

**BYLAW NO. 1213-2025
SCHEDULE A**

**Robinson
Area Structure Plan**

AMENDMENT

February 12, 2025

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1 INTRODUCTION

The purpose of the *Robinson Area Structure Plan* amendment is to amend the land use concept to reflect the removal of the east proposed Medium Density Residential site and to increase the area of the west Medium Density Residential (MDR) multifamily site. This MDR site had previously been proposed to be a High Density Residential (HDR) land use however further to public feedback, the Developer revised the application to maintain the existing MDR land use.

Other changes include the re-configuration of the local road network and park site to reflect registered and proposed development, reduction in the width of the future arterial road corridor, relocation of the water connection to the south to a more central location and to provide an updated statistics page reflecting revisions due to subdivision registrations to date and proposed re-configuration of future uses. This will allow for development of the remainder of the Robinson neighbourhood in an orderly and efficient manner.

2 POLICY CONTEXT

2.1 City of Leduc Municipal Development Plan

The proposed Robinson Area Structure Plan amendment is in general conformity with the City of Leduc *Municipal Development Plan* as approved December 7, 2020 (Bylaw No. 1057-2020).

2.2 Robinson Area Structure Plan

The *Robinson Area Structure Plan (ASP)* was originally adopted by the City of Leduc as the *Scenic Acres Area Structure Plan* on July 26, 2004 as Bylaw 572-2004. The ASP name was amended in 2013 to the *Robinson Area Structure Plan* and on March 11, 2019 the plan was amended by Council as Bylaw 1021-2019. The last amendment was a reconfiguration of the road network and redistribution of land uses to allow for orderly and efficient development and transportation patterns. The proposed plan amendment is in conformity with the spirit of the approved ASP in that there is a mix of residential land uses in the remaining undeveloped lands along with open space, natural amenities and a pedestrian network.

3 PROPOSED AMENDMENT

The proposed *Robinson Area Structure Plan* amendment includes the following changes within the southern undeveloped portion of the Robinson neighbourhood:

- Removal of the Medium Density Residential (MDR) parcel on the east portion of the plan area
- Increase to the area of the west Medium Density Residential (MDR) multifamily site
- Reconfiguration of two Park sites
- Update of Exhibits to reflect subdivision registrations, up to and including Stage 12, reconfiguration of the park sites and the proposed future development concept
- Relocation of the water connection to the south from the southeast cul-de-sac to the west, as requested by the City along with the removal of the PUL corridor.
- Revision to statistics to reflect subdivision registrations to date and amended Land Use concept
- Decrease in the width for the future road right of way for Township Road 493 (Pioneer Road)

3.1 Residential Land Use

Given the proposed small size of the east Medium Density Residential (MDR) site for a higher density development, this site is being removed from the Land Use plan and the west MDR site is being increased in size. The west site is located next to a collector and arterial road and will have direct access to CW Gaetz Road. A walkway connection to the east into the neighbourhood will be provided for wheeling and pedestrian access.

The proposed building form in the MDR area is to be residential apartments with a maximum height of four storeys (17.0m). The site is proposed to be developed as two residential parcels. This building form will provide an additional housing option for residents of the community.

The amendment is also providing an update to the concept plan for Low Residential Development to reflect the road network, as registered and proposed on the remaining lands. *Exhibit 2 Land Use* depicts the proposed development concept and *Exhibit 2A Land Use Amendments* indicates with the black outline areas of change in the proposed development concept from what was approved. Stages 10, 11 and 12 have been shown on

Exhibit 8 Development Staging to reflect registered development since the last amendment to the ASP.

3.2 Municipal Reserve

The total dedication of Municipal Reserve within the plan area remains projected at 10% of the gross developable area. The proposed Park Site immediately south of the existing Stormwater Management Facility has increased in size by 0.35 ha from 0.65 ha to 1.00 ha by removing the area of LDR directly south of the facility. This provides a Park site that is more readily developed and utilized by residents due to the regular size of the site, availability of on-street parking with the full width of the park site having access/frontage onto the adjacent collector road. The proposed Park site in the southeast corner of the plan area has been reduced by 0.35 ha from 2.16 ha to 1.81 ha with the LDR area increased in area accordingly.

Exhibit 3 Open Space and Walkways has been amended to indicate the reconfiguration of the Park space, and revised proposed and registered local road network. The east west Multiway has been shifted to the north side of Robinson Boulevard where it will connect with the north south multiway in the central area of the plan. The walkway shown extending south from the southeast cul-de-sac has been relocated to provide a more centralized multiway connection to the south plan boundary and Pioneer Road. Other proposed trail/walkway linkages have been maintained as per the approved plan and where possible, are dual use with the inclusion of servicing infrastructure.

3.3 Circulation

The total area for circulation including collector and local roadways, alleys and walkways has increased by 0.11 ha. Additional local road is required to support the development of the LDR area which was the previous east MDR site. *Exhibit 4 Transportation* has been updated to reflect the revised proposed and registered local road network.

