



COUNCIL REQUEST FOR DECISION

MEETING DATE: March 4, 2024

SUBMITTED BY: K. Stadnyk, Development Officer; M. Norris, Planner I

PREPARED BY: K. Stadnyk, Development Officer; M. Norris, Planner I

REPORT TITLE: Bylaw No. 1171-2024 – Amendment to Land Use Bylaw No. 809-2013 (Industrial Zone Review Project Phase 2) (1st Reading)

EXECUTIVE SUMMARY

Bylaw No. 1171-2024 will amend the Land Use Bylaw (LUB) with various changes related to the Industrial Zoning Review (IZR) project being undertaken by Planning and Development which was initiated in 2021. In summary, those changes include:

- Simplifying industrial land use regulations, to better optimize existing infrastructure and provide further development flexibility;
- Reducing the number of commercial land use districts;
- Ensuring alignment with approved Area Structure Plans; and
- Redistricting of 57 properties.

RECOMMENDATION

That Council give Bylaw No. 1171-2024 first reading.

COUNCIL HISTORY

Phase one of the IZR project brought amendments to Council for reducing the minimum parking required for Industrial land use districts. Those amendments were adopted by Council on August 22, 2022. To date the changes have been welcomed by both landowners and developers. Administration has not seen any negative impacts as a result of the changes.

BACKGROUND / RATIONALE

During the beginning stages of the IZR project, the business community and developers were engaged for feedback on the Land Use Bylaw and development processes in Leduc. Following that engagement, Administration undertook a thorough review of the Industrial districts within the LUB and considered any potential amendments intending to:

- Simplify industrial district regulations where possible, to better optimize existing infrastructure, while reducing any development barriers through building setbacks, site coverage, allowable uses etc.;
- Consider a reduction in the number of districts, to provide streamlined zoning that removes any unnecessary complexities; and
- Provide alignment with approved Area Structure Plans (ASPs), including the 65th Avenue ASP and the East Telford Lake ASP.

As a result, Administration is proposing amendments to the LUB, as well as redistricting of ~50 properties. Attachment 3 provides detailed rationale for the amendments and redistricting. These changes support flexibility in both commercial and industrial setbacks, including amendments for site coverage, setbacks, addition of uses and other text amendments.

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In the IZR analysis of the LUB, Administration did not find redundancies based upon the number or differentiations of the industrial land use districts. However, the commercial districts were subsequently analyzed as part of the project, and here Administration identified potential for streamlining and reduction in the number of commercial districts. This resulted in a recommended amendment to remove the CSC – Commercial Shopping Centre district, and redesignation of all lands previously designated as CSC to GC - General Commercial. Although the zones were redundant in comparison to each other, there were minor differences. As such, Administration has proposed amendments to the GC district, to accommodate the previous CSC sites and to ensure the change won't result in the creation of non-conforming uses or setbacks for the existing development.

Administration also confirmed alignment with the approved ASP, which resulted in minor text amendments to support indoor industrial development capacity, as well as outdoor storage or activity, where appropriate in the plan areas. The review of approved ASPs also resulted in redistricting for more commercially zoned lots adjacent to Airport Road, and other redistricting in that area to support a more effective transition between land uses and consistency of activity between neighbouring properties.

Finally, the review supports the redistricting of additional properties. Between 50 Street and the railway line, north of 54 Avenue up to 62 Avenue, there are redistrictings proposed to support future commercial redevelopment, transitioning away from industrial development and removing downtown designations from properties that are outside of the downtown area. All of these lands are situated close to residential development that would be best suited for commercial land uses to provide services and support businesses in this area. Administration recognizes that some of these lands abut a railway line, therefore there are recommended text amendments that support commercial uses, as well as lighter indoor industrial uses or accessory development such as shipping containers, again all within detailed consideration given to their location and possible redevelopment. Administration believes the recommended amendments and redistricting are better aligned with the relevant ASPs and will support future growth and redevelopment of these areas.

STRATEGIC / RELEVANT PLANS ALIGNMENT

Bylaw No. 1171-2024 is consistent with the City's Municipal Development Plan

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

There are no administrative implications.

RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.

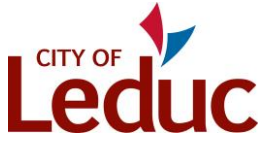
IMPLEMENTATION / COMMUNICATIONS:

A Public Hearing for Bylaw No. 1171-2024 is scheduled for the regular meeting of Council held March 25, 2024. The Hearing will be advertised in accordance with the Municipal Government Act and the City's Advertising Bylaw.

Landowners of the affected parcels were mailed a notice to discuss the proposed rezoning of their properties. This notice included contact information for Administration to allow these affected parties the opportunity to ask questions or set a meeting to discuss their particular property. At the time of submission of this report, no concerns nor commentary were recorded as an outcome of this communication.

ALTERNATIVES:

- That Council amend Bylaw No. 1171-2024.



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- That Council defeat Bylaw No. 1171-2024.

ATTACHMENTS

Attachment 1 - Bylaw No. 1171-2024 (including Schedule A)

Attachment 2 – Redistricting Locations

Attachment 3 – Rationale Document