Density Residential site (and proposed High Density Residential Site) would only have vehicular access directly to C.W. Gaetz Road?

- Yes No Not sure

4. The current proposal does not identify commercial land uses within the Multi-family site. Would you be supportive of a commercial businesses on the Multi-family sites? What types of businesses do you think would be beneficial to the Robinson community?

- No to liquor stores - pub/restaurants
- No to nail salons - gas station
- No to hair salons - coffee shop
- yes to other small businesses -

5. For the park site immediately south of the Stormwater Management Facility (central pond), what potential amenities would you like to see in this park?

Dog Park
 Tables

6. How did you hear about the open house?

- A notice mailed to me Leduc Rep Neighbour
 Roadway sign Facebook (Robinson PB group) Other (please specify):

7. If you attended the open house, please take a moment to provide your feedback about the event.

Please tell us your level of agreement with the following statements (circle your response):

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
I felt that my concerns were understood	1	2	3	4	5
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this location of a building will not be drawing individuals without vehicles.

Additional comments:

Leduc does not have ~~public~~ public transport

I don't feel a 1 unit = 1.3 parking stalls is enough for a property on the edge of town for a "Red Neck" city where it is more common for 1 vehicle per person of ~~under~~ the age of 16 years old and up.

Robinson Area Structure Plan - Proposed Amendment
Open House November 1, 2023

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1. Which best describes your interest in the project: Owner since 2013.

- Property owner within Robinson area Tenant within Robinson area
 Property owner outside Robinson area Other (please specify):

Please provide your opinion or feedback on the following questions:

2. Prior to this Open House, were you aware that the Robinson Area Structure Plan has always had Medium Density Residential as a land use which allows apartment dwelling as a building form?

- Yes No Not sure

3. Are you aware that the approved west Medium Density Residential site (and proposed High Density Residential Site) would only have vehicular access directly to C.W. Gaetz Road?

- Yes No but I know now. Not sure

4. The current proposal does not identify commercial land uses within the Multi-family site. Would you be supportive of a commercial businesses on the Multi-family sites? What types of businesses do you think would be beneficial to the Robinson community?

No, I'm not in favor of commercial businesses in Robinson. However I believe that commercial business would be fine in the field that is located north of Robinson; East of Gaetz Rd. In the undeveloped area (field) it would be nice to see a superstore, gas station, & coffee shop.

5. For the park site immediately south of the Stormwater Management Facility (central pond), what potential amenities would you like to see in this park?

I would like to see the green area, with sod, not grass seed. Tall trees so I don't have to look at those 8-9 houses behind me. Please keep the green space as natural, so we can enjoy the peacefulness, and the wild life which includes, deer, coyotes, moose, cougars, & rabbits.

6. How did you hear about the open house?

- A notice mailed to me Leduc Rep Neighbour
 Roadway sign Facebook Other (please specify):

7. If you attended the open house, please take a moment to provide your feedback about the event.

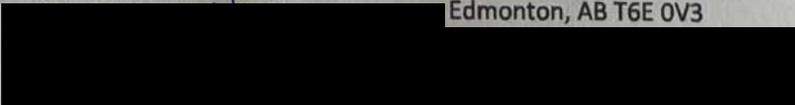
Please tell us your level of agreement with the following statements (circle your response):

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The event was well-run	1	2	3	4	5

It was really nice you took the time to inform us of what's going on.
Additional comments:

I am in favor of the 6 story apartment building in the south west corner of Robinson, as long as the access is on Gaetz Rd.

Please keep the green area as natural with tall trees. Most of the people who back onto the green space are seniors, & enjoy the peace & quiet. So please, NO playgrounds, pickleball, or tennis courts. Thank you



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- Yes No Not sure

3. Are you aware that the approved west Medium Density Residential site (and proposed High Density Residential Site) would only have vehicular access directly to C.W. Gaetz Road?

