



ROBINSON

Robinson Area Structure Plan Proposed Amendment

Public Information Session

Lede Room, City of Leduc Civic Centre

Introduction



■ Introduction

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

- Planning History
- Project Description
- What We Have Heard
- Next Steps
- Questions

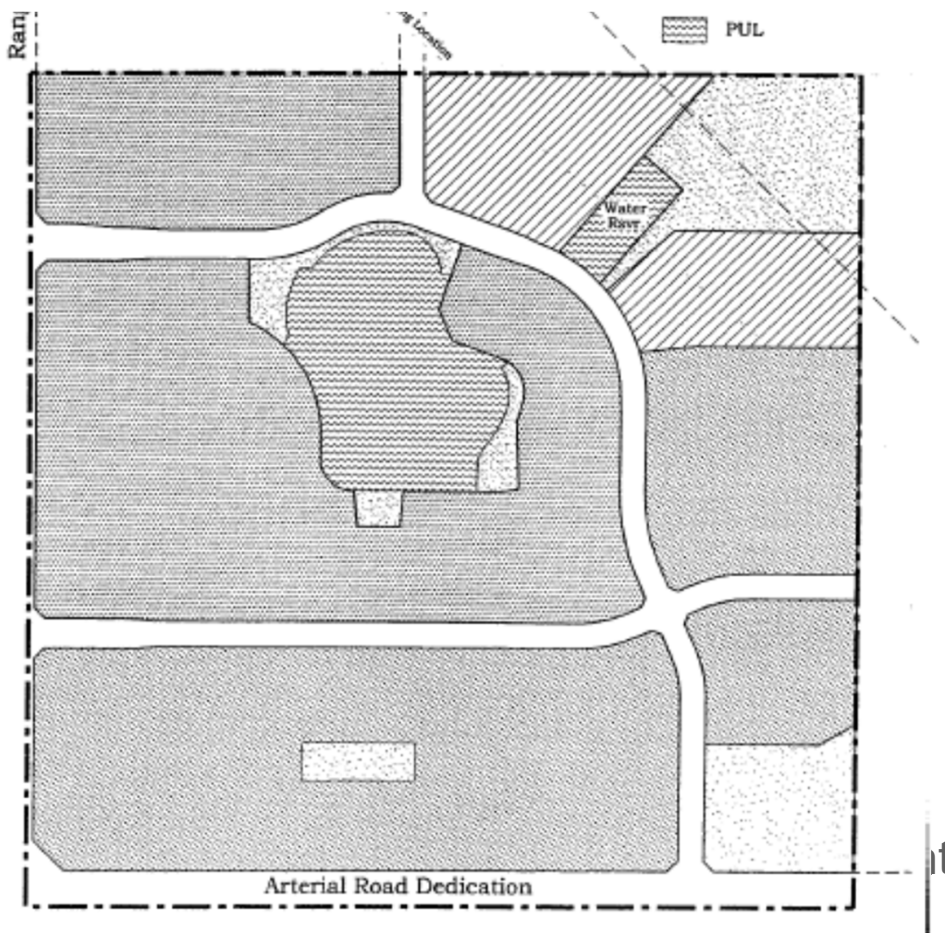
