



# Urban Centre Redevelopment Plan

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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

WINTER 2024 –  
SPRING 2025



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

SPRING/SUMMER  
2025



**Finalize Plan**  
*WE ARE HERE*



# 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





# Community Direction Statement

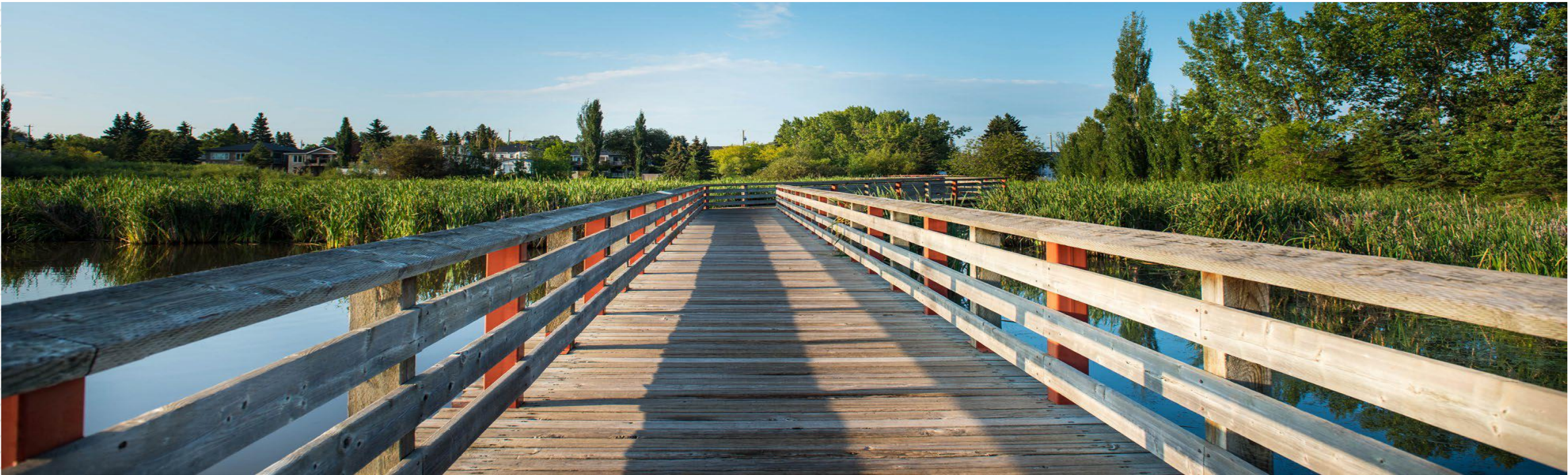
*“Leduc’s Urban Centre is an accessible, safe, and inclusive space. It offers diverse housing and business opportunities, celebrates local heritage, gathering spaces, and provides access to natural, cultural, and recreational amenities. Showcasing high quality urban design and multi-modal transportation connections, the Urban Centre welcomes residents and visitors to experience this vibrant locale that is designed for all.”*





