

# Robinson Proposed Area Structure Plan Amendment



ROBINSON



## Developers and Consultant Team

**Land Developer - AMRIK Robinson Ltd.**

*Romeo Deol – Managing Director*

**Consultants for Land Developer**

**Scheffer Andrew Ltd.**

*Aime Stewart – Planning Manager*

*Tammy Carignan – Engineering Operations Manager*

**Cantiro**

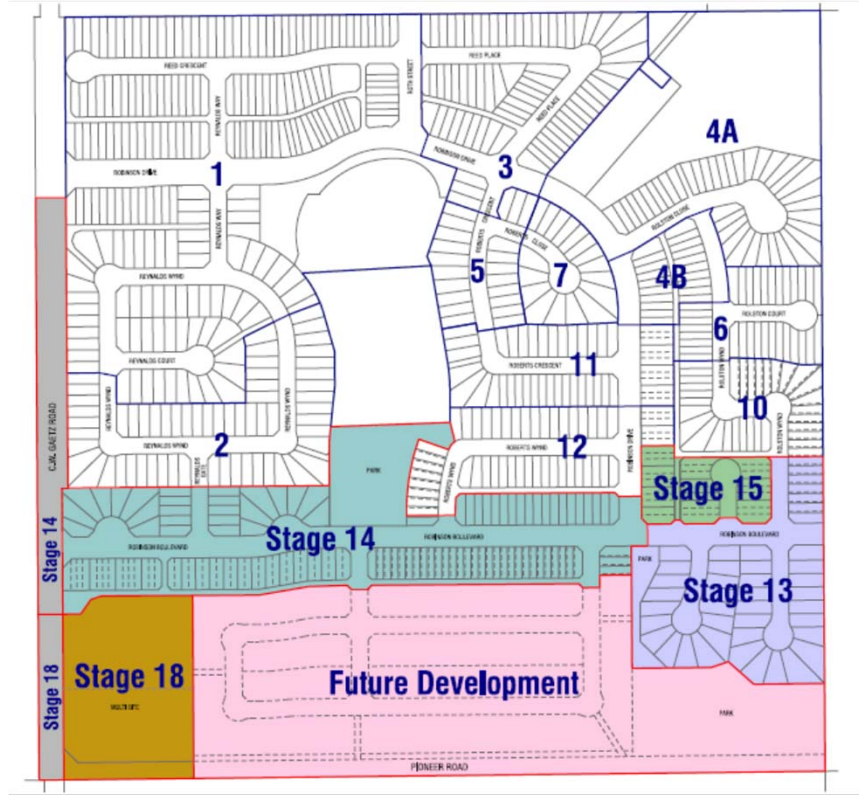
*Nick Young – Director, Land Development*

**Multi-Family Site Developer - Award Construction**

*Leo Magana – President*

## Robinson Community

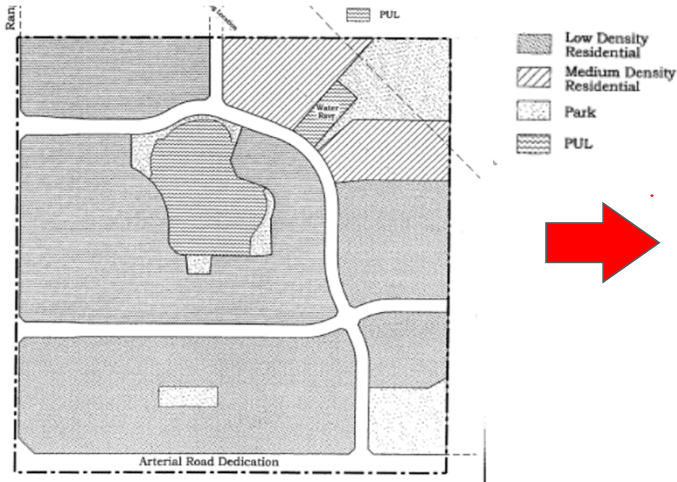
- Stages 1 to 12 are registered development
- Stages 13 to 18 are future proposed development concept if Area Structure Plan amendment was to be approved by City of Leduc Council