Robinson Area Structure Plan Amendment



Planning Timeline






-  Low Density Residential
-  Medium Density Residential
-  Park
-  PUL

2004 approved Scenic Areas ASP



2013 Robinson ASP 1st amendment

Legend

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

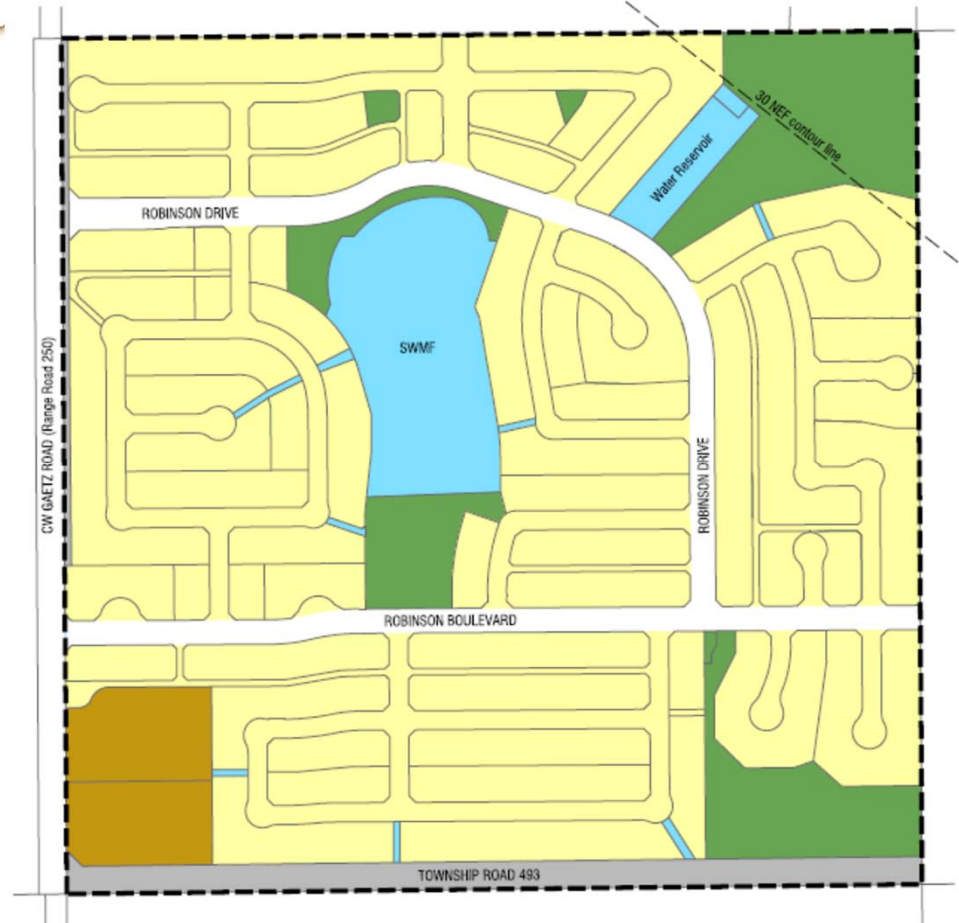
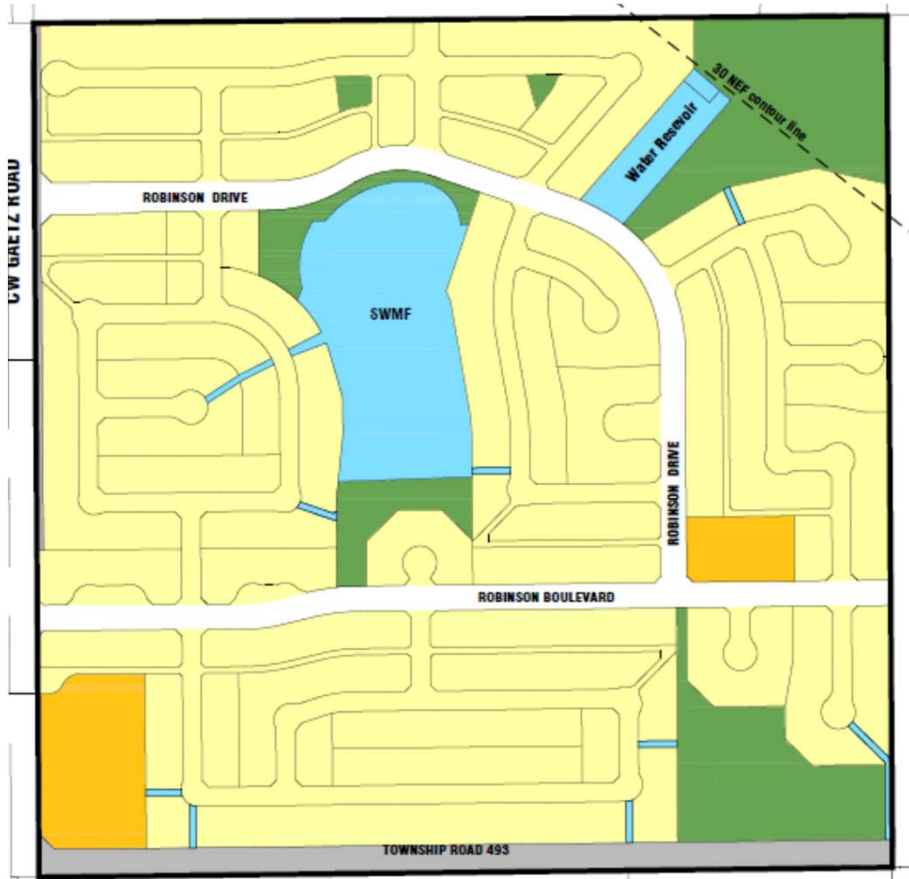
Proposed ASP Amendments