# Guiding Principles

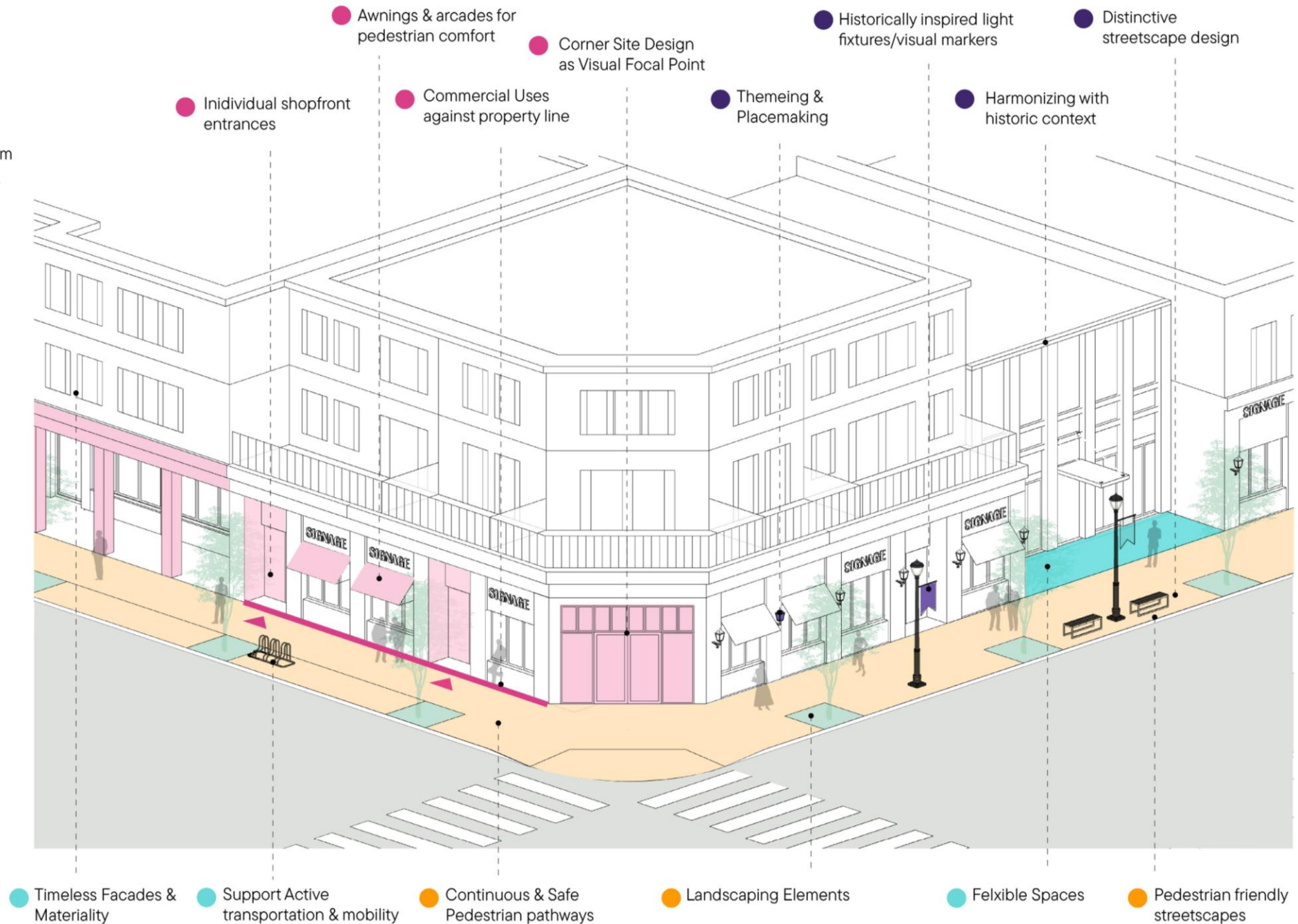
1. Recognize and strengthen history, culture, and sense of place.
2. Enable efficient use of land and existing infrastructure to contribute to the financial sustainability of the urban centre.
3. Enhance modal choice and improve connectivity to and through the plan area.
4. Diversify housing options to increase the residential population and support housing accessibility.
5. Attract, support, and promote the businesses, services, and uses that activate the streets and public realm.
6. Provide opportunities for people of all ages and abilities to visit and enjoy public spaces year-round.