- Yes No Not sure

4. The current proposal does not identify commercial land uses within the Multi-family site. Would you be supportive of a commercial businesses on the Multi-family sites? What types of businesses do you think would be beneficial to the Robinson community?

I do support Commercial Business element but limited. I am thinking Child care would be beneficial to community

5. For the park site immediately south of the Stormwater Management Facility (central pond), what potential amenities would you like to see in this park?

I would see outdoor gym equipment made from steel, More Swings and see saw and big slides for kids.

I wish we have complete walking trail around the pond.

6. How did you hear about the open house?

- A notice mailed to me Leduc Rep Neighbour
- Roadway sign Facebook Other (please specify):

7. [✓] **If you attended the open house**, please take a moment to provide your feedback about the event.

Please tell us your level of agreement with the following statements (*circle your response*):

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
I felt that my concerns were understood	1	2	3	4	5
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Additional comments:

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4. The current proposal does not identify commercial land uses within the Multi-family site. Would you be supportive of a commercial businesses on the Multi-family sites? What types of businesses do you think would be beneficial to the Robinson community?

Essential amenities like a grocery store and or fuel station, but I suspect those would not be appropriate for the multi-family sites. There are no amenities here by Robinson which makes the proposed HDE very undesirable. I would not support any liquor or cannabis stores as an example, but small businesses like a coffee shop might be acceptable - however I suspect there may not be enough of a market out here for that type of business.

#310, 4803-87 Street NW
Edmonton, AB T6E 0V3

5. For the park site immediately south of the Stormwater Management Facility (central pond), what potential amenities would you like to see in this park?

I would like this to remain a green space, perhaps for dogs. I am not in favour of it being turned into a playground for children and would like it to remain a natural space with little to no development.

6. How did you hear about the open house?

- A notice mailed to me Leduc Rep Neighbour
 Roadway sign Facebook Other (please specify):

7. If you attended the open house, please take a moment to provide your feedback about the event.

Please tell us your level of agreement with the following statements (circle your response):

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The information was easy to understand	1	2	3	4	5
The event was well-run	1	2	3	4	5

→ only because I used to work for a municipality. I knew this was more of a 'sales' pitch for the new proposed plan.

Additional comments:

I'm not in favour of any HDR sites in Robinson mainly due to the lack of amenities. I am also not supportive of the proposed 6 story building which would if I'm not mistaken be the tallest building in Leduc. I moved here specifically to avoid higher density neighbour hoods, and would prefer the original 2 midrise sites for aesthetics. I also did not like how the developer responded to questions at the open house, it was almost condescending and felt dishonest. If you are building or proposing this change to put more units into your profit along with choosing wood frame construction to ↓ costs - say so and own it. People don't like being "sold" ideas or a false ideal.



Schaffer Andrew Ltd.
Planners & Engineers

#310, 4803-87 Street NW
Edmonton, AB T6E 0V3

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- Yes No Not sure

3. Are you aware that the approved west Medium Density Residential site (and proposed High Density Residential Site) would only have vehicular access directly to C.W. Gaetz Road?

- Yes No Not sure

4. The current proposal does not identify commercial land uses within the Multi-family site. Would you be supportive of a commercial businesses on the Multi-family sites? What types of businesses do you think would be beneficial to the Robinson community?

Pass this on to the city - School
Fire Dept - Build Pioneer Rd immediately
Would Ewate traffic behind our Houses!
I do not want to hear dump trucks and building
equipment constantly behind my house.

5. For the park site immediately south of the Stormwater Management Facility (central pond), what potential amenities would you like to see in this park?

6. How did you hear about the open house?

A notice mailed to me Leduc Rep Neighbour
 Roadway sign Facebook Other (please specify):

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The event was well-run	1	2	3	4	5

Additional comments:

Second entrance into Robinson is a must! Can't even imagine if an emergency ever happened how we are all to vacate the area!

Robinson Area Structure Plan - Proposed Amendment
Open House November 1, 2023

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- Yes No Not sure

3. Are you aware that the approved west Medium Density Residential site (and proposed High Density Residential Site) would only have vehicular access directly to C.W. Gaetz Road?