Proposed ASP Plan

Legend

	Low Density Residential		Park
	Medium Density Residential		Public Utility Lot
	High Density Residential		Arterial Road Dedication

2019 ASP 2nd amendment



- **Reconfiguration of two Park areas**
- **Robinson Boulevard minor re-alignment**
- **Removal of east Medium Density Residential (MDR) site**
- **Replace west MDR site with a High Density Residential (HDR) site**

ASP Projected Statistics



	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 (6 storeys)				370

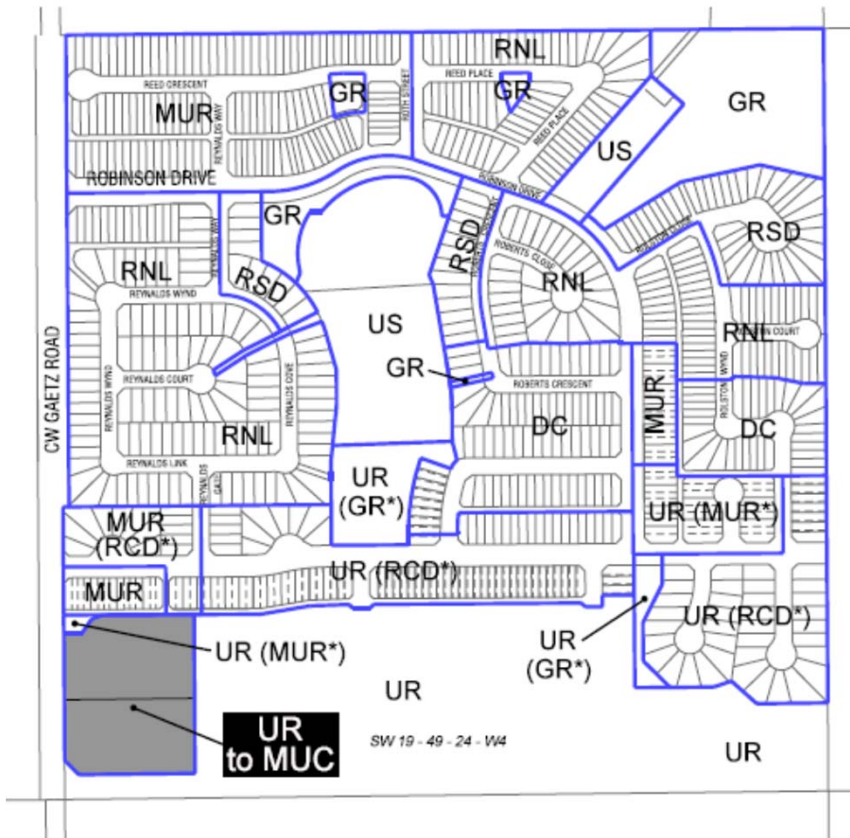
Proposed Redistricting & Subdivision

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 (1-4 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 5 or more storeys
- Proposed 6 storey apartment dwelling at 21m