The south future arterial road (Pioneer Road/Township Road 463) on the south boundary of the plan area was originally proposed to have a 26.0m road width dedicated from this ¼ section. City Engineering provided direction to reduce this width to 18.0m which changed the area for arterial road from 2.09 ha to 1.46 ha. The LDR land use increased by 0.5 ha of land and the MDR site was increased by 0.1 ha of land respectively.

3.4 Statistics & Demography

Utilizing the adjusted statistics further to the last amendment, the change in land use, units and demography is negligible. The stages constructed/approved to date have been added to the statistics table (up to and including stage 12) with the actual number of units constructed. The proposed MDR area increased by 0.1 ha due to the reduction in the arterial corridor width and the proposed LDR land use increased in area by 0.5 ha. The municipal reserve area did not change.

There is a theoretical increase of 15 units and population increase of 41 people within the plan area with the proposed amendment. The proposed density change is a negligible increase of 0.2 from 31.3 to 31.5 du/nrha and there is a slight decrease to 81.2 people per net residential hectare from the previous 82.0 projected. The change in population and units is less than anticipated due to the actual number of dwelling units developed on registered stages even though the area of residential development increased.

Table 1 Proposed Land Use Summary provides the theoretical population and density generation based on Stages completed to date and projected land use.

The Student Generation table as depicted in Table 2 has been updated from the approved table to reflect the revised projected population.

Table 2: Student Generation Table

	Kindergarten/ Elementary	Junior High	Senior High	Total Estimated Students
Public	376	80	42	498
Separate	202	43	23	268
Total Students (Distribution)	578 (75.4%)	123 (16.1%)	65 (8.5%)	766 (100%)

Student generation assumptions:

Black Gold School District estimated that each residential dwelling will generate 0.65 students

The Public School System estimates the capture of 65% of students generated

3.5 Infrastructure Servicing & Staging

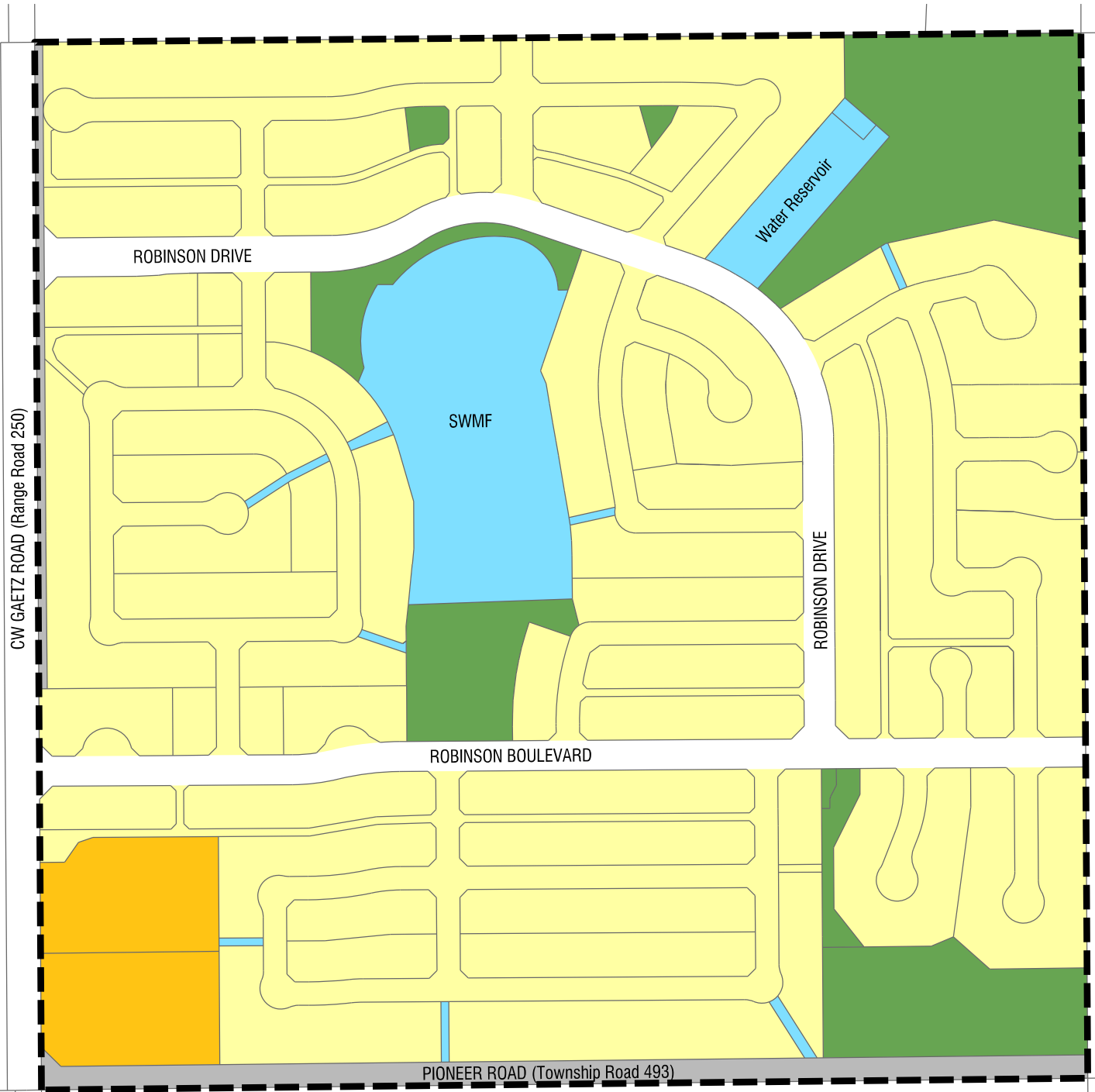
The proposed ASP amendment does not have any significant impacts on the proposed servicing scheme for the Robinson community. *Exhibit 5 Storm Water Management*, *Exhibit 6 Water Servicing* and *Exhibit 7 Sanitary Sewer Service* have been amended to reflect what

