



COUNCIL REQUEST FOR DECISION

MEETING DATE: June 24, 2024

SUBMITTED BY: A. Renneberg, Planner II

PREPARED BY: A. Renneberg, Planner II

REPORT TITLE: Bylaw No. 1186-2024 – Amendment to Land Use Bylaw No. 809-2013, Direct Control (Redistricting Woodbend Stage 5) (1st Reading)

EXECUTIVE SUMMARY

Bylaw No. 1186-2024 will amend Appendix 1 of Land Use Bylaw No. 809-2013 to update the regulations within the existing DC(30) – Direct Control land use district. These revised regulations facilitate the redistricting of a portion of the SW ¼ Section 33-49-25-W4 from UR – Urban Reserve to DC(30) – Direct Control Distinctive Design as part of Woodbend Stage 5.

RECOMMENDATION

That Council give Bylaw No. 1186-2024 first reading.

COUNCIL HISTORY

The DC(30) land use district was approved by Council on August 21, 2023 for use within Woodbend Stage 4, and was amended June 17, 2024 to expand its use within a portion of the Crystal Creek neighbourhood.

BACKGROUND / RATIONALE

The DC(30) district regulations are intended to facilitate townhouse development on lots which are more narrow than the City's current standard. Site subdivision regulations within the district require a minimum lot width of 5.49m for internal units and 6.69m for end units, allowing for an 18' building pocket. To support the development of this narrow housing typology and to ensure residents are able to easily access and utilize neighbourhood spaces and opportunities, the City requires neighbourhood amenities such as active park spaces, school sites, and/or commercial uses within proximity to the DC lots. This application for redistricting meets the intent of these siting conditions.

The DC(30) district is already in use within Woodbend Stage 4 and Crystal Creek Stage 1. The developer of Woodbend has requested that Council consider expanding the district boundary to encompass Lots 1-26, Block 10 within their Stage 5 subdivision area. All other regulations within the DC(30) district will remain the same, with no impact to existing development. In order to facilitate the redistricting, the existing DC(30) bylaw must be amended to expand the area of application to include both the existing Woodbend and Crystal Creek lots and the new Woodbend Stage 5 lots.

The City of Leduc's Subdivision Authority has given conditional approval to the subdivision application for Woodbend Stage 5, consisting of 26 lots for narrow townhouse development. The stage proposes an additional 54 zero lot line lots, 8 duplex, 15 standard townhouse, and 3 lots for park and utility purposes – the redistricting for which is being brought to Council under separate bylaw.

The redistricting of these lots by City Council is a condition of subdivision, 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 are met, the subdivision will not be endorsed by Administration nor registered at Land Titles.

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STRATEGIC / RELEVANT PLANS ALIGNMENT

Bylaw No. 1186-2024 is consistent with the City's Municipal Development Plan, the West Area Structure Plan, and the Woodbend Outline Plan. The proposal is also in keeping with the City's 2009 Neighbourhood Design Guidelines which encourage a mix of housing types, sizes and affordability, along with proximity to open park space and neighbourhood walkability.

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

Should Council choose not to approve the redistricting of the lands, the City's Subdivision Authority will be unable to endorse the subdivision of Woodbend 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. 1186-2024 is scheduled for the regular Council meeting on July 8, 2024. The hearing will be advertised in accordance with the *Municipal Government Act* and the City's Advertising Bylaw.

Under the direct control land use requirements in the City's Land Use Bylaw, the applicant is required to obtain public input prior to the proposal going before Council. An information package was mailed to all property owners within proximity to the proposed direct control zone. At the time of submission of this report, no comments were received in relation to that circulation.

ALTERNATIVES:

That Council amend Bylaw No. 1186-2024.

That Council defeat Bylaw No. 1186-2024.

ATTACHMENTS

Bylaw No. 1186-2024

DC(30) Regulations, as amended

Key Plan

Redistricting Plan

Approved Subdivision Plan (for reference only)