



# Urban Centre Redevelopment Plan: 1<sup>st</sup> Reading

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# UCRP Overview

WINTER 2022 –  
SUMMER 2023



**Visioning Phase**  
Baseline understanding  
of community conditions  
and plan vision

SPRING 2023 –  
FALL 2024



**Planning Phase**  
Draft vision and  
guiding principles

WE ARE HERE

WINTER 2024 –  
SPRING 2025



**Confirming Phase**  
Final draft plan, and Public  
Hearing City Council  
Adoption



# Leduc - The Core

- Early Settlement (1889-1891)
- Village and Town Incorporation (1899-1906)
- Post-Oil Discovery Boom (1947)
- City Status Achievement (1983)
- Recent Growth (2021)



# What is the UCRP

- Builds on previous plan.
- Strengthens the Core
- Sets a framework.
- Guides Development.
- Prioritizes Implementation.
- Key focus on key areas.
- Provides Direction.





# Why the UCRP is Essential

- Evolving Needs Since the 2012 Downtown Master Plan
- Gaps Identified in the Downtown Master Plan
- Aligning with Growth and Development Goals
- Future-Proofing the Urban Centre



# How We Got Here:

## *From the Downtown Master Plan to UCRP*

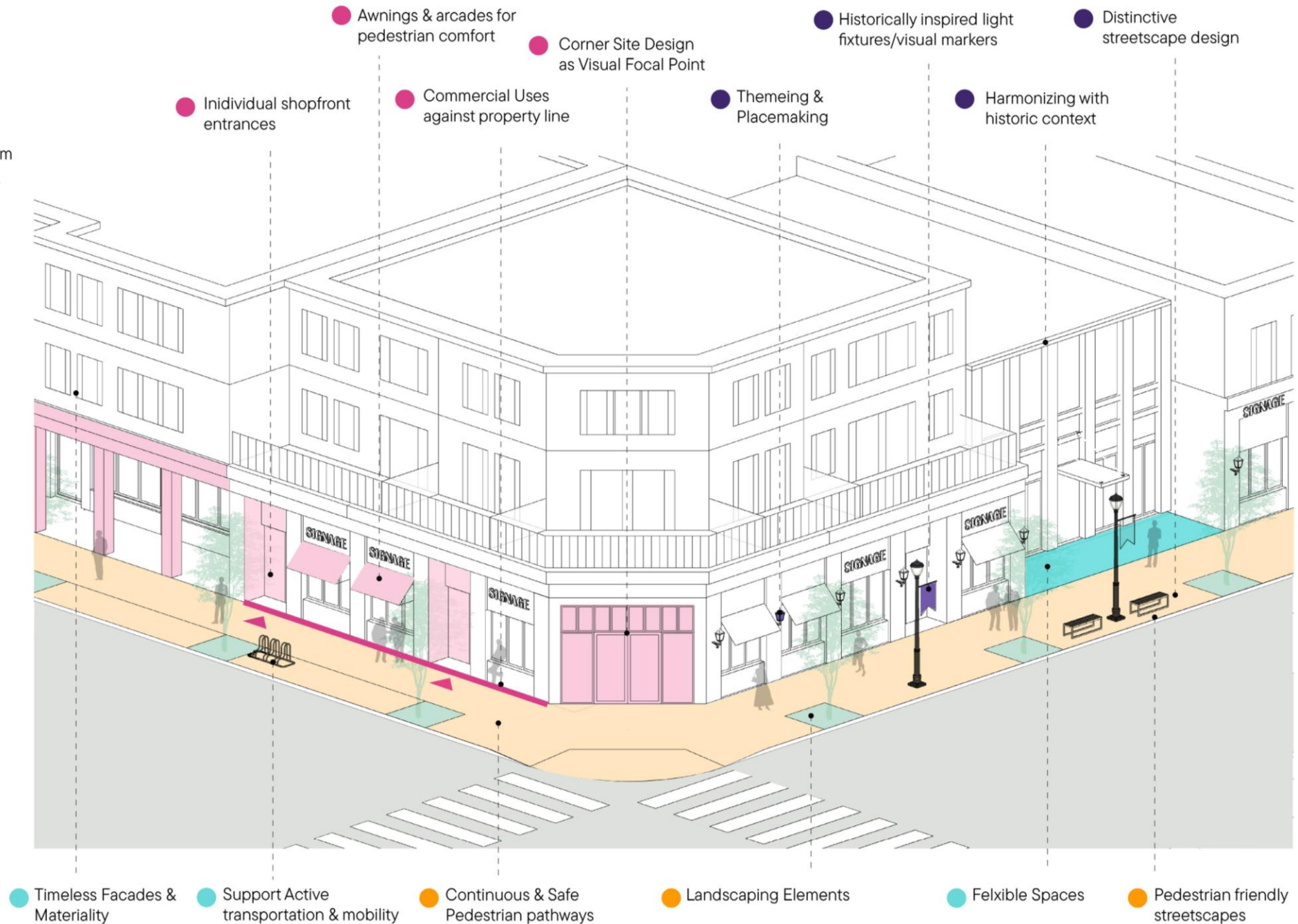
- Foundation for Revitalization.
- Key Achievements Since 2012.
- Transition to the Urban Centre Redevelopment Plan (UCRP).
- Continuity and Growth.