has been constructed to date and to reflect the revised proposed road network. Servicing to the MDR sites is pre-dominantly from CW Gaetz Road as depicted.

Exhibit 8: Development Stage has been amended to reflect the stages which have been registered since the last ASP amendment and provide guidance on the general direction of development for the remaining lands.

4 RATIONALE

The east MDR site is not of a sufficient size to develop a building form with the density as anticipated by the Area Structure Plan. With the increase in size of the west Medium Density Residential area, the opportunity of development of a higher density building form at the intersection of a collector and arterial road is enhanced. This will provide an additional housing option for residents of the community. The reconfiguration of the park space provides a more usable park site with the increased size and additional frontage on the east west collector road.



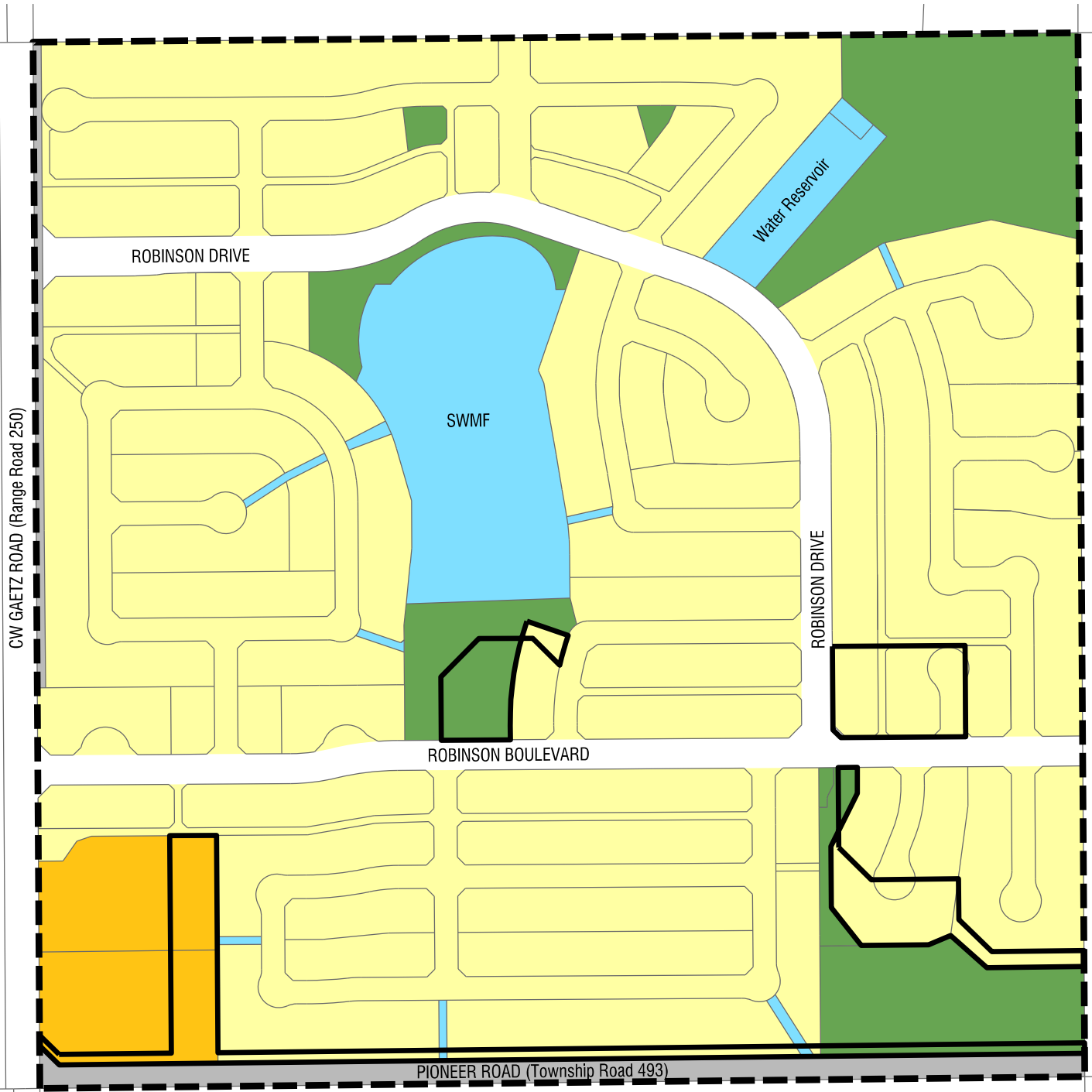
Legend

- Low Density Residential
- Medium Density Residential
- Park
- Public Utility Lot
- Road Dedication

AREA STRUCTURE PLAN AMENDMENT ROBINSON

EXHIBIT 2 LAND USE





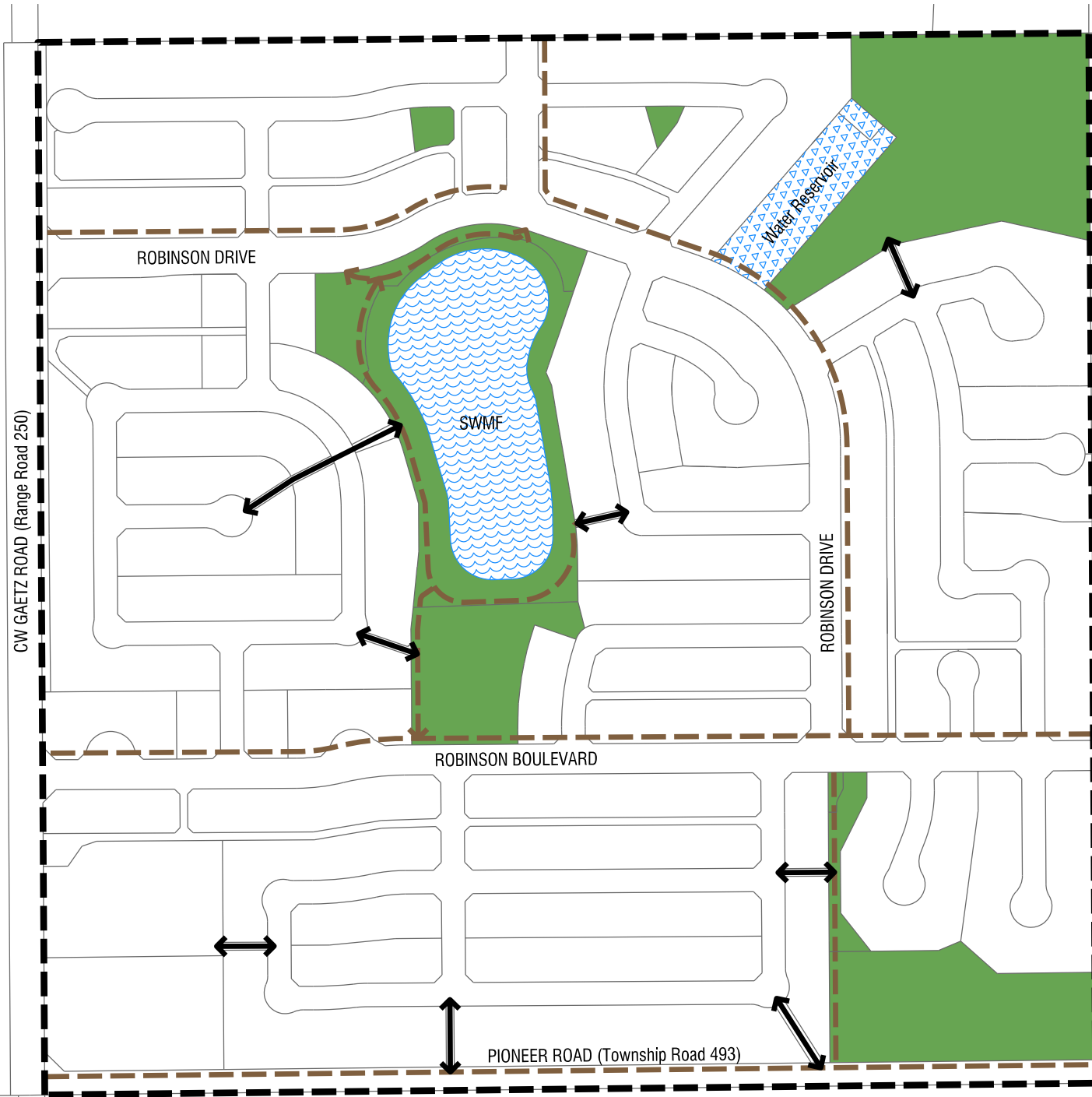
Legend

- Low Density Residential
- Medium Density Residential
- Park
- Public Utility Lot
- Road Dedication
- Area of Proposed Land Use Change

