

COUNCIL REQUEST FOR DECISION

MEETING DATE: April 14, 2025

SUBMITTED BY: A. Renneberg, Senior Planner

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REPORT TITLE: Bylaw No. 1213-2025 – Robinson Area Structure Plan Amendment (1st Reading)

EXECUTIVE SUMMARY

Bylaw No. 1213-2025 will amend the Robinson Area Structure Plan, which outlines the land use, transportation and servicing plans for the SW ¼ Section 19-49-24-W4, being the Robinson neighbourhood.

RECOMMENDATION

That Council give Bylaw No. 1213-2025 first reading.

COUNCIL HISTORY

The Robinson Area Structure Plan was originally approved by Council in 2004, and amendments in 2013 and 2019 addressed changes to the land use, transportation and servicing plans as development progressed through the neighbourhood.

BACKGROUND / RATIONALE

An area structure plan (ASP) is a neighbourhood-level plan which provides a framework for subsequent subdivision and development of an area of land within a municipality. Bylaw No. 1213-2025 proposes changes to the existing Robinson Area Structure Plan to advance development in response to changes in the housing market and desired updates to the concepts within the plan.

Small changes proposed under Bylaw No. 1213-2025 include:

- updated development statistics to reflect actual as-built information;
- adjustments to road widths for future road construction;
- alternative location for water connection south through the neighbourhood; and
- a slight reconfiguration of future park spaces.

The primary change within this plan amendment relates to a shifting of multi-unit residential lands from the central portion of the plan area to the southwest corner. The developer feels the central multi-unit site is not of a sufficient size to develop a building form with the density as anticipated by the ASP, and so that area would instead be designated for low density residential development. In balance, the medium density lost from the central plan area would be relocated, increasing the size of the southwestern medium density residential site under the approved ASP which increases the potential for a successful medium density development in the future. With this land use accessed from the southwest off of C.W. Gaetz Road, it also provides better connection to the primary transportation network in the city while limiting the impact on traffic within the neighbourhood.

An open house was hosted by the developer on November 1, 2023 where they presented their proposed changes to neighbourhood residents in attendance. Under the original ASP amendment application, the proposal was for a high density residential site in the southwest corner to replace the approved medium density residential use in this location. After feedback from the public, the developer since adjusted their application to retain the overall density in the

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neighbourhood as well as the medium density use. A copy of the What We Heard Report following the 2023 open house has been included for reference as Attachment 6.

STRATEGIC / RELEVANT PLANS ALIGNMENT

Municipal Development Plan

Neighbourhood Design Guidelines

Engineering Master Plans

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

The City of Leduc's Subdivision Authority has given conditional approval to the subdivision application for Robinson Stage 15, the redistricting of which is being brought to Council under separate bylaw. Approval of this ASP amendment is among the conditions of that subdivision decision. Should Council not approve Bylaw No. 1213-2025, the subdivision contemplated within that application will not be in conformance with the ASP and will not be able to proceed as designed.

RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.

IMPLEMENTATION / COMMUNICATIONS:

A Public Hearing for Bylaw No. 1213-2025 is scheduled for the regular meeting of Council on May 5, 2025. The bylaw will be advertised in accordance with the Municipal Government Act and the City's Advertising Bylaw No. 1043-2019.

ALTERNATIVES:

That Council amend Bylaw No. 1213-2025.

That Council defeat Bylaw No. 1213-2025.

ATTACHMENTS

1. Bylaw No. 1213-2025 – Robinson Area Structure Plan Amendment
2. Key Plan
3. Land Use Concept Plan
4. Municipal Development Plan Policy Areas (ASP context markup)
5. Bylaw No. 572-2004 – Robinson Area Structure Plan, as amended
6. What We Heard Report – public open house (Redacted)