



Fraser Area Structure Plan

Public Hearing - April 28, 2025

Council Presentation

Background

- This area was previously planned in 1997 for urban development, but residential development was highly restricted by Airport Regulations and was not subsequently pursued.
- With recent changes to the Airport Regulations in 2023, residential development of the area is now feasible.
- The City's MDP, other policies, and the regional development context have changed significantly since the area was first planned. This new ASP provides an improved plan for the area to support the City's growth in-line with the current policy and community context.

Public Engagement & Community Input

An open house was hosted in November 2025 which was very well attended.

Key feedback that emerged included:

- Protection of open spaces and natural areas.
- Suggestions for public amenities including outdoor rink, trail network.
- Transition and sensitivity to existing adjacent communities.
- Demand for a variety of housing types and a focus on affordability & universal accessibility.
- Protection/relocation of the Lions Park Campground.
- Transportation impacts.
- Concerns for security in the area - support for development as it pertains to reduction in encampments and increased security.
- Interest in development timelines.
- Concerns related to serviceability, potential flooding, emergency services.

All community concerns were thoroughly reviewed and addressed through the Planning process.



Fraser ASP Vision

The Fraser ASP provides guidance for an exceptional residential community supporting active lifestyles with direct access to numerous public recreation opportunities, parks, and natural areas.

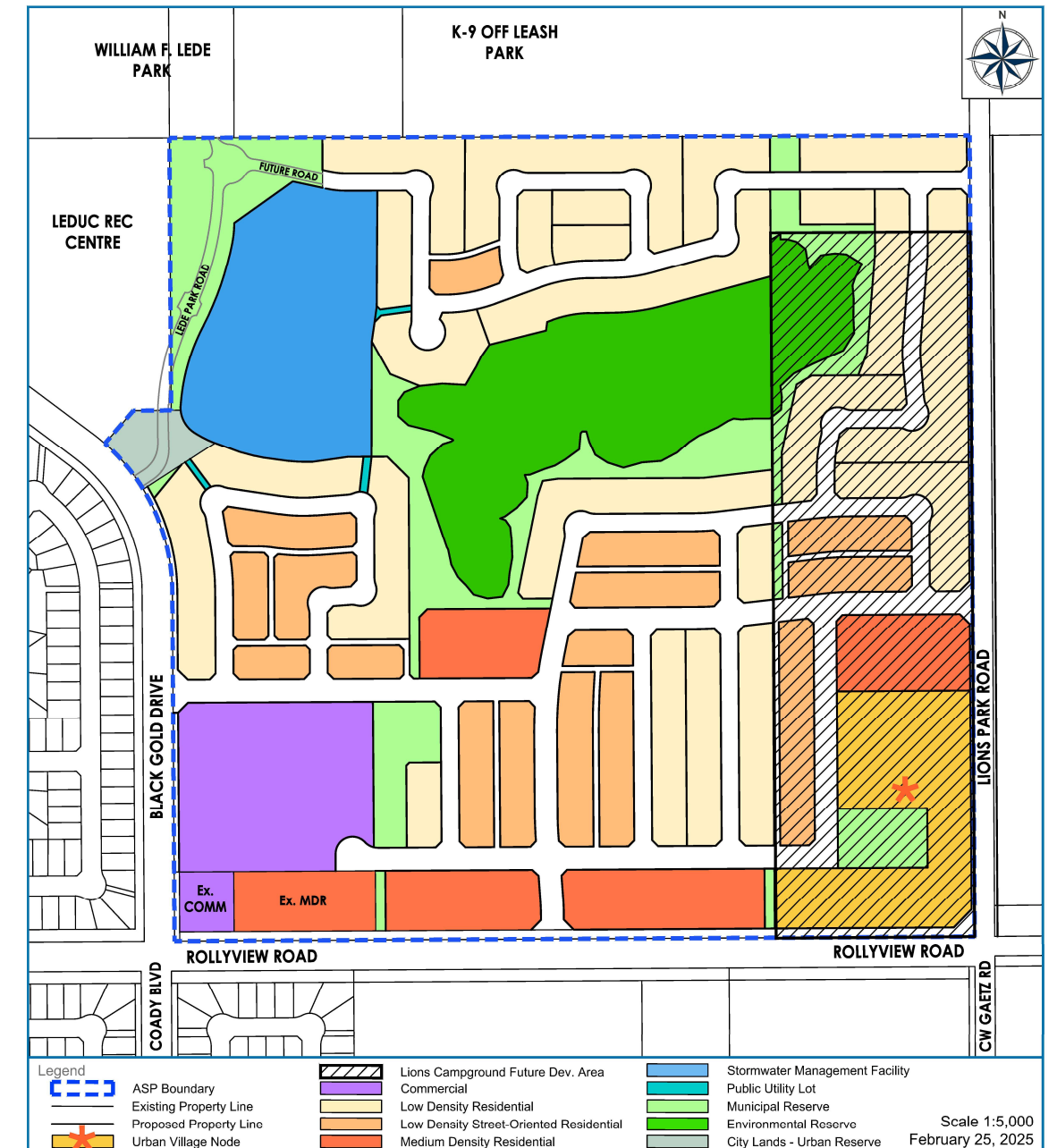
The community integrates a wide variety of housing forms and commercial opportunities to stimulate walkability, facilitate social public spaces, and to support affordability for different demographic groups.