AREA STRUCTURE PLAN AMENDMENT ROBINSON

EXHIBIT 2A LAND USE AMENDMENTS





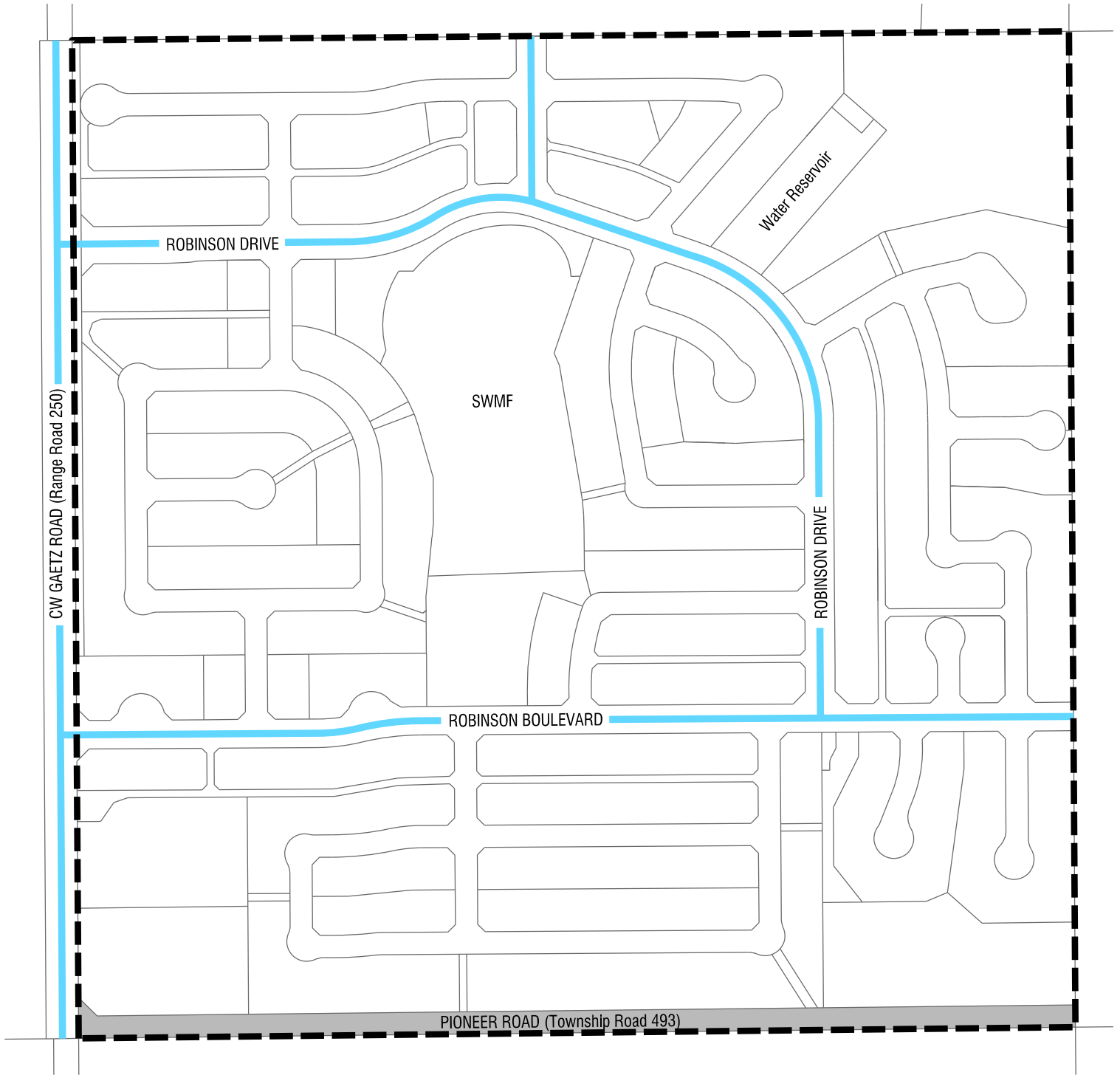
Legend

- Park/Open Space
- Storm Water Pond
- Water Reservoir
- Trail/Walkway Linkage
- Multiway