- Yes No Not sure

4. The current proposal does not identify commercial land uses within the Multi-family site. Would you be supportive of a commercial businesses on the Multi-family sites? What types of businesses do you think would be beneficial to the Robinson community?

No Business's closer to Hollyview Road would be better situated

5. For the park site immediately south of the Stormwater Management Facility (central pond), what potential amenities would you like to see in this park?

6. How did you hear about the open house?

A notice mailed to me
 Leduc Rep
 Neighbour
 Roadway sign
 Facebook
 Other (please specify):

7. If you attended the open house, please take a moment to provide your feedback about the event.

Please tell us your level of agreement with the following statements (*circle your response*):

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The event was well-run	1	2	3	4	5

Additional comments:

We are against this development. At the time we purchased, there was no mention of a development such as this. Multi family town-plexes or such are fine, but not a 6 floor apartment building. Parking issues will occur. On our street, the approved extra basement suites already cause parking issues

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- Other (please specify):

Please provide your opinion or feedback on the following questions:

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- Yes
- No
- Not sure

3. Are you aware that the approved west Medium Density Residential site (and proposed High Density Residential Site) would only have vehicular access directly to C.W. Gaetz Road?

- Yes
- No
- Not sure

4. The current proposal does not identify commercial land uses within the Multi-family site. Would you be supportive of a commercial businesses on the Multi-family sites? What types of businesses do you think would be beneficial to the Robinson community?

NO

5. For the park site immediately south of the Stormwater Management Facility (central pond), what potential amenities would you like to see in this park?

NONE - GRASS - TREES - NOT SEED
FULL OF NEEDS - BUT SOD - AROUND THE POND
NEEDS A MAJOR OVERHAUL! IT IS REALLY
DISGUSTING THE WAY IT IS!

6. How did you hear about the open house?

- A notice mailed to me Leduc Rep Neighbour
 Roadway sign Facebook Other (please specify):

7. If you attended the open house, please take a moment to provide your feedback about the event.

Please tell us your level of agreement with the following statements (circle your response):

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The information was easy to understand	1	2	3	4	5
The event was well-run	1	2	3	4	5

Additional comments:

I moved in 9 months ago - I understand the need for
MEDIUM DENSITY HOUSING. HOWEVER, I DO NOT WANT
A HIGH DENSITY BUILDING IN ROBINSON! 6 STORIES IS AN
EYESORE! I WILL SEE THIS FROM MY "VIEW" OF THE POND.
NOT WHAT I WANT! THERE IS ZERO TO DO ON THE OUTSKIRTS
OF TOWN. NO BUS SYSTEM TO GET RENTERS TO SHOPPING
AND AMENITIES. 6 STORY BUILDINGS BELONG AT LEAST
WALKING DISTANCE TO
CITY CENTRE.

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1. Which best describes your interest in the project:

- Property owner within Robinson area
- Tenant within Robinson area
- Property owner outside Robinson area
- Other (please specify):

Did not. It was changed in 2019 without resident consultation.

Please provide your opinion or feedback on the following questions:

2. Prior to this Open House, were you aware that the Robinson Area Structure Plan has always had Medium Density Residential as a land use which allows apartment dwelling as a building form?

- Yes
- No
- Not sure

3. Are you aware that the approved west Medium Density Residential site (and proposed High Density Residential Site) would only have vehicular access directly to C.W. Gaetz Road?

- Yes
- No
- Not sure

4. The current proposal does not identify commercial land uses within the Multi-family site. Would you be supportive of a commercial businesses on the Multi-family sites? What types of businesses do you think would be beneficial to the Robinson community?

Maybe a Gas Station, prefer no commercial

5. For the park site immediately south of the Stormwater Management Facility (central pond), what potential amenities would you like to see in this park?