Parks and multiway connectivity are prioritized throughout the plan. Natural assets and wildlife corridors are protected to support the needs of local wildlife and are connected by a safe and accessible multi-modal transportation network.



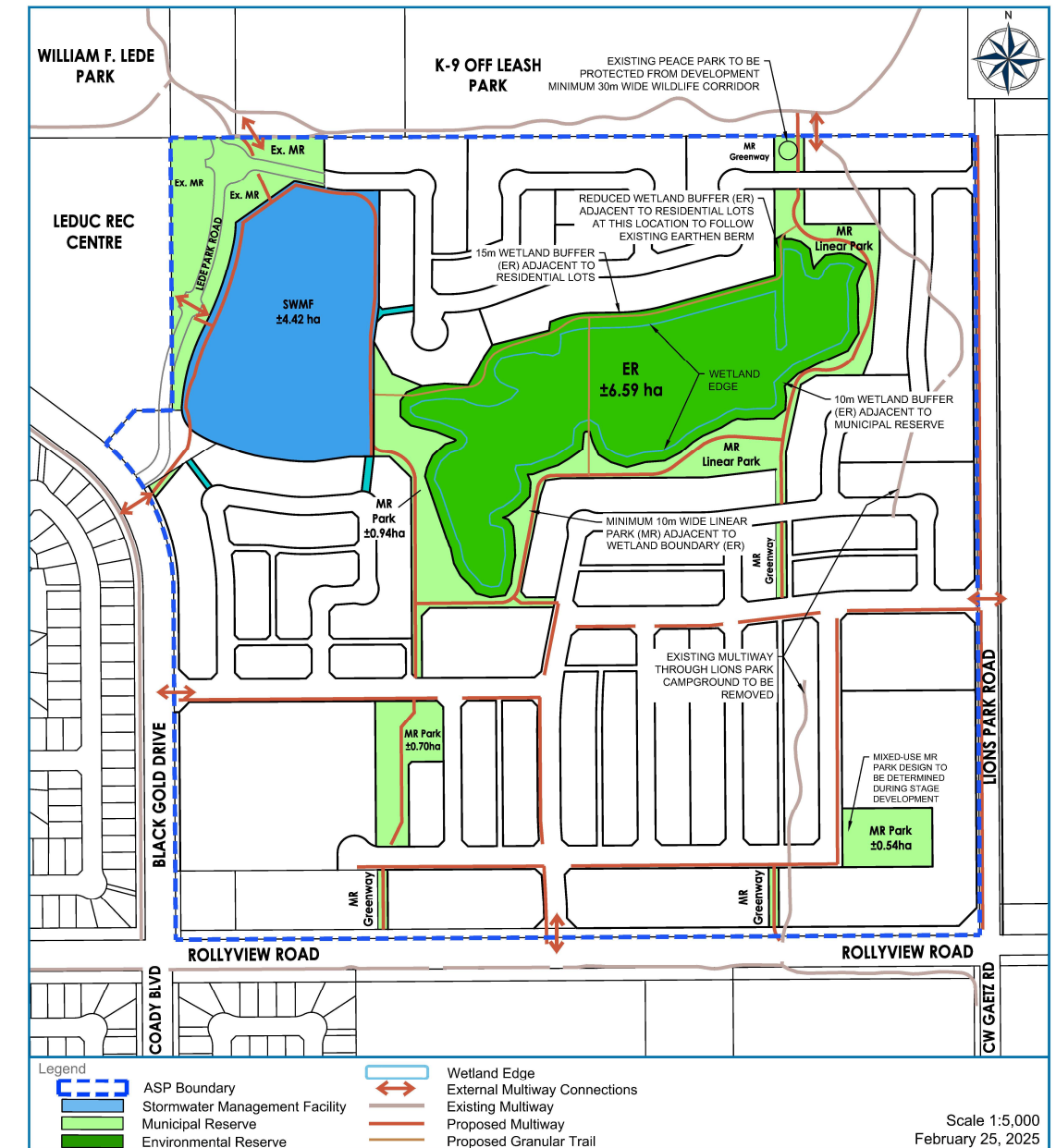
Fraser ASP Key Features

- A mix of low and medium density housing to meet the City's development objectives identified in the MDP.
- Mixed-use development to support a 'complete community' approach and provide local services and extensive social opportunities to the community and surrounding area.
- Comprehensive network of parks and open spaces including protection of the central natural feature for recreation and public enjoyment.
- Updates to engineering servicing studies to confirm and demonstrate sustainable and efficient servicing strategies and guide implementation of the ASP.
- Expansion of the northwest stormwater pond to serve the ASP development area and future school to the north.



Parks and Open Space

- All residents will be in close proximity to multiple parks, trails, and passive recreation opportunities including connections to the Leduc Recreation Centre located adjacent to the northwest corner.
- Protection of the central natural area will enable public access and support public enjoyment of this feature in perpetuity.
- The Fraser ASP provides strong connectivity to adjacent destinations, parks, outdoor recreation areas including William F. Lede park to the north, local services, and connections to the city-wide trail system.
- The active transportation network is accessible and supports active lifestyles for all ages and abilities.



Unique Challenges & Solutions

- Expansion of the northwest stormwater facility
- Extension of servicing infrastructure
- Managing & maintaining Municipal Reserve
- Lions Park Campground
- Connections & interfaces with the surrounding community