# Planning Timeline

**2013 Robinson ASP 1st amendment**  
Plan renamed to Robinson from Scenic Acres

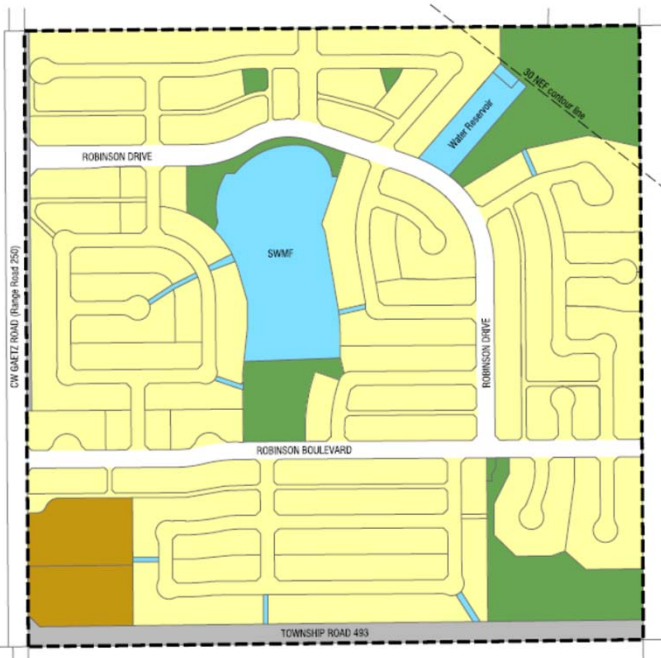
**2004 Scenic Areas ASP original approved plan**



**2019 Robinson ASP 2nd amendment**



**Proposed Robinson ASP 3rd amendment**



## Proposed Amendments

- Reconfiguration of 2 Park areas
- Total park space does not change
- Minor re-alignment of Robinson Blvd
- Removal of the east Medium Density Residential (MDR) site
- Replace the west MDR site with a High Density Residential (HDR) site

# Excerpts from the current City of Leduc Land Use Bylaw

## MUN (mixed use neighbourhood)

## MUC (mixed use comprehensive)

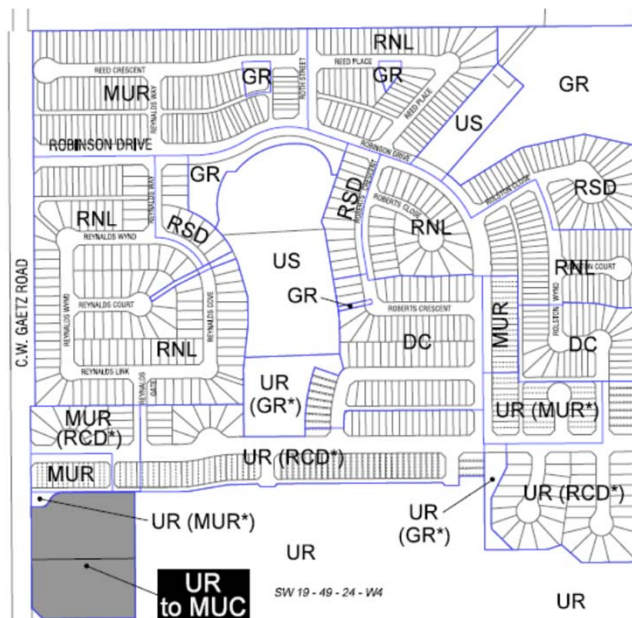
Site Subdivision Regulations	
Apartment Dwelling – Up to Four (4) Storeys	
SITE AREA MINIMUM	748.0 m <sup>2</sup> (918.0 m <sup>2</sup> on a Corner site)
SITE WIDTH MINIMUM	22.0 m (27.0 m on a Corner site)
SITE DEPTH MINIMUM	34.0 m
Site Development Regulations	
Apartment Dwelling – Up to Four (4) Storeys	
FRONT YARD MINIMUM SETBACK	5.0 m
FRONT YARD MAXIMUM SETBACK	7.5 m
FLANKING FRONT YARD MINIMUM SETBACK	5.0 m
REAR YARD MINIMUM SETBACK	7.0 m
SIDE YARD MINIMUM SETBACK	4.5m
CORNER PARCEL	Sight line regulations Section 20.7 Corner Lot and Site Triangle Provisions
BUILDING HEIGHT MAXIMUM	Four (4) Storeys and 17.0 m to provide flexibility for roof designs
SITE COVERAGE	The minimum total Site coverage shall be 30% and the maximum total Site coverage shall not exceed 45%
DWELLINGDENSITY MAXIMUM	105 units per hectare

