

Urban Centre Redevelopment Plan FAQs

Why do we need an ARP?

1. Redevelopment is a natural phase in the lifespan of any urban setting , and it is important to put a plan in place so we have a chance to:
 - Influence what this area will look like
 - Ensure the proper amenities and services are in place
 - Ensure the interests of landowners, residents and stakeholders are met
 - Coordinate and facilitate infrastructure improvements
2. The Edmonton Metropolitan Region Growth Plan has set a requirement to define the Urban Centre and aspire to intensify the area to 100 dwelling units/ha (Leduc is currently around 45 dwelling units/ha)
3. Leduc's Municipal Development Plan (MDP) has set a requirement to develop an ARP for the Urban Centre

What location does 'urban centre area' refer to?

Urban Centre includes Alexandra Park, Central Business District (Downtown), and Telford House. The Urban Centre was defined through the 2020 MDP update based on stakeholder engagement and a planning analysis of the area.

What is the purpose of the Urban Centre Area Redevelopment Plan?

A statutory, long-term, land use plan (bylaw approved by Council) that guides revitalization and redevelopment of a specific area (i.e. the Urban Centre). The plan will provide a long-term vision for the future of the Urban Centre, including guidance on future land use and form in the area, and an implementation plan to direct this work. Initially, this includes planning for future infrastructure upgrading and considering any required changes to the Land Use Bylaw that will help direct future development proposals.

What is intensification and redevelopment?

Intensification: typically refers to an increase in the density and amount of activity going on in an area. More homes, more businesses, and more people using the same area of land. In the Urban Centre ARP, this may look like an old single detached home being replaced by a four-plex, or a one-story strip mall being replaced by a four-story mixed use (commercial and residential) building.

Redevelopment: simply refers to when a "developed" piece of land (typically meaning it has a building or activity on it) is re-developed into something new, which sometimes results in intensification of the land.

What is the importance of the Urban Centre and why do we need an ARP for it?

A thriving downtown/central business district/urban centre is important for any city. An area redevelopment plan will help ensure we are planning for a thriving and successful urban centre well into the future.

Redevelopment of aging areas is also inevitable. Having an ARP in place as the Urban Centre begins to change will ensure redevelopment reflects the vision and interests of City Council, land owners, developers, residents and other stakeholders in the area.

An ARP will also ensure the City makes best use of existing infrastructure as the Urban Centre redevelops. Using existing infrastructure (e.g. roads, pipes, sewer systems, parks, etc.) can offset some of the costs associated with urban sprawl. An ARP also provides the opportunity to coordinate and identify future infrastructure upgrades to ensure best use of tax dollars.

How will an ARP be used by the City to control development?

ARPs can use a variety of tools to shape and direct development. The plan can be used by the City to establish the need and priorities for facility and infrastructure improvements in a neighbourhood. It sets the context for landowners and residents to plan for redevelopment of their property and to understand what is likely to be developed by others in the neighbourhood.

The ARP is intended to put a framework around changes in the Land Use Bylaw, re-parceling of existing subdivided areas and the planning needed to address servicing for the changes in land use. Typically, ARPs provide a set of guidelines or urban design criteria that help influence streetscape design, building finishes, site coverage standards, height restrictions, parking standards, and signage.

Are there predetermined parameters that will define what type of redevelopment will happen in the Urban Centre? How are the Edmonton Metropolitan Region Growth Plan objectives and MDP influencing this plan?

The 2020 MDP provides the initial framework for redevelopment within the Urban Centre, including requirements for developments to contribute to the intensification of the area. These policies were influenced and directed by the Edmonton Metropolitan Region Growth Plan, stakeholder engagement, and background studies.

How will this plan influence my property?

The plan will define a land use concept for the area that indicates future land uses that are appropriate for the area. Current land uses will remain in effect until a landowner wishes to redevelop their property.

How will infill impact the value of my property?

It is difficult to determine the exact impact that future development will have on property values; however, the occurrence of infill redevelopment typically is a result of a growing interest in and demand for the land in a certain area. The property value of one property is impacted by the value of properties around it, so if a neighbouring property is redeveloped (increasing its value due to the new investment), it could raise your property value as well.

How will affordable housing be addressed in this plan?

The 2008 Affordable Housing Strategy is set to be updated in 2023-2024, and through that project, affordable housing in the Urban Centre will be considered. The 2020 MDP places an emphasis on housing choice, especially within the Urban Centre and other mature areas. Through research, engagement and the development of policies, the project team will explore ways to encourage a range of housing types and affordability within the Urban Centre.

How will heritage in the area be preserved?

The project will include the Community and Social Development, Heritage section as subject matter experts and will also engage with other stakeholders in the preparation of the plan to consider and address heritage within the Urban Centre.

What is the estimated timeline for redevelopment in the plan area? What is the time horizon of the plan?

While redevelopment is inevitable, it can also be unpredictable. The success of infill and redevelopment depends on many factors such as market demand, availability of services, restrictions in place, community influence, developer interest, etc., so it is difficult to define a timeline for redevelopment. Once the plan is adopted, landowners and developers may initiate the development process. The plan will identify an implementation strategy, which will likely

give some sense of a timeline for when and if infrastructure improvements may occur that will have some influence on development timing. The plan will likely be reviewed and updated throughout its lifespan to ensure continued alignment with other statutory plans and strategic direction.

What are the engagement opportunities for the project?

There will be a series of engagement opportunities throughout the development of the ARP. Engagement will be conducted in three phases including Visioning, Planning and Confirming phases. Opportunities to participate in events will be advertised.