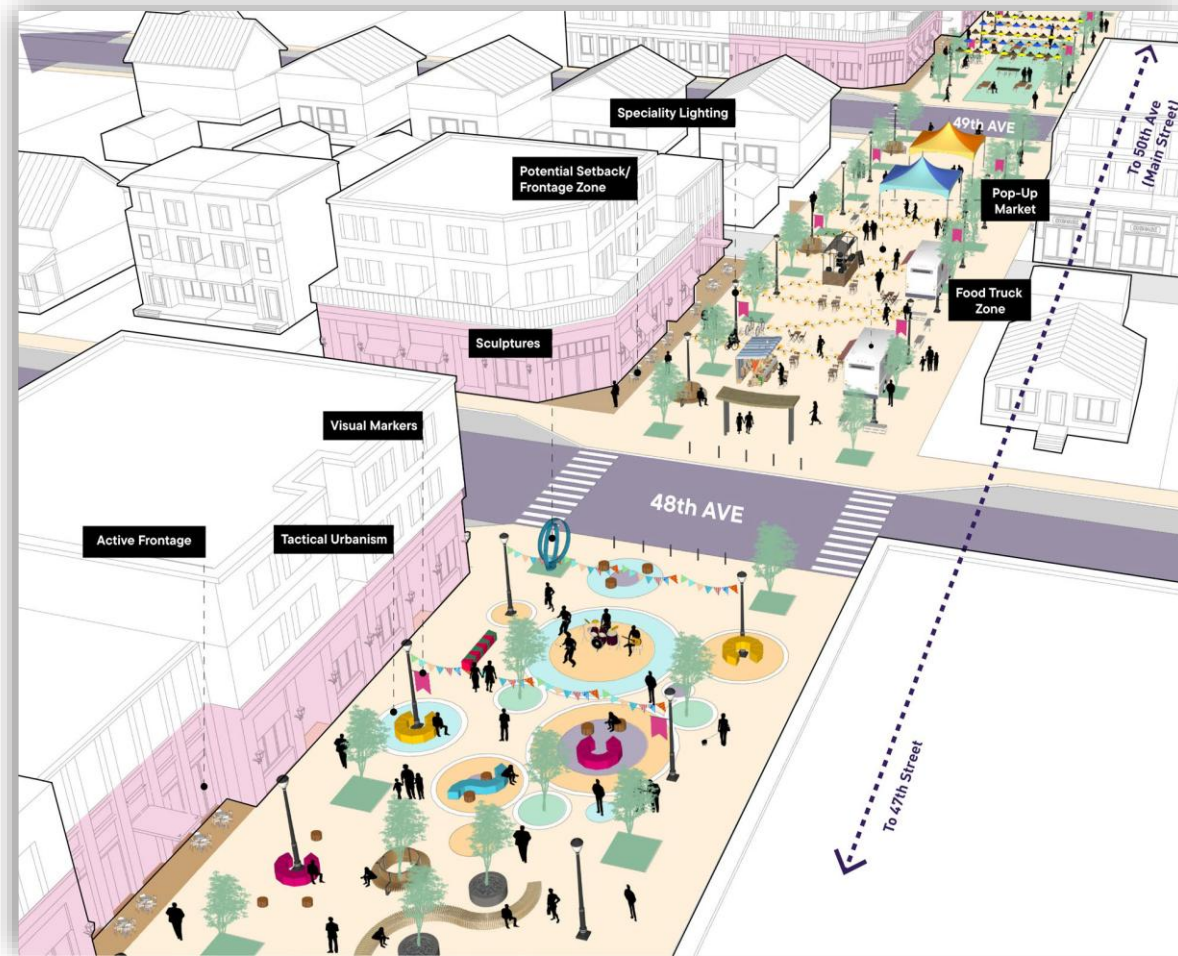




# URBAN DESIGN GUIDELINES

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