- Airport regulations affecting development
- Accommodating future roadway planning on Rollyview Road and integrating access for existing development

Benefits to the City

- Infrastructure and development is developer funded – no city-funded projects are required to develop the area.
- Contiguous extension of urban development is efficient and adheres to City plans & objectives.
- Provision of a wide range of housing types to support the diverse needs of the community.
- Municipal Reserve is being transformed into multiple high-quality public spaces.
- Increased walkability and complete community development to support a wider range of household demographics, incomes, and abilities.
- Protection of natural environmental features & public access far surpassing the previous ASP.
- Lions Park Campground supported through eventual relocation.
- Needed local services area sensitively integrated to support new residents within the ASP and residents of surrounding areas.
- Mixed-Use Development and Active Transportation Network will create numerous connected social spaces which support active lifestyles, mental health, community well-being, and local business & economic opportunities.
- Accommodating future roadway planning on Rollyview Road, integrating access for existing development, and providing connections to future development areas.

Thank you

We want to thank City Administration for working closely with us on this ASP and for all public feedback received.

The thoughtful and collaborative approach to planning has resulted in an exceptional plan that supports the goals of the City to provide an exceptional quality of life for residents in the area and which will create a welcoming and healthy environment to live and grow.

We anticipate that residents from all over the City will benefit from the development of this ASP and with Council's support we look forward to bringing this new community to life.