AREA STRUCTURE PLAN AMENDMENT ROBINSON

EXHIBIT 3 OPEN SPACE AND WALKWAYS





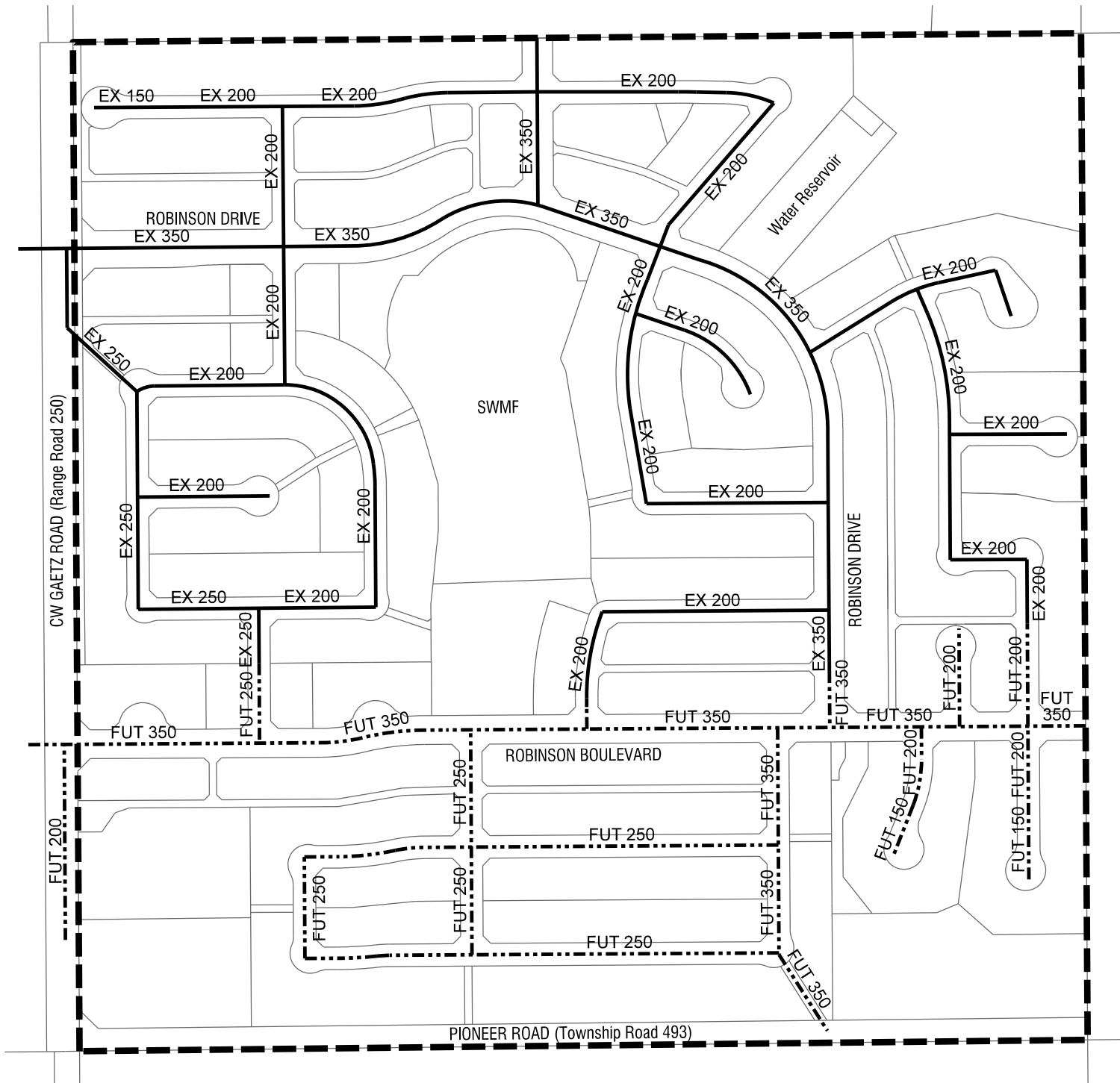
Legend

- Major Collector
- Arterial

AREA STRUCTURE PLAN AMENDMENT ROBINSON

EXHIBIT 4 TRANSPORTATION





Legend