# URBAN DESIGN GUIDELINES

- Connect & Engage the Public Realm
- Enhance the Downtown Character
- Resilient & Adaptable Design
- Streets for People



# Character Areas

## Historic Mainstreet

- Street-oriented historic area and mixed-use Mainstreet retail experience that maintains a low scaled environment

## Central Business District

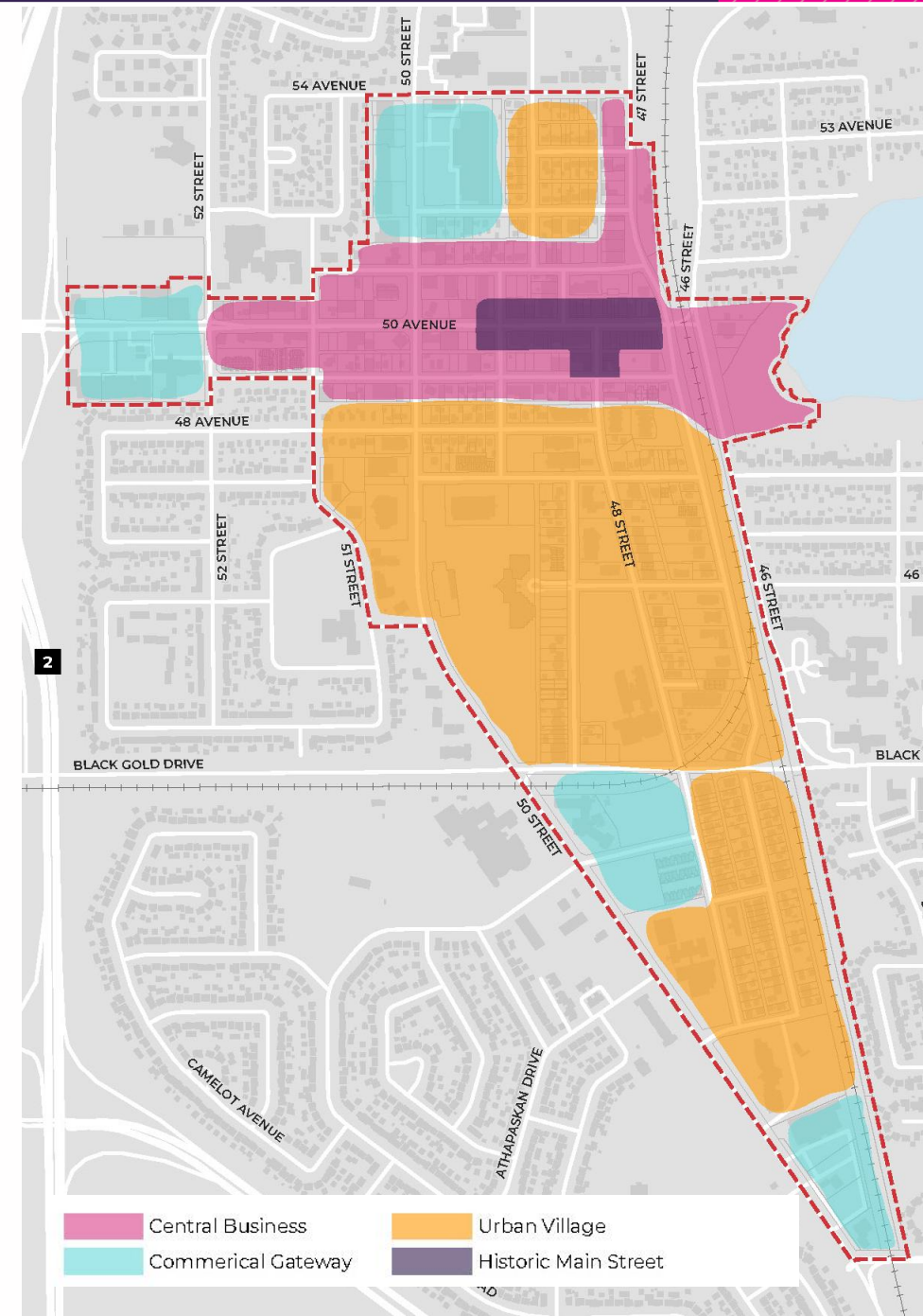
- Street-oriented commercial development with mix of residential and office uses of varying heights and densities

# Urban Village

- Dynamic and diverse residential areas within a mid rise and medium density environment and complementary commercial and institutional uses

# Commercial Gateway

- Primarily auto-oriented commercial areas with the opportunity to infill with mixed commercial and high density residential