Permitted Uses	Discretionary Uses
Accessory Developments	Assisted Living Facility
Assisted Living Facility (Limited)	Boarding Facility
Banner Sign (With a Multi-Unit Residential Development or commercial use only)	Business Support Service
Dwelling, Apartment (1-4 Storeys)	Commercial School
Dwelling, Fourplex	
Dwelling, Townhouse	Community Service Facility
Dwelling, Triplex	Day Care Facility
Eating and Drinking Establishment (Limited)	Drive Through Service
Fascia Sign (With a commercial use only)	Dwelling, Apartment (4 or more Storeys)
Freestanding Sign (With a commercial use only)	Dwelling, Duplex Side-By-Side
Group Home	Dwelling, Duplex Stacked
Health Service	Eating and Drinking Establishment
Identification Sign	Farmers/Flea Market
Park	Government Service
Personal Service	Home Occupation
Professional, Financial and Office Service	Parking Facility
Projecting Sign (With a commercial use only)	Place of Worship
Radio Communication Facility	Retail Store (General)
Radio Communication Facility (Limited)	Retail Store (Liquor)
Residential Sales Centre	Service Station (Limited)
Retail Store (Neighbourhood)	Swimming Pool
Temporary Portable Sign (With a commercial use only)	Temporary Shelter Services
Utility	Veterinary Clinic
	Uses similar to the permitted and discretionary uses listed above

Site Subdivision Regulations	
Apartment Dwelling – Four (4) to Ten (10) Storeys	
SITE AREA MINIMUM	900.0 m <sup>2</sup>
SITE AREA MAXIMUM	3300.0 m <sup>2</sup>
SITE WIDTH MINIMUM	30.0 m
Site Development Regulations	
Apartment Dwelling – Four (4) to Ten (10) Storeys	
FRONT YARD MINIMUM SETBACK	5.0 m
FRONT YARD MAXIMUM SETBACK	7.5 m
FLANKING FRONT YARD MINIMUM SETBACK	5.0 m
REAR YARD MINIMUM SETBACK	7.0 m
SIDE YARD MINIMUM SETBACK	5.0 m
CORNER PARCEL	Sight line regulations Section 20.7 Corner Lot and Site Triangle Provisions
BUILDING HEIGHT MAXIMUM	Ten (10) Storeys 33.3 m
SITE COVERAGE	The minimum total Site coverage shall be 30% and the maximum total Site coverage shall not exceed 50%
DWELLINGDENSITY MAXIMUM	200 units per hectare

Permitted Uses	Discretionary Uses
Accessory Developments	Assisted Living Facility
Assisted Living Facility (Limited)	Boarding Facility
Banner Sign (With a Multi-Unit Residential Development or commercial use only)	Business Support Service
Dwelling, Apartment (1-4 Storeys)	Commercial School
Dwelling, Apartment (4 or more Storeys)	Community Service Facility
Eating and Drinking Establishment (Limited)	Day Care Facility
Fascia Sign (With a commercial use only)	Drive Through Service
Freestanding Sign (With a commercial use only)	Dwelling, Fourplex
Government Service	Dwelling, Townhouse
Group Home	Dwelling, Triplex
Health Service	Eating and Drinking Establishment
Identification Sign	Entertainment Facility, Indoor
Park	Entertainment Facility, Outdoor
Parking Facility	Farmers/Flea Market
Personal Service	Home Occupation
Professional, Financial and Office Service	Hotel
Projecting Sign (With a commercial use only)	Place of Worship
Radio Communication Facility	Retail Store (General)
Radio Communication Facility (Limited)	Retail Store (Liquor)
Residential Sales Centre	Retail Store (Secondhand Shop)
Retail Store (Neighbourhood)	Seasonal Garden Centre
Temporary Portable Sign (With a commercial use only)	Service Station (Limited)
Utility	Swimming Pool
	Temporary Shelter Services
	Veterinary Clinic
	Uses similar to the permitted and discretionary uses listed above

## Proposed Redistricting and Subdivision



\* Rezoning applications in progress - UR to RCD, GR & MUR and MUR to RCD as shown

MUN (Mixed use neighbourhood) district would apply to **MDR (medium density residential)** sites as per approved ASP:

- Maximum height 4.0 storeys (17.0m)
- Permitted Use: Apartment Dwelling 1 to 4 storeys

