

Robinson

Proposed Area Structure Plan Amendment



ROBINSON

Developers and Consultant Team

Land Developer - AMRIK Robinson Ltd.

Consultants for Land Developer

Scheffer Andrew Ltd.

Aime Stewart – Planning Manager

Jarryd Csuti – Project Planner

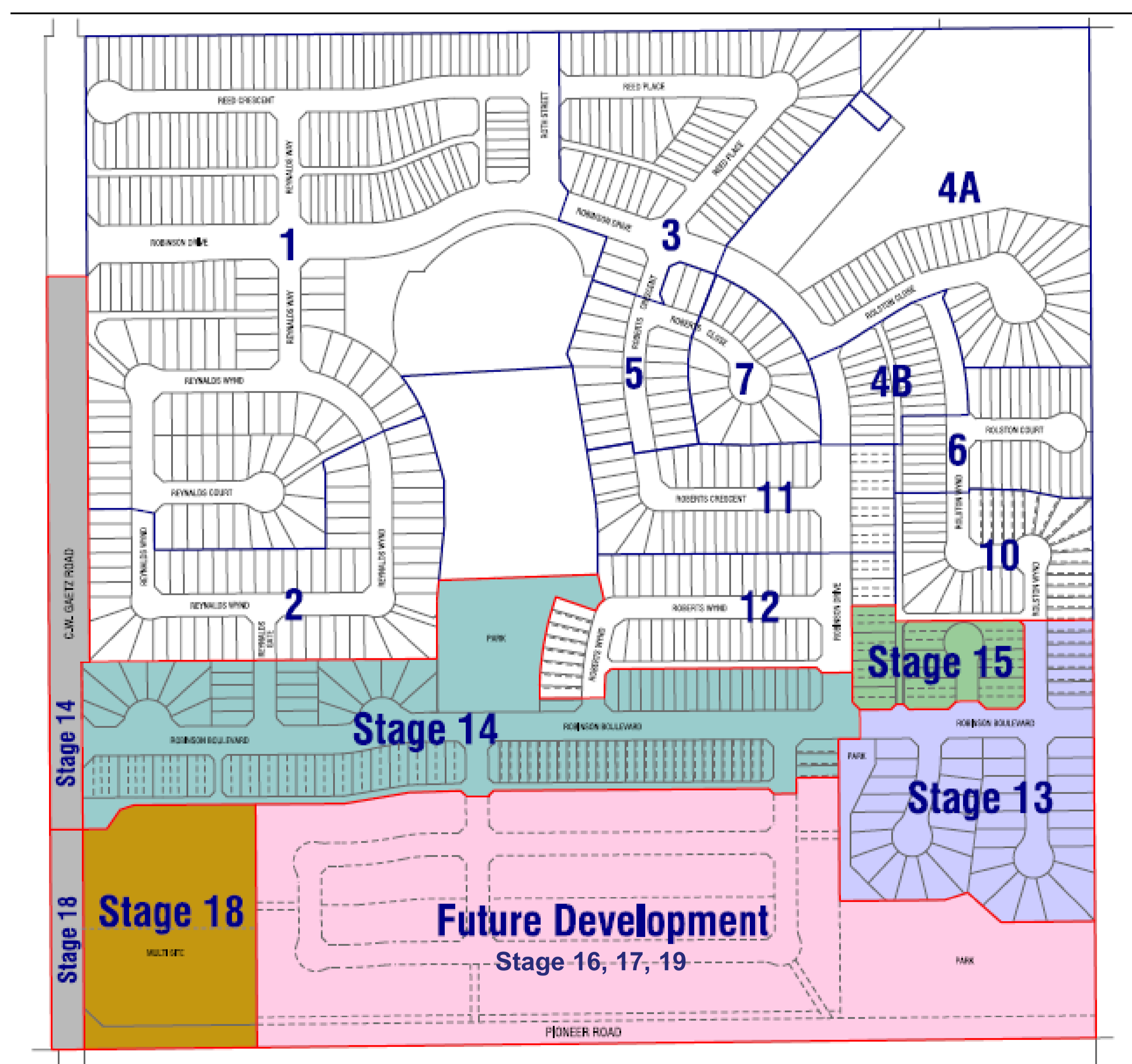
Zwicker Development Management Inc.

Wade Zwicker – Development Manager



Robinson Community

- Stages 1 to 15 are registered developments.
- A subdivision and redistricting application has been submitted to support future residential development for Stages 16, 17 and 19.
- This proposed Area Structure Plan (ASP) amendment is for Stage 18 only.