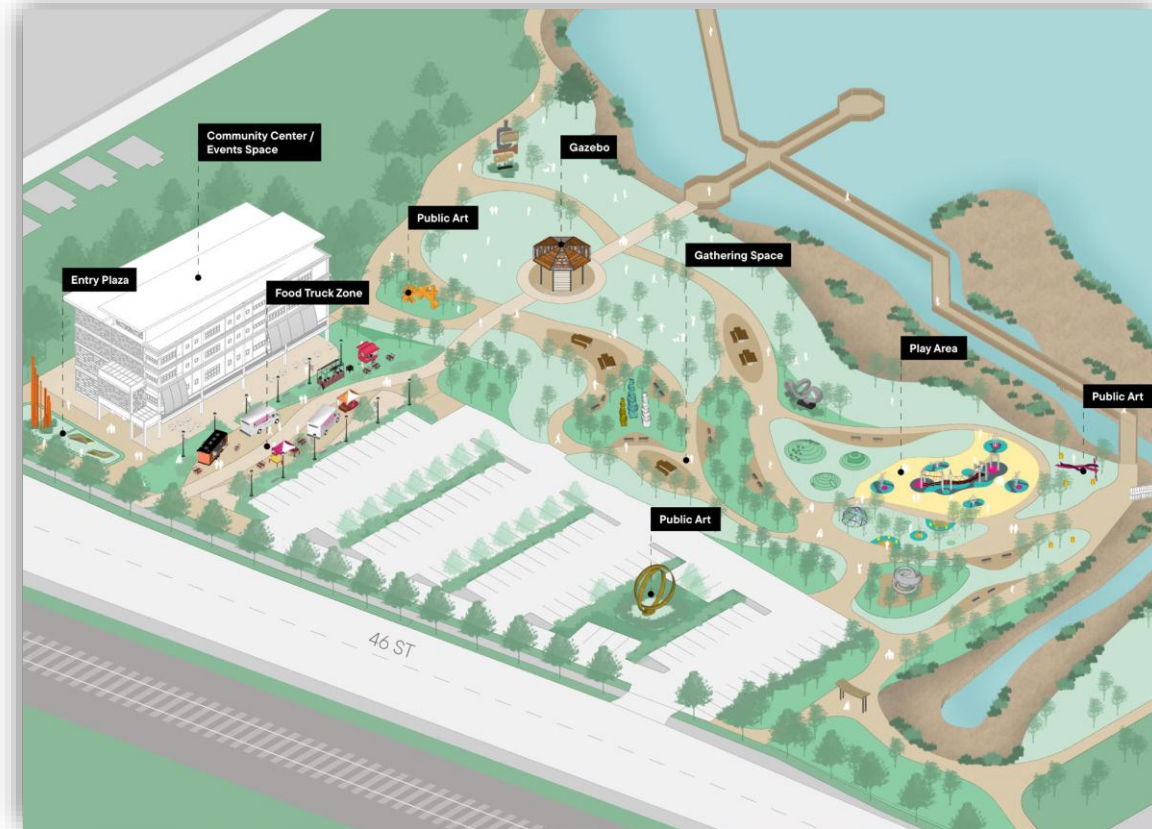
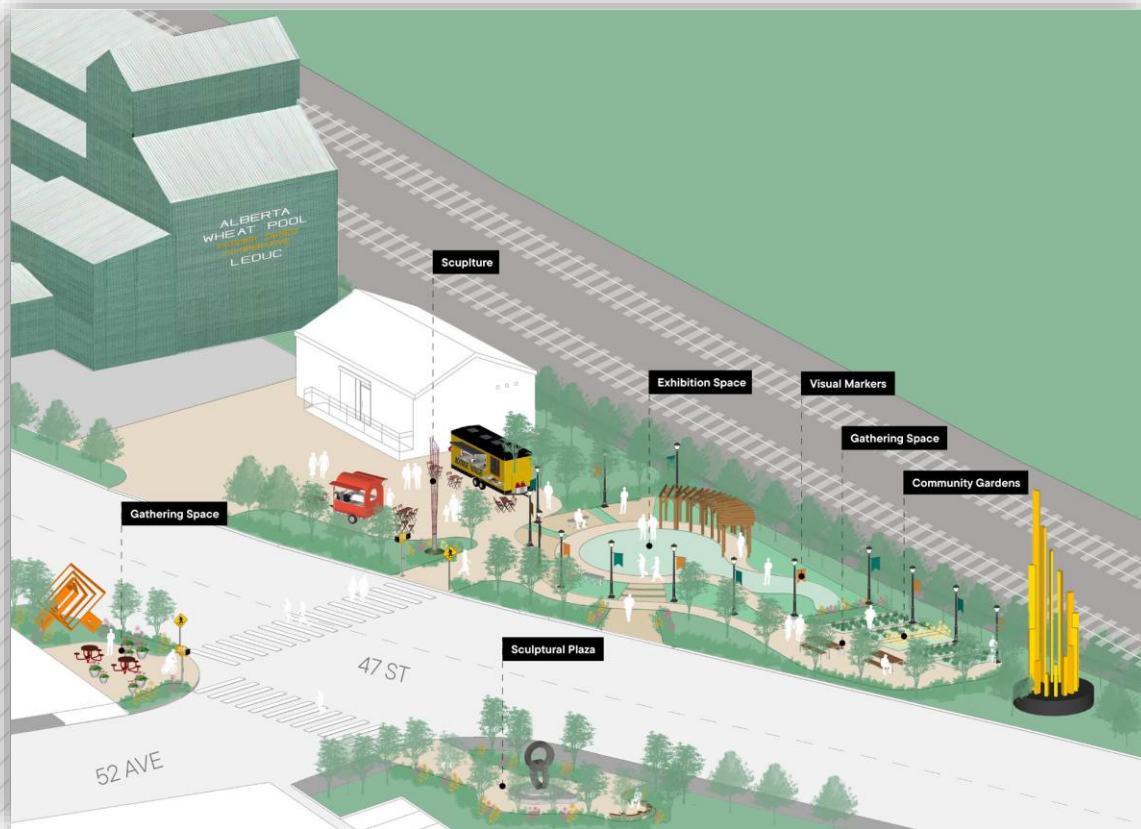