MUC (Mixed use comprehensive) district would apply to **HDR (high density residential) site** as per proposed ASP:

- Maximum height 10 storeys (33.0m)
- Permitted Uses: Apartment Dwelling 1 to 4 and 4 or more storeys

Proposed **Subdivision** into 2 parcels of 1.1 ha each has been submitted to for the HDR area

## MDR and HDR Land Use Statistics

### City of Leduc Municipal Development Plan

- Target Density 35 units/net residential ha

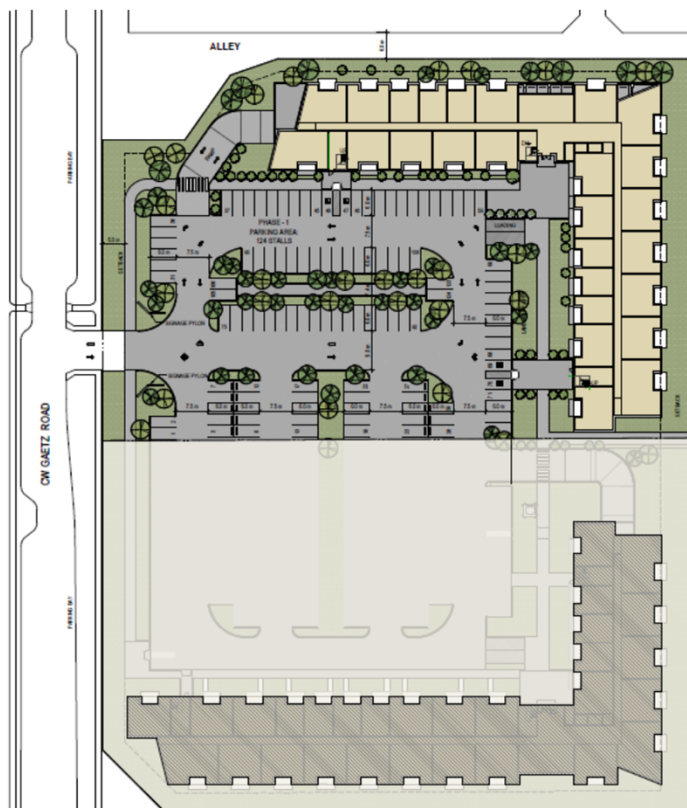
### Robinson Area Structure Plan

- Approved target density 31.3 units/net res. ha
- Proposed target density 37.7 units/net res. ha

	HDR area (ha)	MDR area (ha)	Plan Density (units/ha)	Number of Units
Scenic Acres ASP (approved 2004)	0	5.6	60	338
ASP amendment #1 (approved 2013)	0	4.32	60	259
ASP amendment #2 (approved 2019)	0	2.25	85	191
Proposed ASP amendment #3	2.23	0	200	446
Proposed HDR development on 2 parcels (6 storeys)				370



## Proposed Multi-Family Siting and Massing



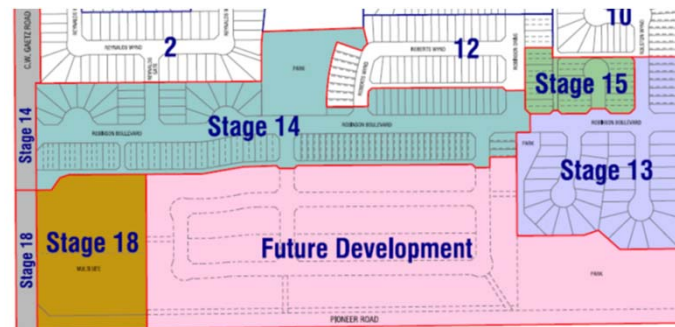
- 6 storey wood frame buildings
- Proposed height 21m
- Phase I: Approximately 185 units consisting of 1-, 2- and 3-bedroom rental apartments.
- No commercial component proposed
- On-site surface and underground parking
- One shared access to CW Gaetz Road

# Proposed 2024 Construction



**Stage 14:** **AMRIK** will construct Robinson Boulevard to Robinson Drive to provide a second access into the community, upgrade C.W. Gaetz Road to the new intersection and construct approximately 114 lots which are a mix of Single Family, Semi-Detached and Townhouse product.

