

April 7, 2026

File No.: 157112

Dear Resident or Landowner:

**RE: Public Open House April 21 – Proposed Robinson Area Structure Plan Amendment**

On behalf of the landowner, *AMRIK Robinson Ltd.*, Scheffer Andrew Ltd. has submitted an application to the City of Leduc to propose an amendment to the *Robinson Area Structure Plan* (ASP). This proposed amendment will support the future development of the final stage of the Robinson neighbourhood.

An open house was held previously on November 1, 2023 to support the most recent Robinson ASP amendment. This amendment included the consolidation of the medium density residential (MDR) lots and re-configuration of the park sites and road network within the neighbourhood. The amendment also originally proposed to convert the medium density residential site to a high density residential site. However, based on the feedback that was received at the open house, the Developer revised the application to maintain the existing MDR land use, as reflected in the currently approved plan.

**Open House**

This letter is being sent to nearby residents and landowners to provide an opportunity for residents and any other persons interested in the proposal to attend an in-person Open House to learn about the proposed amendment. The Open House is scheduled on **Tuesday, April 21, 2026** from 4:00 pm to 7:00 pm in the atrium at the City of Leduc Civic Center at #1 Alexandra Park. There will be display boards to review and a questionnaire available to provide feedback. Representatives from the Developer and Consultant team will be in attendance to respond to questions.

The display boards and questionnaire will also be available online to provide an opportunity for those not able to attend the Open House to view the display boards and provide feedback. Please visit our website at [www.schefferandrew.com](http://www.schefferandrew.com) Notices section to view the display boards and questionnaire on April 21, 2026 and onwards.

We request that all feedback from both the open house and virtual attendees be provided to Scheffer Andrew Ltd. by Tuesday, May 5, 2026.

**Proposed Amendments**

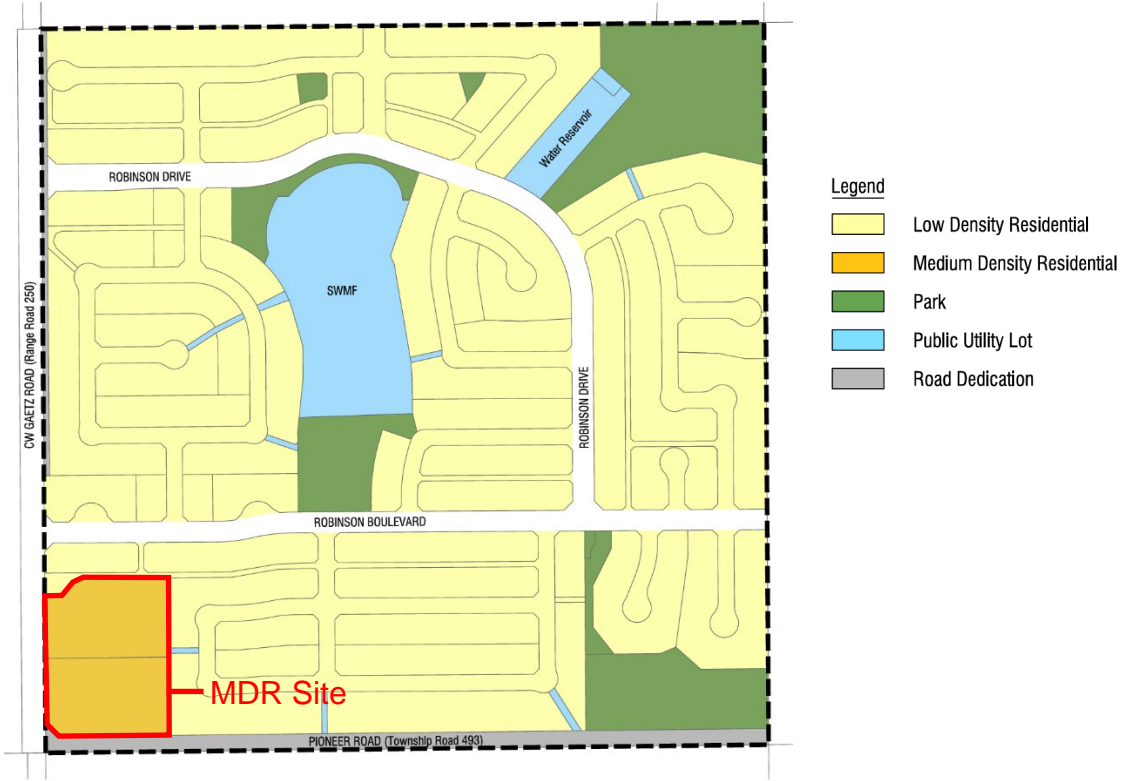
The purpose of the proposed amendment is to provide greater flexibility in building form for the medium density residential (MDR) site within the Robinson neighbourhood. While the site is currently zoned as Mixed Use Neighbourhood (MUN), which allows for the range of medium density residential uses that are being considered, the approved plan restricts the MDR site to be developed as apartment housing with a maximum of four storeys (17.0m) in height. Therefore, an amendment is being proposed 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.

Please note the amendment does not propose higher density than currently permitted on the MDR site.

Based on the above, the proposed amendment introduces greater flexibility in permitted building forms to better align with the surrounding neighbourhood character and scale, while also providing a broader range of housing options to support choice and affordability within the Robinson neighbourhood. The overall land use concept remains unchanged (see second page), as the Medium Density Residential (MDR) designation is maintained.

**Robinson Area Structure Plan – Land Use Concept**



**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.**

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Project Planner

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