



October 12, 2023

File No.: 157111

Dear Resident or Landowner:

**RE: Public Open House November 1, 2023 – Proposed Robinson Area Structure Plan Amendment**

On behalf of the landowner, *AMRIK Robinson Ltd.*, Scheffer Andrew Ltd. has submitted applications to the City of Leduc to propose an amendment to the *Robinson Area Structure Plan* along with a proposed redistricting and subdivision applications to support the proposed change in land use for future development.

**Open House**

This letter is being sent to all residential properties in the Robinson neighbourhood so as to provide an opportunity for residents and any other persons interested in the proposal to attend an in-person Open House presented by the Developer and Consultant team.

The Open House is scheduled on **Wednesday, November 1, 2023** from 5:00 pm to 8:00 pm in the Lede Room at the City of Leduc Civic Center at #1 Alexandra Park. There will be display boards to review and a formal presentation at 5:30 pm with an opportunity for questions and a repeat of the formal presentation at 7:00 pm with another opportunity for questions. Representatives from the Developer and from the Consultant team will be in attendance to respond to questions.

The presentation will also be available online to provide an opportunity for those not able to attend the Open House in person to view the Presentation. Please visit our website at [www.schefferandrew.com](http://www.schefferandrew.com) Notices section to view the Presentation on November 1, 2023 and onwards. We request that all feedback from both the open house and virtual attendees be provided to Scheffer Andrew Ltd. by Tuesday, November 14, 2023.

**Proposed Amendments**

The intent of the proposed Robinson area structure plan 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 and changing the west Multifamily site from Medium Density Residential (MDR) to High Density Residential (HDR) so as to allow anticipated development at six stories in height. 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

The below figures indicate the approved land use figure from the Area Structure Plan with the proposed land use figure.

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**Approved Area Structure Plan**

**Proposed Area Structure Plan Amendment**



**Legend**

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

**Next Steps**

Once this public engagement session is closed and comments received are reviewed and addressed where feasible, the proposed *Robin Area Structure Plan amendment* will be finalized and resubmitted to the City for Council consideration at a Public Hearing. We will be providing a summary of feedback received from our public engagement to the City of Leduc. The City will be providing future notification as to when the public hearing for Council consideration will be scheduled.

Yours truly,

**Scheffer Andrew Ltd.**

*A. Stewart*

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