**Stage 18:** **If the Area Structure Plan amendment is approved by Council**, C.W. Gaetz Road will be upgraded to the south boundary of the community. The north proposed multi-family lot will be developed by **Award Construction** with an onsite completion date projected to be Late 2025/Early 2026. Existing water, sanitary and stormwater management facilities will not have to be upgraded to support the HDR development.



## What We Have Heard

### Too much density

#### **Increased traffic on existing local roadways**

- Project actually reduces traffic inside the neighbourhood, as current approved east MDR site would access internal community roads, while HDR site (similar to previous west MDR site) only has vehicular access to CW Gaetz Road
- Surface and underground parking will be provided onsite on MF sites

#### **Not suited for available community services in Robinson**

- Project is walking distance from several parks and within the catchment for several schools
- Municipal Development Plan (MDP) Section 3.3.1 "Require that all new residential area structure plans meet or exceed the Minimum Greenfield Residential Density mandated by the Edmonton Metropolitan Region Growth Plan." Current approved ASP is below the minimum regional density requirement of 35 units per hectare (currently 31upha). Proposed amendment increases density to 37.7 units per hectare.

#### **Concern about increases in noise, pollution, and crime**

- Current RCMP crime mapping in Leduc identifies that crime levels are identical in both more and less dense neighbourhoods in Leduc

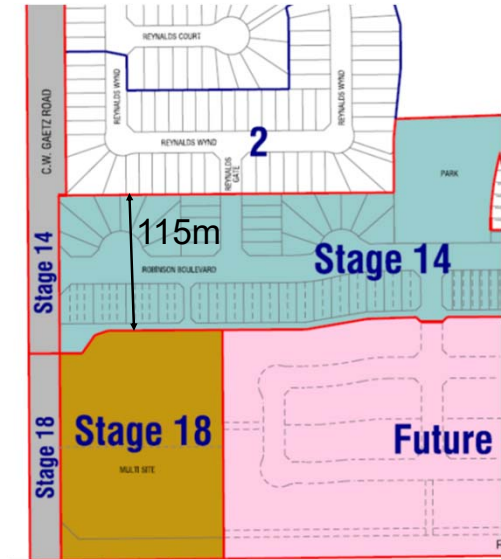
# What We Have Heard



## Effects of Higher Density Development on Existing Properties

### **Possible sun shading/view of existing yards**

- Approved MDR development allows for a maximum height of 17.0m
- With the proposed HDR building at 6 storeys the total height will be approximately 21m
- Apartment building would be 115m away from the closest existing property, shading onto existing not physically possible
- Views from existing development towards the HDR Development would be interrupted by future residential development and landscaping.



### **Larger building will 'stick out' in low density community**

- Building is at the western edge of the neighbourhood and oriented to CW Gaetz Road to the west
- Leduc policies require appropriate setbacks and landscaping to ensure the building is appropriately integrated into the neighbourhood

### **Fire mitigation of a wood construction HDR development**

- Construction materials type are not determined by the statutory ASP. Project would be required to meet all provincial Safety Codes as a part of the building permit application for on-site development

## Change in Community Character

### **Decreased friendliness/community cohesion**

- Housing choice creates diversity in price points, which allows for a wider variety of people to live in Robinson, such as single people and seniors living in Robinson that want to age in place

### **Decreased property values**

- Not supported by research generally, but property areas vary for many reasons

### **Concern about tenancy in HDR development**

- Tenancy (renters versus owner occupied dwellings) is not dictated by land use, so Low Density Residential (single family, semi-detached and townhouse) development could also attract either ownership or tenancy models
- City of Leduc cannot control tenancy

## Next Steps

- Ask questions of the project team following the conclusion of the presentation
- Visit the Notices section of the Scheffer Andrew Ltd. website for copies of information material including the questionnaire sheet [www.schefferandrew.com](http://www.schefferandrew.com)
- Please provide any feedback using the questionnaire sheet provided or later by email or mail by Tuesday, November 14
- Developer and consultant team will review feedback from our Public Engagement and consider whether to amend the applications
- We will prepare a “What We Heard” report from our Public Engagement and will submit to City Administration
- ASP amendment must go to Council for consideration of approval, which includes a Public Hearing that provides another opportunity for feedback on the proposal.
- The City will notify the public of the Public Hearing date as per the City’s Advertising Bylaw.

## Questions



For more information please contact [info@amrik.ca](mailto:info@amrik.ca)



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