## Why Lose a Good Thing ?

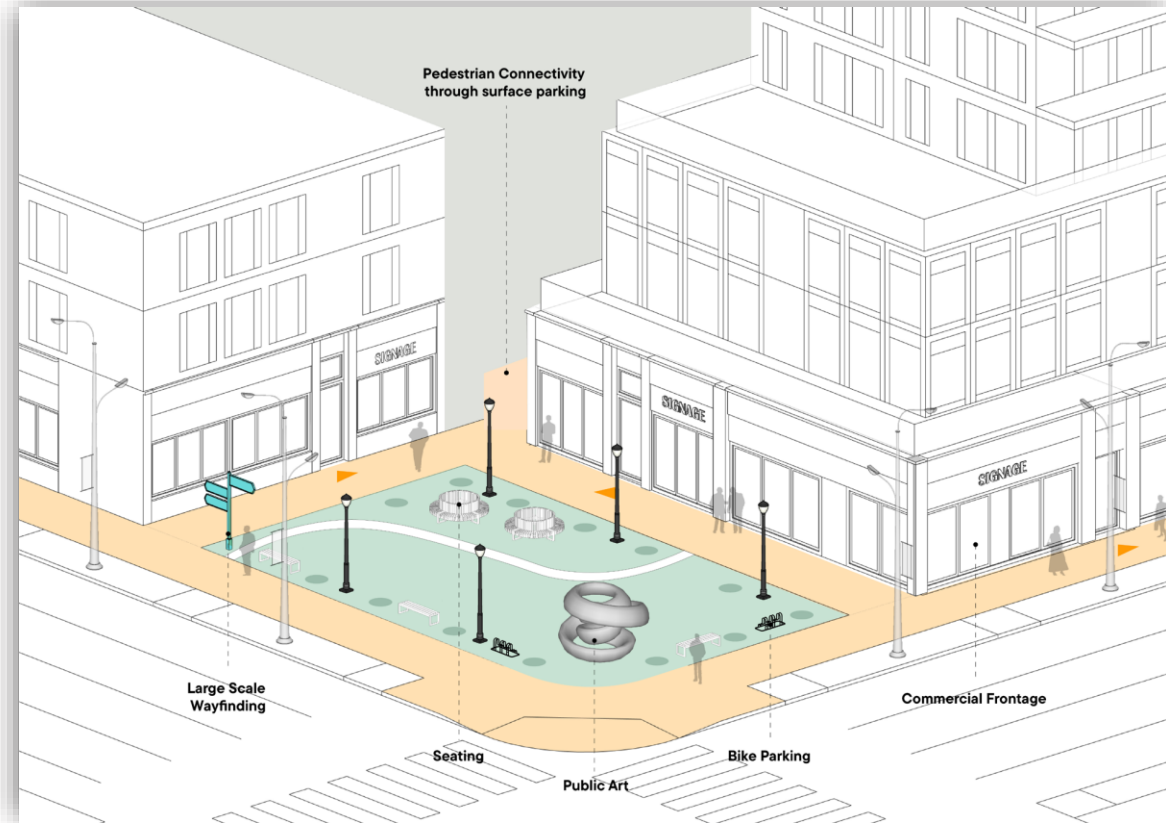
- Aspects from the original Downtown Master Plan  
49<sup>th</sup> Street Plaza & Promenade





## Enhancement of Areas

- Grain Elevator & Telford House/Area



## Construction of New Plazas/Gateways

- Southern Plaza & Gateway Plaza





Policies that can direct and administer regulations for the built environment that reflects the vision of its residents....



