

COUNCIL REQUEST FOR DECISION

MEETING DATE: March 13, 2023

SUBMITTED BY: J. Lui, Planner I

PREPARED BY: J. Lui, Planner I

REPORT TITLE: Bylaw No. 1142-2022 – Redistricting Black Stone Stage 5 (1st Reading)

EXECUTIVE SUMMARY

Bylaw No. 1142-2022 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the E ½ of NW ¼ Section 22-49-25-W4 from UR – Urban Reserve to GR – General Recreation, RCD – Residential Compact Development, and MUR – Mixed-Use Residential. The redistricting will allow for continued residential development in the Black Stone neighbourhood.

RECOMMENDATION

That Council give Bylaw No. 1142-2022 first reading.

COUNCIL HISTORY

N/A

BACKGROUND / RATIONALE

Bylaw No. 1142-2022 proposes to redistrict the area known as Black Stone Stage 5 to the GR, RCD, and MUR land use districts. This redistricting will allow for the development of 1 park space and 42 lots consisting of varied dwelling types, including 16 lots for street-oriented townhouses, 12 lots for duplex dwellings with front access, and 14 lots for front-back duplex dwellings. The front-back duplex dwellings will be a new low-density housing product in Leduc, intended to offer more diversity in housing form and design. Administration has seen similar products being developed within the Edmonton Region and supports this new product. These units are designed where one dwelling unit has access from the roadway, and the other dwelling unit has access from the lane. Aesthetically, the front elevation will appear to look like a single detached dwelling.

The City of Leduc's Subdivision Authority has given conditional approval to the subdivision application for Black Stone Stage 5. The redistricting of these lots by Council is a condition of the subdivision approval, as is the successful negotiation by Administration of a development agreement between the City and the developer of the lands. Until these and all other conditions of the subdivision approval are met, the subdivision will not be endorsed by Administration nor registered at Land Titles.

STRATEGIC / RELEVANT PLANS ALIGNMENT

The redistricting proposed within Bylaw No. 1142-2022 is consistent with the City's Municipal Development Plan 2020 and the Blackstone Area Structure Plan, as amended.



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ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

Should Council choose not to approve the redistricting of the lands as proposed, the City's Subdivision Authority will be unable to endorse the subdivision of Black Stone Stage 5, which prohibits its registration and future development until the lands are redistricted.

RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.

IMPLEMENTATION / COMMUNICATIONS:

A public hearing for Bylaw No. 1142-2022 is scheduled for the regular meeting of Council held on March 27, 2023. The public hearing will be advertised in accordance with the *Municipal Government Act* and the City's Advertising Bylaw.

ALTERNATIVES:

That Council amend Bylaw No. 1142-2022.

That Council defeat Bylaw No. 1142-2022.

ATTACHMENTS

Bylaw No. 1142-2022

Key Plan

Redistricting Plan

Approved Subdivision Plan (Black Stone Stage 5)