Green Space, outdoor gym + playground

6. How did you hear about the open house?

- A notice mailed to me Leduc Rep Neighbour
 Roadway sign Facebook Other (please specify):

7. If you attended the open house, please take a moment to provide your feedback about the event.

Please tell us your level of agreement with the following statements (circle your response):

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
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The information was easy to understand	1	2	3	4	5
The event was well-run	1	2	3	4	5

Additional comments:

Presenter had clearly never been through Robinson. We are not supportive of High density. Keep renters out of Robinson.

IF you want to sell the idea of older residents being able to stay in their community as they age, GO CANADA!

The change to add medium density in 2019 was SNUCK in without resident consultation & VERY MUCH NOT APPRECIATED by those of us who bought & invested in the Robinson neighbourhood because of the lack of medium & high density housing. Local services & amenities to not accommodate for this increased density.

From: [REDACTED]
To: [Stewart, Aime](#)
Cc: [REDACTED]
Subject: Robinson Area Structure Plan - Proposed Amendment
Date: November 12, 2023 12:43:00 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi Aime,

I am sending in comments to you pursuant to the above. I am doing this in the form of an email as I don't believe the form provided is particularly useful for registering the concerns that are of interest to residents.

I want to note that I am not making comment as a registered professional planner, but rather as an impacted and concerned resident in the Robinson neighbourhood.

To that end, I offer the following:

My wife and I own our primary residence, located at [REDACTED]. Our property backs directly onto Stage 14. Of course, we fully expect and accept that the remaining lands to our south will ultimately develop. We do have concerns with the proposed sequencing of development that was presented at the open house, particularly as it relates to the proposed high density development. Also, the developer's construction practices and site management has been highly problematic in recent years.

Specific comments are:

- Sequencing of development – The City Council's Strategic Plan has as one of its four focus areas, "Optimize the use of existing municipal infrastructure." This objective manifests in the City's MDP in various ways, perhaps most particularly in Section 2.1.2 "Contiguous and Efficient Growth". While I won't repeat the relevant policies here, I note that this section provides the following direction:
 - New neighbourhoods should be developed adjacent to existing developed areas.
 - New subdivisions should only be approved where the full range of necessary infrastructure can be provided.
 - Integrate higher density development with larger transit facilities to create a walkable environment.

Since its inception, Robinson has been a classic example of a "leap frog development". It is not adjacent to existing developed areas. Meadowview continues to grow in the direction of Robinson, however we remain an isolated community. Even in its current form, the Robinson ASP does not satisfy the criteria of Section 2.1.2 of the MDP. Given this, it does not make sense to add a high density area to Robinson while it is situated this way. There is no direct access within the neighbourhood to a robust transit system, and it is not walkable due to it being physically disconnected from the rest of the City.

We understand the construction of the high density area is expected to begin next year. I would suggest that adding the high density buildings to Robinson as part of the next phase of development is premature and inappropriate and will place unreasonable demands on City services. While the developer may have worked up a pro forma that shows a profit, this aspect of the proposed amendment seems directly counter to the public interest, and certainly out of step with the expectations of Robinson residents.

- As a resident, I have serious concerns with the frequency with which revisions to the Robinson ASP seem to be proposed. As people invest in this community, they require certainty and predictability to protect their investment. It would be worthwhile asking the property owners who live closest to the areas affected by the proposed amendments if they would have purchased their homes when and where they did if this proposed content was already in the plan.

I would like to understand the planning responses to these concerns. If the proposed amendments move forward, these matters will most definitely be raised with Council at the public hearing. Members of Council will be asked why they would consider supporting a plan that violates their own policies and is inconsistent with a fundamental direction of their own MDP.

As a side note, please communicate to the developer that residents' interests need to be respected as construction of future stages proceeds. During the development of areas within Robinson located to our east last over the last few years, truck traffic used an access road located several feet outside our back fence, with drivers driving excessively fast and raising intolerable quantities of dust with little or no dust control. Despite endless complaints, this went on unabated for a long period of time. We expect better than this.

Thank you,

[REDACTED]
[REDACTED]

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