# Character Areas

## Historic Mainstreet

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

# Central Business District

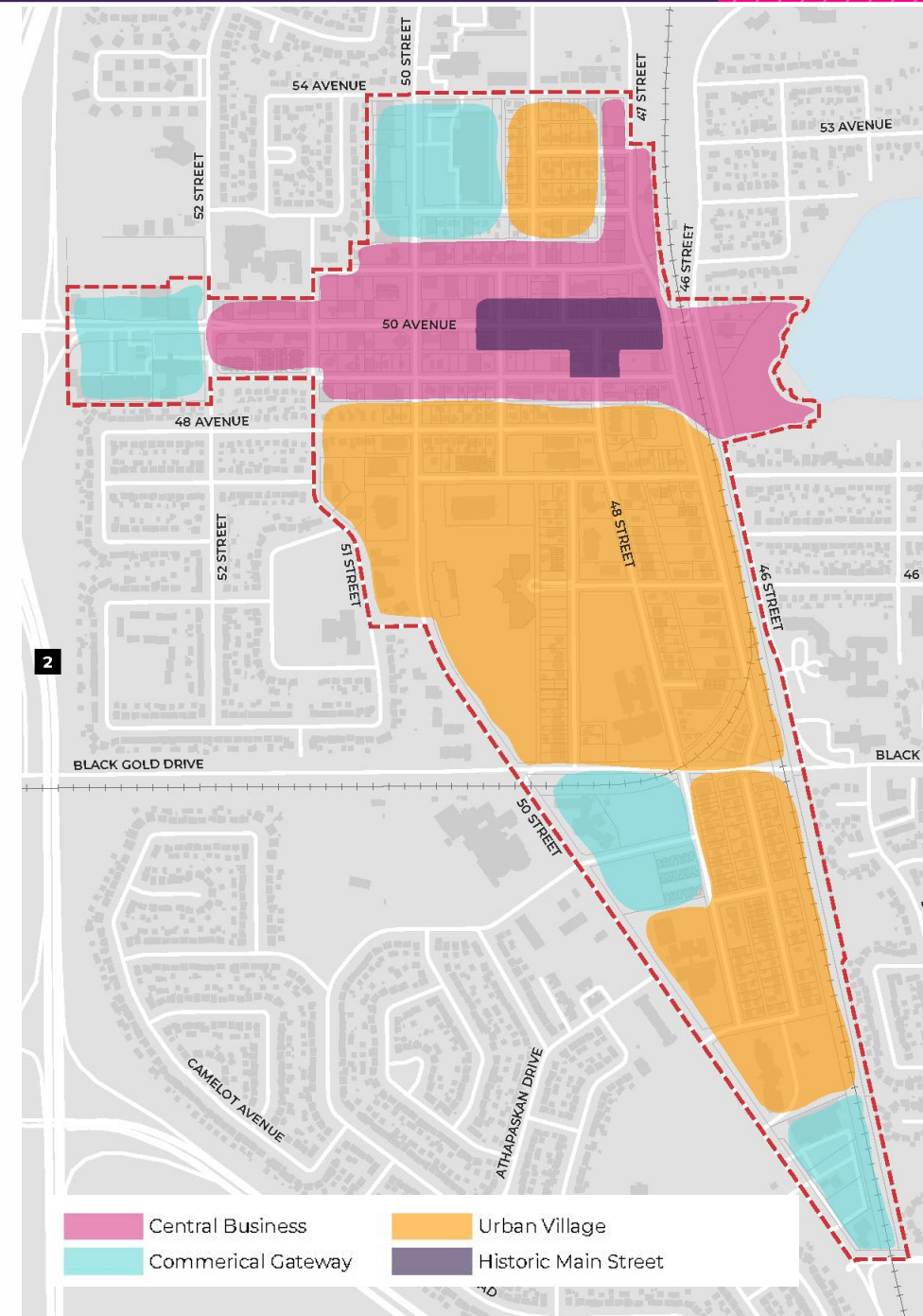
- Street-oriented commercial development with mix of residential and office uses of varying heights and densities

# Urban Village

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

# Commercial Gateway

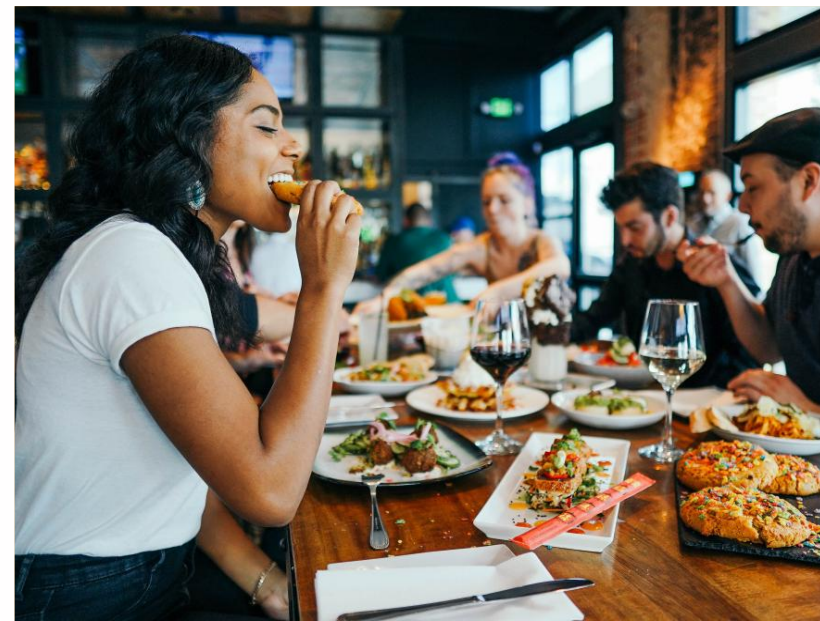
- Primarily auto-oriented commercial areas with the opportunity to infill with mixed commercial and high density residential