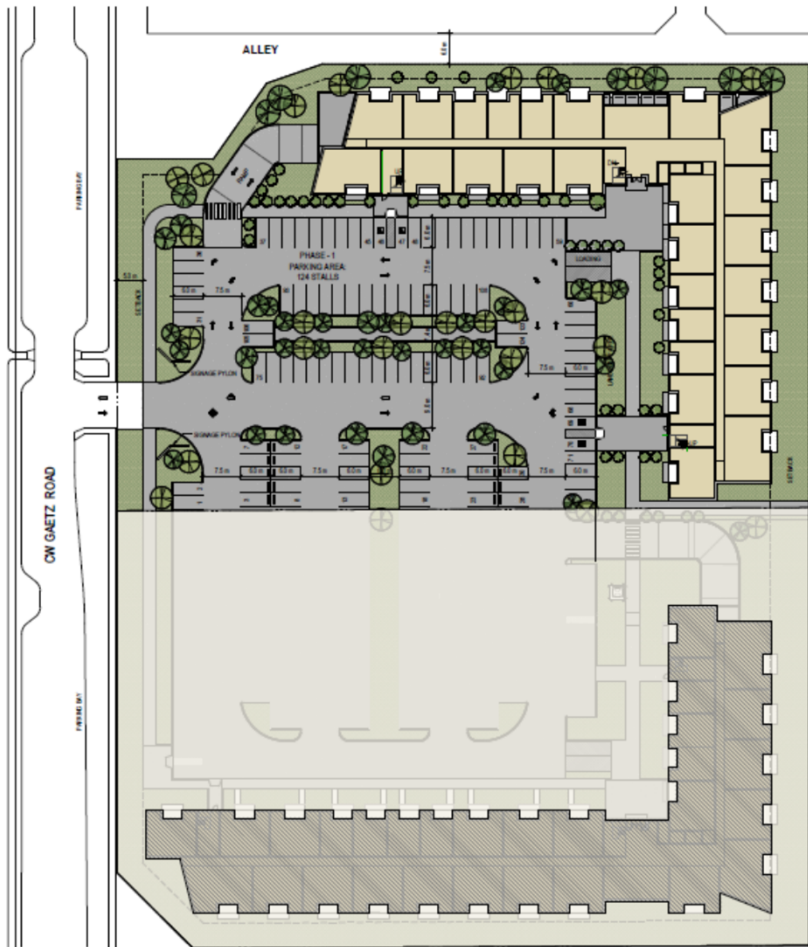
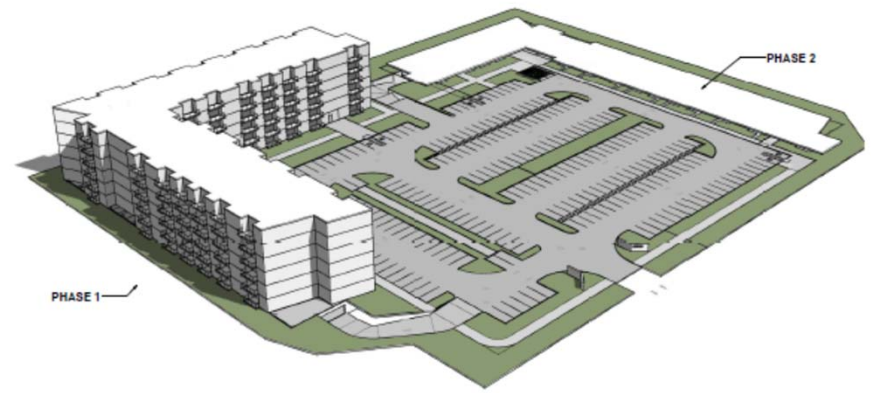


* Rezoning applications in progress - UR to RCD, GR & MUR and MUR to RCD as shown



