

COUNCIL REQUEST FOR DECISION

MEETING DATE: April 28, 2025

SUBMITTED BY: Duncan Martin, Senior Planner, Planning and Development

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REPORT TITLE: Bylaw No. 1199-2024 - Urban Centre Redevelopment Plan (UCRP) (1st Reading)

EXECUTIVE SUMMARY

The Urban Centre Area Redevelopment Plan (UCRP) sets the framework for revitalizing Leduc's downtown. It builds on the Downtown Master Plan (DMP) to guide redevelopment and attract investment. Like many downtowns, Leduc's Urban Centre faces challenges and the UCRP will provide a clear strategy which ensures density, modernized infrastructure, business support, and enhanced mobility. The plan will assist in creating a thriving downtown which strengthens Leduc's economy, identity, and appeal as a place to live, work, and visit.

RECOMMENDATION

That Council give Bylaw No. 1199-2024 first reading.

COUNCIL HISTORY

On February 24, 2025, Administration presented Council a project update on the UCRP.

BACKGROUND

The UCRP, launched late 2022, is a statutory land use plan that will shape the revitalization of Leduc's Urban Centre. Required under the 2020 Municipal Development Plan, the UCRP integrates city-wide strategies and community feedback.

Engagement Phases:

- Phase 1 (Winter 2022 – Summer 2023): Established a foundation through visioning and public engagement. Residents emphasized downtown revitalization, accessibility, and mixed-use development.
- Phase 2 (Spring 2023 – Fall 2024): Gathered 256 survey responses and over 18,500 webpage interactions to refine the plan's vision, goals, and guiding principles.
- Phase 3 (Spring – January 22, 2025): Focused on final validation through an Open House and media outreach, ensuring policies, mapping, and visuals reflected community priorities.

PLAN OVERVIEW

In 2012, the City of Leduc adopted the Downtown Master Plan to guide the revitalization of the Urban Centre. This comprehensive plan addressed economic, environmental, and social aspects to foster a vibrant and sustainable downtown.

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Building upon the Downtown Master Plan, the UCRP aims to further rejuvenate Leduc's downtown and envisions an accessible, safe, and inclusive Urban Centre, featuring diverse housing, vibrant businesses, quality urban design, and strong transportation connections. The plan's principles promote efficient land use, connectivity, business activation, housing diversity and density, and year-round public spaces while minimizing land-use conflicts.

Core Elements:

- ✓ Alignment with City Policies – Ensures consistency with municipal and statutory plans.
- ✓ Vision & Principles – Prioritizes inclusivity, accessibility, and high-quality urban design.
- ✓ Growth & Character – Strengthens business retention, placemaking, and regional tourism.
- ✓ Urban Structure – Defines mobility networks, street types, and public spaces.
- ✓ Implementation Strategy – Guides streetscape improvements, active transportation, business activation, and housing incentives.

Implementation:

The UCRP outlines a structured implementation strategy, in which each tier plays a critical role in ensuring a phased, strategic, and sustainable approach to downtown redevelopment. The Implementation Plan is categorized into three tiers:

- Tier 1: Foundational Actions (Highest Impact)
These initiatives lay the groundwork for downtown revitalization, focusing on major infrastructure improvements, zoning updates, and business activation.
- Tier 2: Supportive Measures (Moderate Impact)
These actions reinforce and expand upon Tier 1 by enhancing public spaces, exploring funding mechanisms, and preserving heritage.
- Tier 3: Enhancements & Long-Term Growth (Supporting Impact)
These initiatives ensure sustainability and long-term vibrancy by improving public spaces, environmental sustainability, and cultural programming.

STRATEGIC / RELEVANT PLANS ALIGNMENT

The UCRP aligns with and implements the following strategies:

2023-2026 Strategic Plan:

- Goal 1 – A City Where People Want to Live
- Goal 2 – A City with a Plan for the Future
- Goal 3 – An Economically Prosperous City and Region

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- Goal 4 – A Collaborative Community-Builder and Regional Partner

The Municipal Development Plan:

- Section 2.1 – Compete Communities
- Section 2.3 – Economy and Local Jobs
- Section 2.5 – Transportation and Mobility
- Section 2.6 – Recreation and Parks
- Section 3.2 – Central Redevelopment Area

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

If First Reading is approved, Administration will return for a Public Hearing, followed by Second and Third Readings.

RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial obligations at this time associated with adopting the UCRP.

IMPLEMENTATION / COMMUNICATIONS:

If approved, Administration will return for a Public Hearing on the UCRP, Bylaw No.1199-2024.

ALTERNATIVES:

- That Council direct Administration to make changes to the UCRP prior to Second Reading.
- That Council defeat Bylaw No.1199-2024.

ATTACHMENTS

- Bylaw No.1199-2024 - Schedule A - Urban Centre Redevelopment Plan
- Urban Centre Redevelopment Implementation Plan
- Administrative PowerPoint