# Focus of the UCRP

- Streetscape & Infrastructure  
Active Transportation
- Zoning & Housing
- Business & Investment
- Public Realm & Heritage





# UCRP Implementation Roadmap

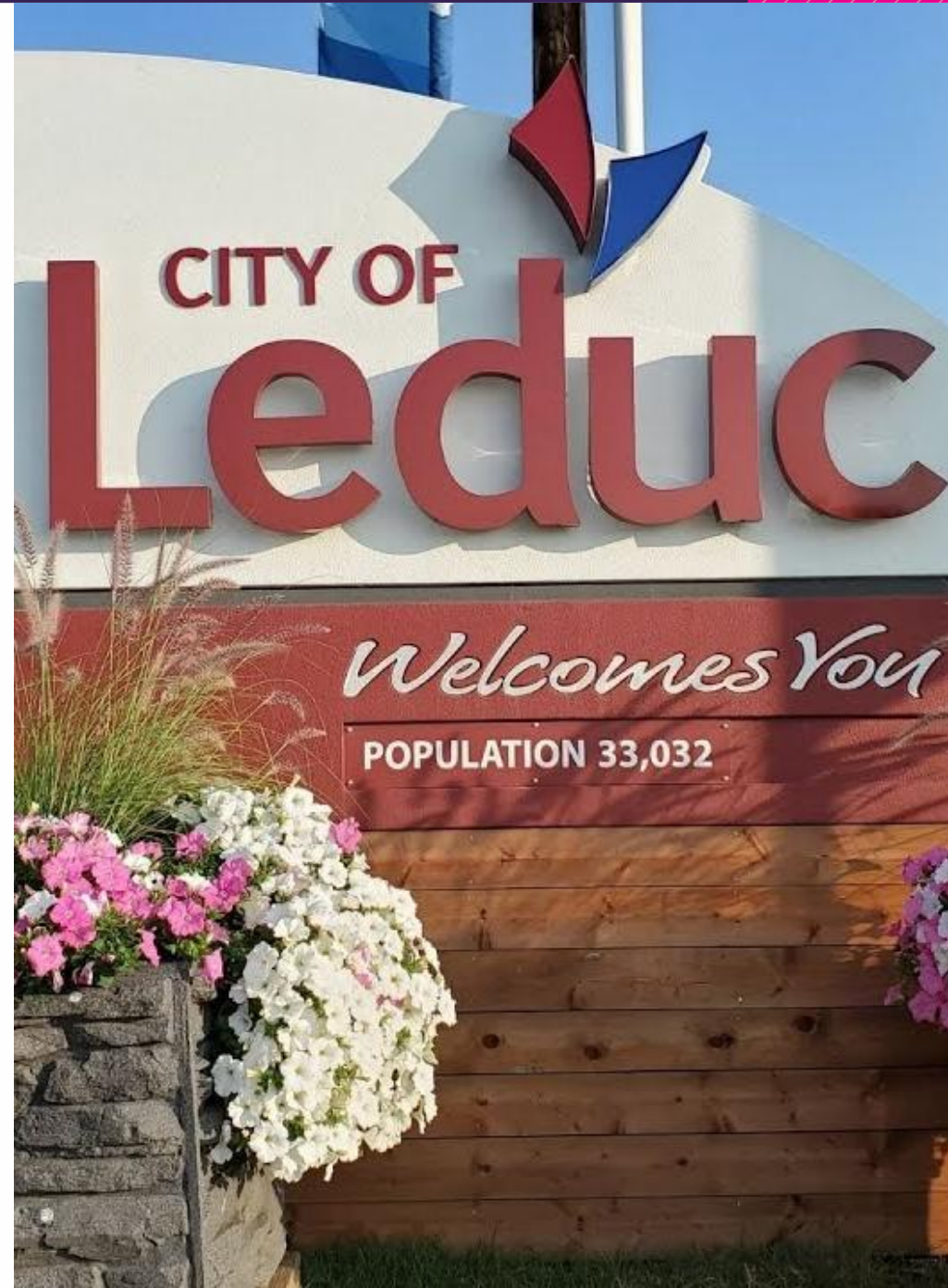
- Tier 1 Priority
- Tier 2 Priority
- Tier 3 Priority





# Next Steps

- Public Hearing
- 2<sup>nd</sup> & 3<sup>rd</sup> Readings/Adoption



# Recommendation

- That Council gives First Reading of the Urban Centre Redevelopment Plan





A historical black and white photograph of a busy street scene, likely from the early 20th century. The street is filled with vintage automobiles, including open-top cars and a delivery truck. Numerous people are walking on the sidewalks and crossing the street. Some individuals are riding bicycles. In the background, there are multi-story buildings with various signs, including one that reads "RESTAURANT". The entire image is overlaid with a semi-transparent purple filter and a diagonal line pattern.

*Thank You | Questions*