Proposed HDR **Subdivision** into 2 parcels of 1.1 ha each

Proposed Multi-Family Siting and Massing

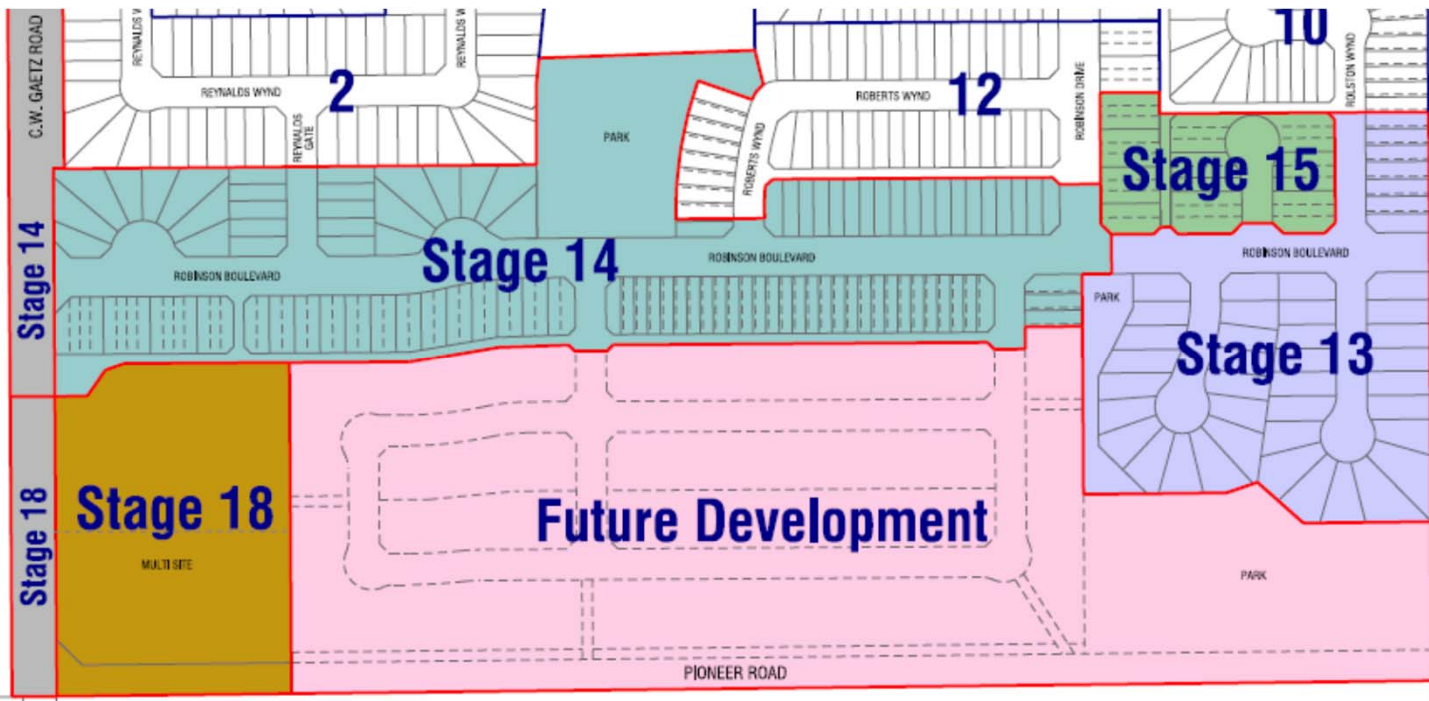


- 6 storey wood frame buildings
- Proposed height of approx. 21m
- Phase I: Approximately 185 units consisting of 1-, 2- and 3-bedroom rental apartments.
- No commercial component proposed
- On-site surface and underground parking