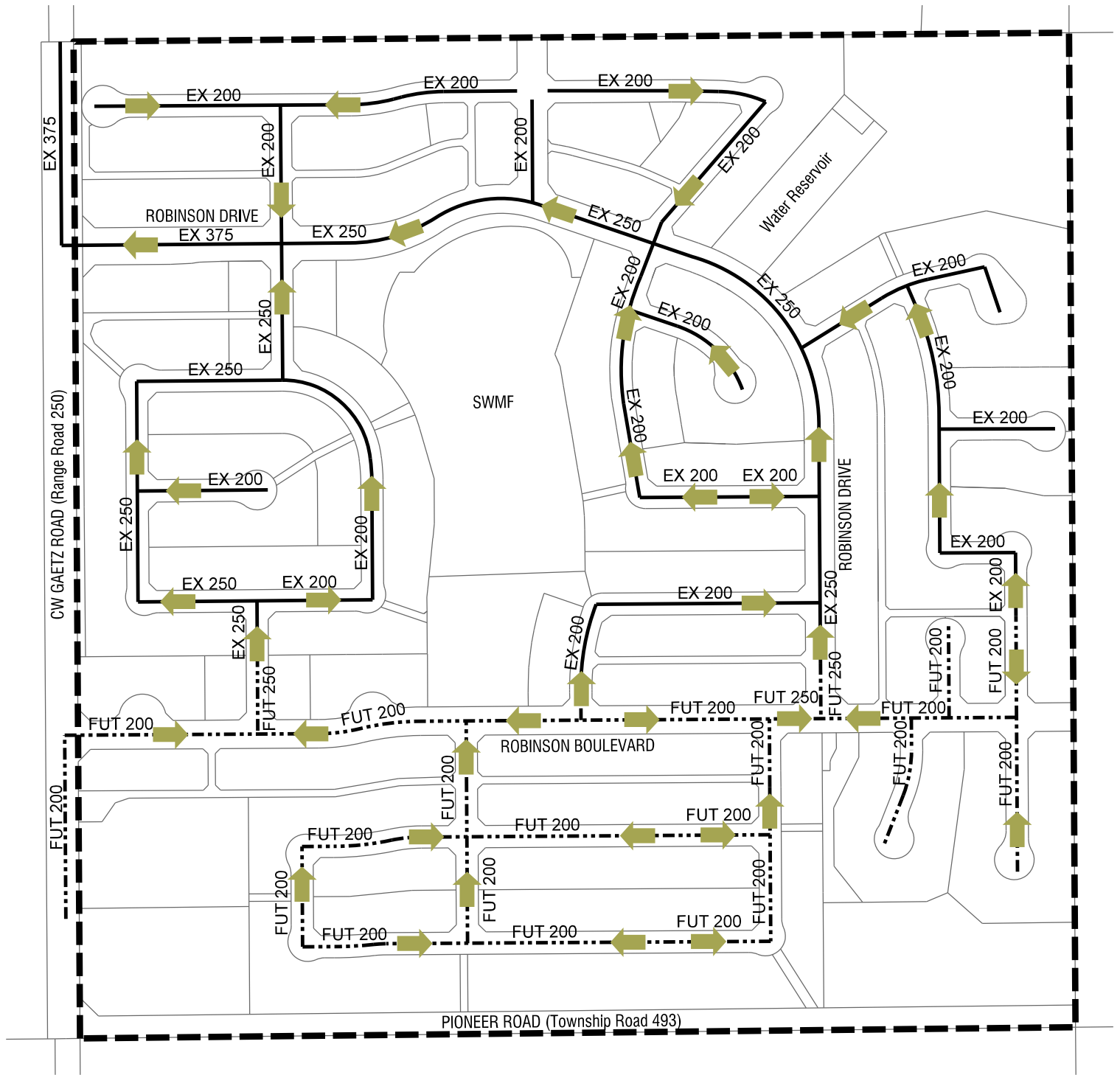
- Existing Watermain
- - - Proposed Watermain

- * Pipe Sizes Subject to Change As Detailed Engineering on Future Stages Advances
- ** Location of 350 WM Connection to Pioneer Road (TWP 493) Subject to Change With Detail Design