# Focus of the UCRP

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





# UCRP Implementation Roadmap

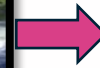
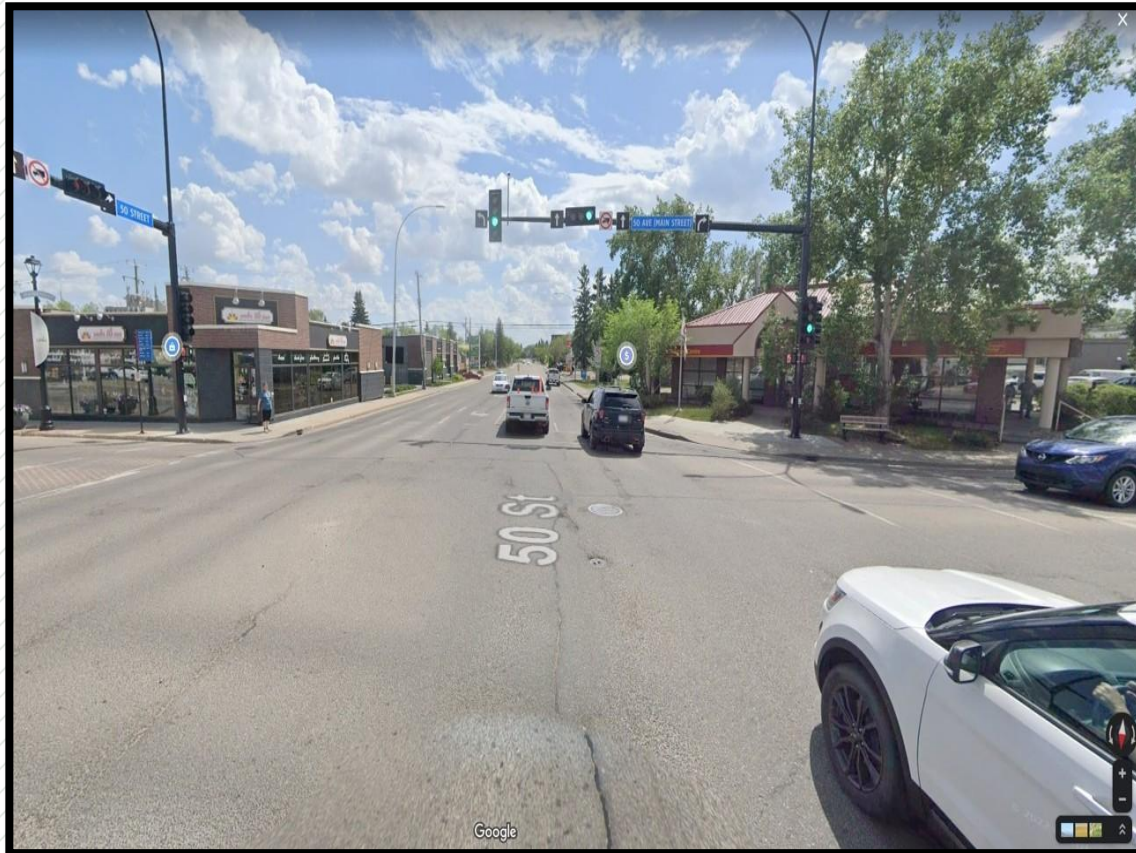
- Tier 1 Priority
- Tier 2 Priority
- Tier 3 Priority





# Recommendations

That Council gives *Second* and *Third* Reading for the Urban Centre Redevelopment Plan  
&  
*Approves* the Implementation 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*