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Planning History

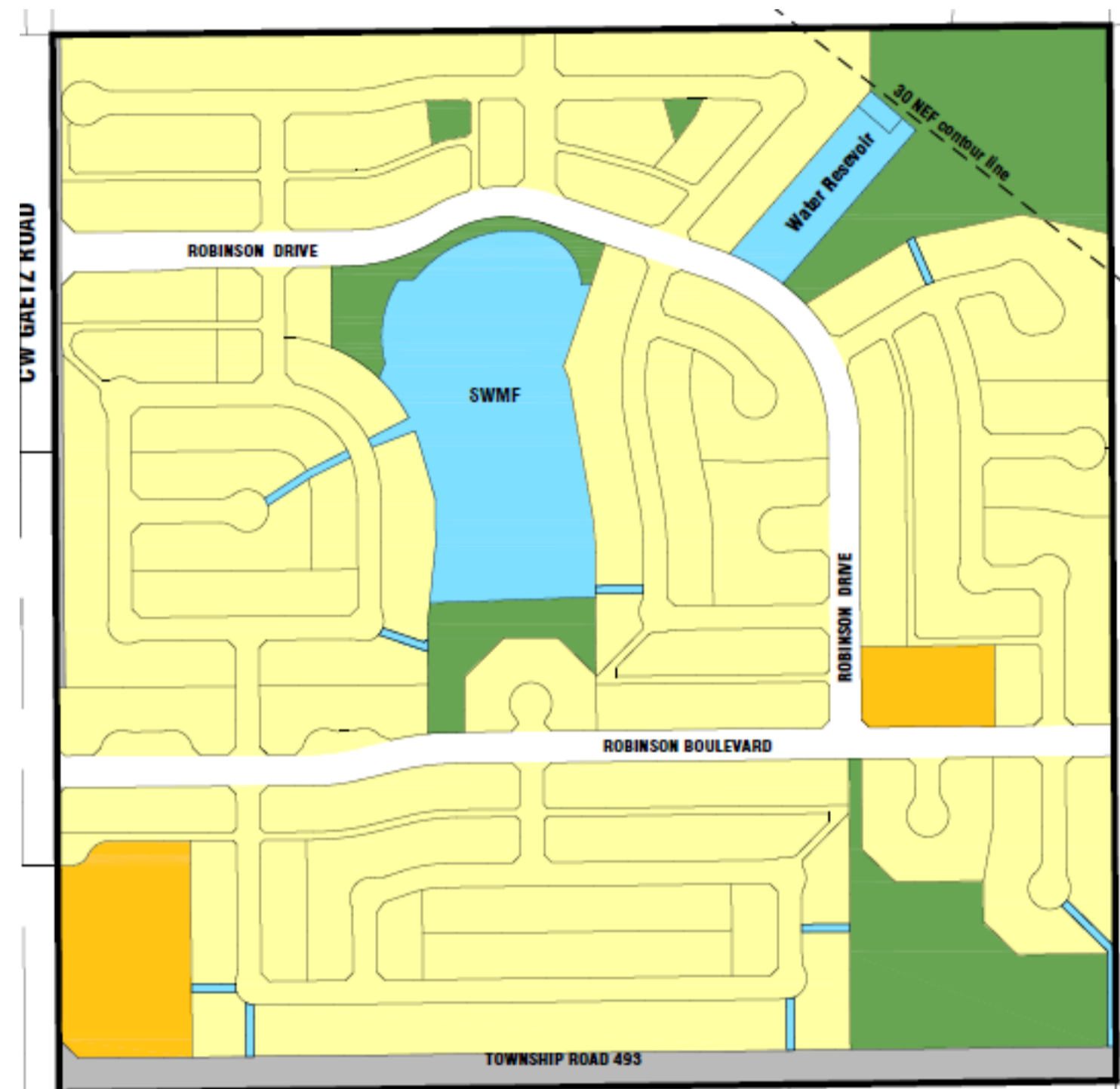
The Robinson Area Structure Plan (ASP) was originally approved as the Scenic Acres ASP in 2004. The plan has been amended several times including most recently in 2025 through Bylaw No. 1213-2025.

The **2025 amendment** included:

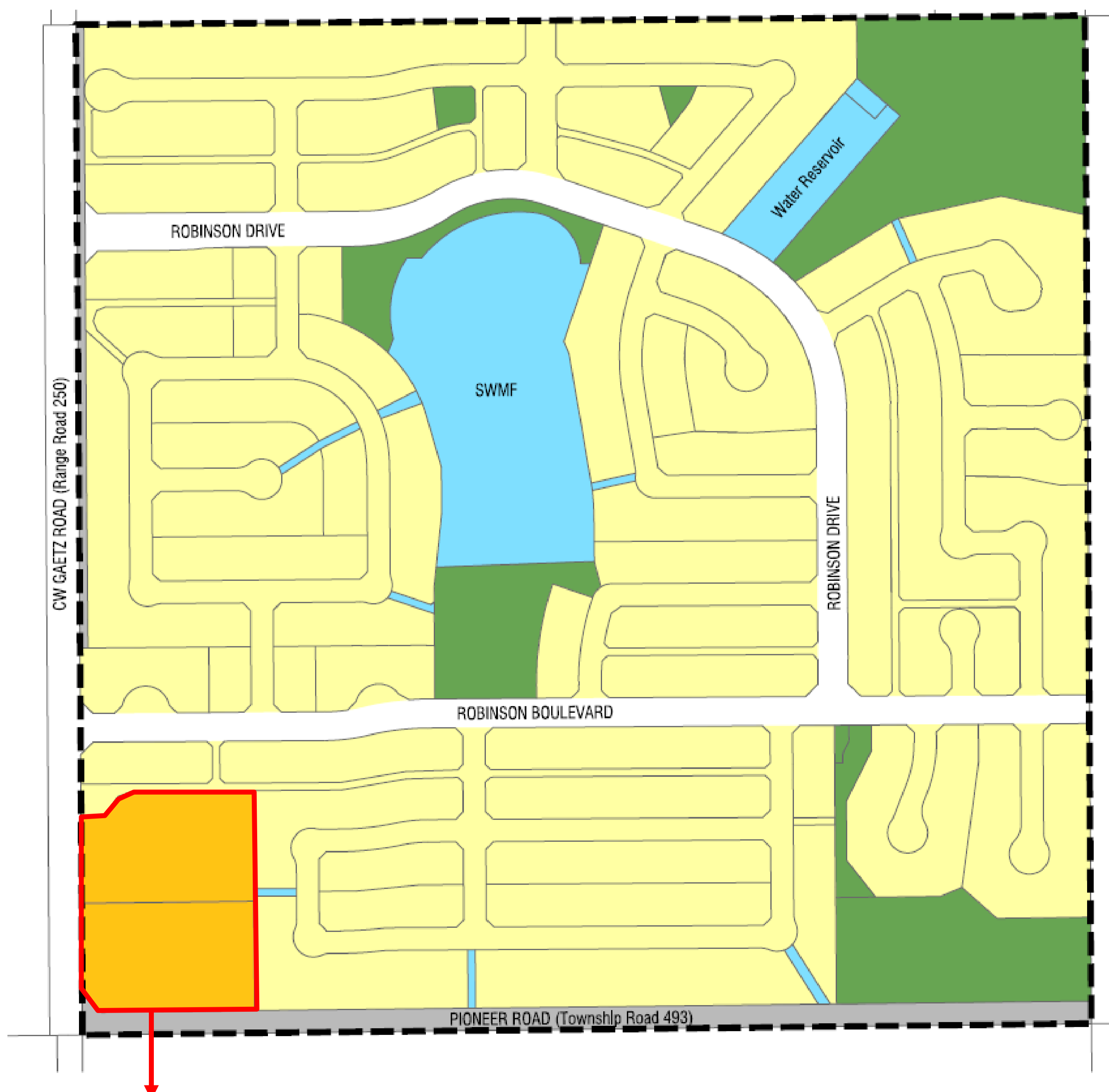
- the consolidation of the two medium density residential (MDR) sites into one MDR site in the southwest portion of Robinson that is the subject of this new ASP amendment application.
- the re-configuration of the park sites and road network within the neighbourhood.

The 2025 amendment originally proposed to convert the medium density residential site to a high density residential site. This was presented at an open house in November 2023. Based on feedback from this event, the Developer revised the application to maintain the existing MDR land use, as reflected in the currently approved plan below.

Previous Land Use Concept (2019)



Robinson ASP - Approved Land Use Concept (2025)



MDR Site for proposed ASP Amendment

Robinson

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Proposed ASP Amendments

The purpose of the proposed amendment is to provide greater flexibility in building form for the medium density residential (MDR) site within the Robinson neighbourhood.

The site is currently zoned as Mixed Use Neighbourhood (MUN), which allows for the range of medium density residential uses that are being proposed (see red box below), however the approved plan restricts the MDR site to be developed as apartment housing only with a maximum of four storeys (17.0m) in height.

The proposed amendment seeks to:

- Allow a broader range of medium density residential forms that are lower in scale, including townhouses, triplexes, fourplexes, in addition to the existing apartment housing (up to four storeys).
- Allow the MDR site (currently registered as two parcels) to be developed as one or two parcels to provide flexibility and support the potential of an integrated MDR site design.

Currently allowed under the Approved ASP:



Apartment Building
(maximum four storeys – 17.0m)

Proposed under the ASP Amendment:



Apartment Building
(maximum four storeys – 17.0m)



Townhouse



Triplex



Fourplex

MUN (mixed use neighbourhood)

Site Subdivision Regulations	
Apartment Dwelling – Up to Four (4) Storeys	
SITE AREA MINIMUM	748.0 m ² (918.0 m ² 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%
DWELLING DENSITY 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

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Next Steps:

- Please ask any questions to the project team that you may have and fill out a questionnaire.
- Visit the Notices section of the Scheffer Andrew Ltd. website for copies of information material including the questionnaire www.schefferandrew.com.
- Provide any feedback using the questionnaire provided or later by email or mail by the end of the day on Tuesday, May 5.
- We will prepare a “What We Heard” report from our Public Engagement and will submit to City Administration to be included in the Council package.
- The 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



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For more information please
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