AREA STRUCTURE PLAN AMENDMENT ROBINSON

EXHIBIT 6 WATER SERVICING





Legend

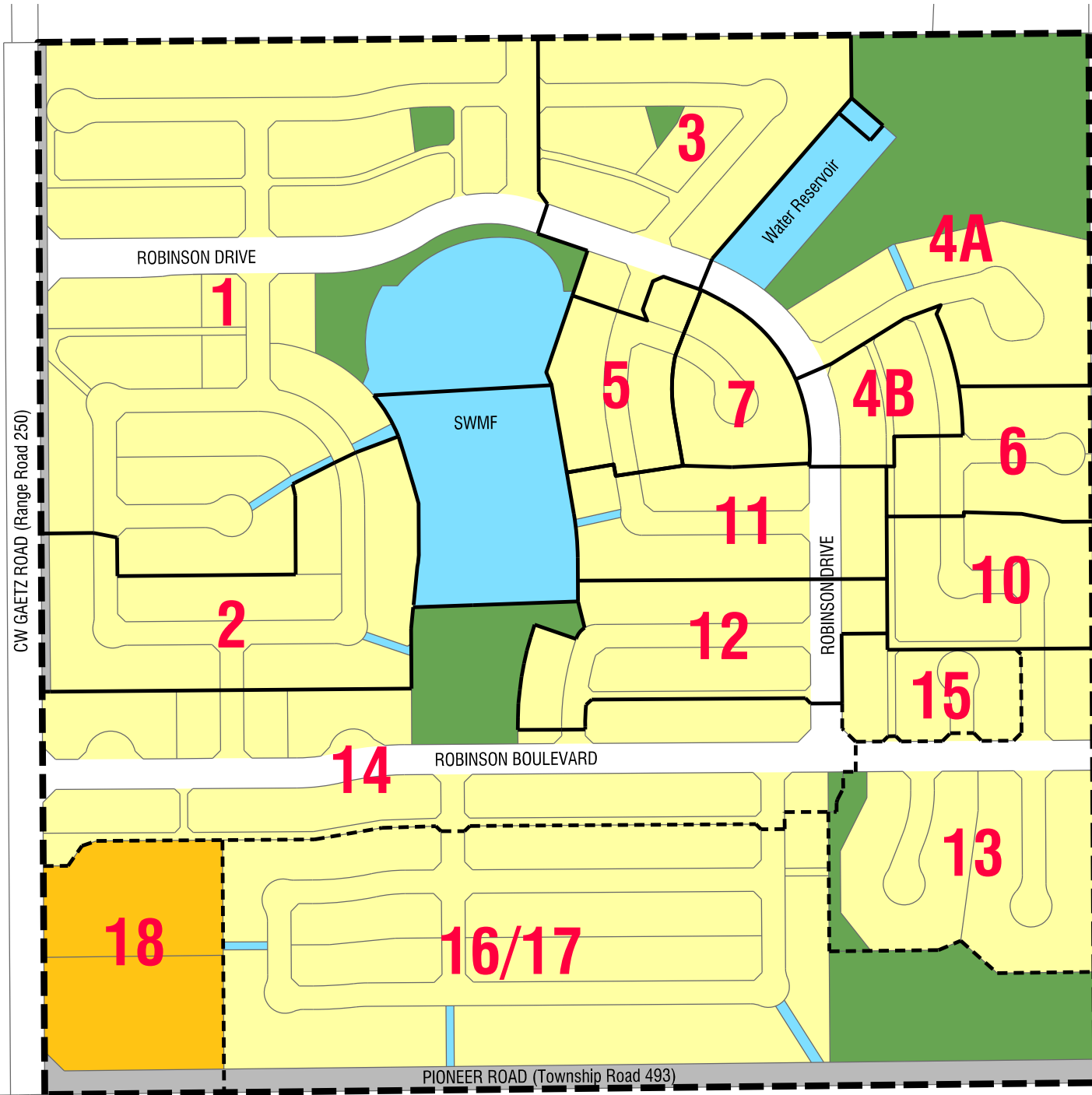
-  Direction of Flow
-  Existing Sanitary Sewer
-  Proposed Sanitary Sewer

* Pipe Sizes Subject to Change As Detailed Engineering on Future Stages Advances

AREA STRUCTURE PLAN AMENDMENT ROBINSON

EXHIBIT 7 SANITARY SEWER SERVICE





Legend

- Low Density Residential
- Medium Density Residential
- Park
- Public Utility Lot
- Road Dedication
- Direction of Development
- Existing Stages

* Size and order of staging is subject to change as development progresses

AREA STRUCTURE PLAN AMENDMENT ROBINSON

EXHIBIT 8 DEVELOPMENT STAGING



Proposed Statistics

Table 1 - Land Use Summary

Gross Developable Area	Hectares	Acres	Percent		
	64.61	159.65	100.0%		
Arterial Road Dedication	1.46	3.60	2.26%		
Range Road 250 Widening	0.31	0.77	0.5%		
Storm Water Management, PUL	3.55	8.77	5.5%		
Municipal Water Reservoir, PUL	0.72	1.78	1.1%		
Municipal Reserve					
NE Park Site	2.96	7.31			
SE Wood Lot	1.81	4.47			
North Pond-side Park	0.54	1.33			
South Pond-side Park	1.00	2.47			
North Park	0.10	0.25			
Stage 3 Park	0.05	0.12			
Total Municipal Reserve	6.46	15.96	10.00%		
Gross Residential Area	52.12	128.78	80.7%		
Gross Residential Area	52.1				
Collector Roadways	4.17				
Local Roadways and Alleys	10.32				
Walkway/PUL	0.20				
Net Residential Area	37.43				
Residential Summary	Hectares	Acres	Units/ ha	Units	People
Existing Development (Registered Stages)					
Stage 1a	3.88	9.59	31	120	324
Stage 1b	3.58	8.85	22	79	213
Stage 2	2.62	6.47	23	59	159
Stage 3	2.54	6.28	26	67	180
Stage 4	2.10	5.19	28	58	156
Stage 5	0.94	2.32	22	21	56
Stage 6	1.00	2.47	32	32	86
Stage 7	0.88	2.17	19	17	45
Stage 10	1.15	2.84	28	32	86
Stage 11	1.51	3.73	30	46	124
Stage 12	1.55	3.83	32	49	132
Future Development					
Single & Semi Detached (Low Density)	13.34	32.96	30	400	1081
Medium Density Residential	2.34	5.78	85	199	438
Totals	37.43	92.49		1179	3079
Proposed Densities					
Dwelling Units Per Net Residential Hectare (du/nrha)	31.5	(du/nrha)			
Population Per Net Residential Hectare (p/nha)	81.2	persons/hectare			
Proposed Housing Mix	Units	Ratio			
Low Density	980	82.9%			
Medium Density	199	17.1%			