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

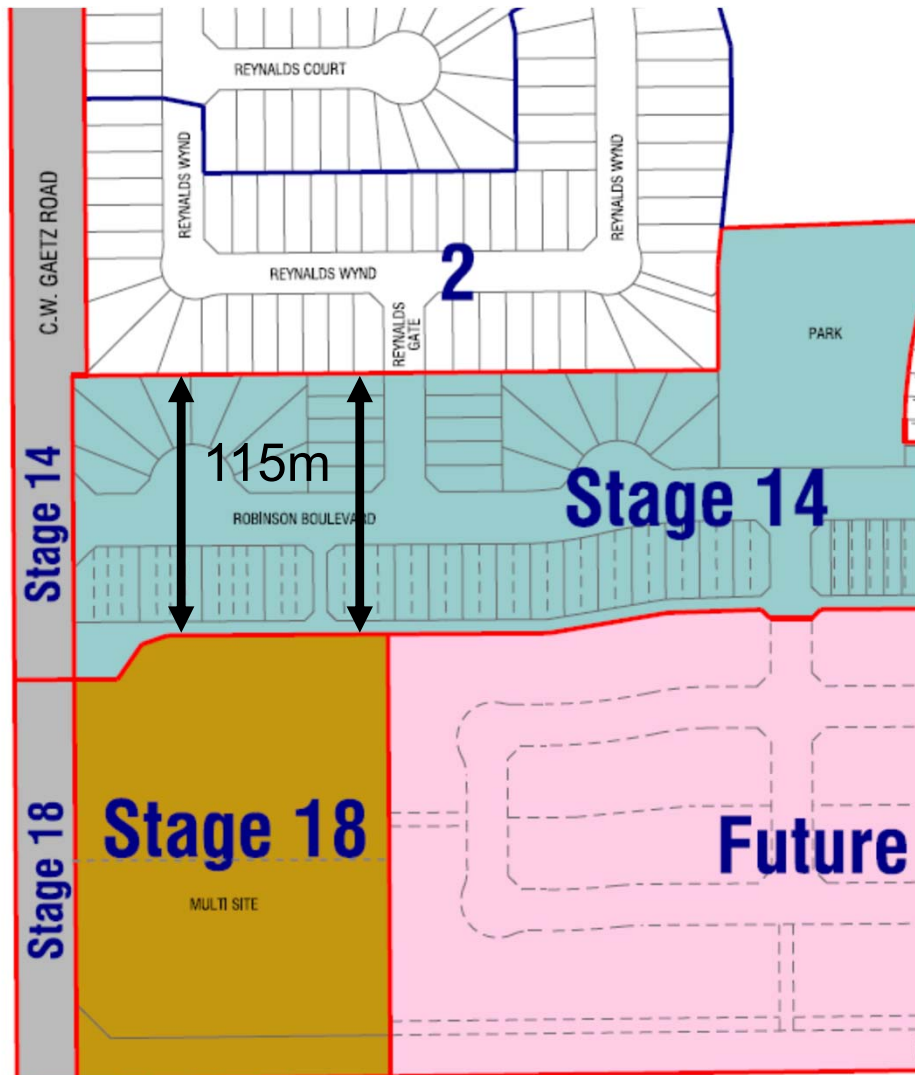


- ***Increased traffic on existing local roadways***
 - Project actually reduces traffic inside the neighbourhood, as current approved east MDR site would access internal community roads, while HDR site (similar to previous west MDR site) only has vehicular access to CW Gaetz Road Surface and underground parking will be provided onsite on MF sites
- ***Not suited for available community services in Robinson***
 - 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.
 - Project is walking distance from several parks and within the catchment for several schools
- ***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

Effects of Higher Density Development on Existing Properties



Possible sun shading/view of existing yards



With the approved MDR land use, the MUN district allows for development to a maximum height of 17.0m (4 storeys)

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

Views from existing development towards the HDR Development would be interrupted by future residential development and landscaping.

Effects of Higher Density Development on Existing Properties



- ***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
 - Proposed building approximately 4m higher than what is currently approved
 - 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
- 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



AMRIK

For more information please
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Since 1976

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