

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. 1185-2024 – Redistricting Woodbend Stage 5 (1st Reading)

EXECUTIVE SUMMARY

Bylaw No. 1185-2024 will amend Land use Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the SW ¼ Section 33-49-25-W4 for Woodbend Stage 5. The redistricting proposes land use changes from UR – Urban Reserve to RCD – Residential Compact Development, MUR – Mixed-Use Residential, US – Urban Services and GR – General Recreation to allow for the continued development in the Woodbend neighbourhood.

RECOMMENDATION

That Council give Bylaw No. 1185-2024 first reading.

COUNCIL HISTORY

N/A

BACKGROUND / RATIONALE

Bylaw No. 1185-2024 proposes to redistrict Woodbend Stage 5 by facilitating the following development:

MUR – Mixed-Use Residential:

- 8 duplex
- 15 townhouse

RCD – Residential Compact Development:

- 54 zero lot line single detached

US – Urban Services

- 1 Public Utility Lot
- 1 stormwater management pond

GR – General Recreation:

- 1 public park spaces containing multiway

The City of Leduc's Subdivision Authority has given conditional approval to the subdivision application for Woodbend Stage 5 consisting of the 77 lots noted above. The stage proposes an additional 26 lots for narrow lot townhouse development, 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.

STRATEGIC / RELEVANT PLANS ALIGNMENT

Bylaw No. 1185-2024 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. 1185-2024 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.

ALTERNATIVES:

That Council amend Bylaw No. 1185-2024.

That Council defeat Bylaw No. 1185-2024.

ATTACHMENTS

- Bylaw No. 1185-2024
- Key Plan
- Redistricting Plan
- Approved Subdivision Plan (for reference only)