



January 30, 2025

Dear Resident or Landowner:

REVISED - Proposed Robinson Area Structure Plan Amendment

On behalf of the landowner, *AMRIK Robinson Ltd.*, Scheffer Andrew Ltd. has submitted a revised application to the *City of Leduc* to amend the *Robinson Area Structure Plan*. This proposed amendment will support redistricting and subdivision applications for future development.

An open house was held Wednesday, November 1, 2023 at the City of Leduc Civic Center where we received feedback from the community with respect to the proposed amendments. At that time, the Landowner was proposing that the southwest corner of the Robinson neighbourhood be amended to a High Density Residential land use to support residential development of up to six storeys.

Based on the feedback received from the community on the proposed High Density Residential site, the Landowner has revised their application and is no longer proposing this land use. Instead, the existing *Medium Density Residential (MDR)* site in this location is being expanded to reflect the removal of the area of the MDR land use on the east side of the Plan Area. The proposed redistricting for the MDR area will be to the MUN Mixed-Use Neighbourhood District which allows a maximum height of four storeys (17.0m). An Apartment Dwelling (1-4 storeys) is a Permitted Use.

Construction is now anticipated to be started in 2025 and include the upgrade of C.W. Gaetz Road instead of 2024 as previously commented on at the open house.

Next Steps

The revised *Robinson Area Structure Plan* amendment has been finalized and resubmitted to the City for Council's consideration at a Public Hearing. A summary of feedback received from our public engagement has also been provided to the City. The City will provide future notification to residents regarding the public hearing. This will provide the public an opportunity to speak directly to Council on the proposed amendment.

Summary of Proposed Amendments

The intent of the proposed amendment is to reconfigure and amend the land uses in the south undeveloped portion of the Robinson neighbourhood.

The proposed changes include:

- Reconfiguration of the Park sites with no change in the total area of park to be dedicated
- Removal of the east Medium Density Residential (MDR) site
- Increasing the area of the west Medium Density Residential (MDR) area. Access to the site will be from C.W. Gaetz Road.
- Minor reconfiguration of the east-west collector road (Robinson Boulevard) and remainder of the undeveloped local road network

Please refer to the figure from the approved *Robinson Area Structure Plan* and the proposed *Robinson Area Structure Plan* on the back of this notice.

If you have any questions with respect to the amended application, please contact Aime Stewart, Planning Manager at Scheffer Andrew Ltd. at: 780.732.7779 or by email: a.stewart@schefferandrew.com or visit the Notices section on our website.








Approved Area Structure Plan



Proposed Area Structure Plan Amendment



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|--|---|
|  Low Density Residential |  Public Utility Lot |
|  Medium Density Residential |  Arterial Road Dedication |
|  Park | |