# Bylaw No. 1189-2024

Amendment to Land Use Bylaw
Wakohtowin Heights - 5404 47 Street Leduc

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## 5404 47 Street, Leduc



- City purchased in 2023
- Negotiated Request for Proposal (NRFP) 2024
- TLA Group of Holding Companies/TLA
   Developments "TLA"

### Redistricting 5404 47 Street

NRFP – Land Sale

**Simultaneous Process** 

### **Development Permit & Redistricting**

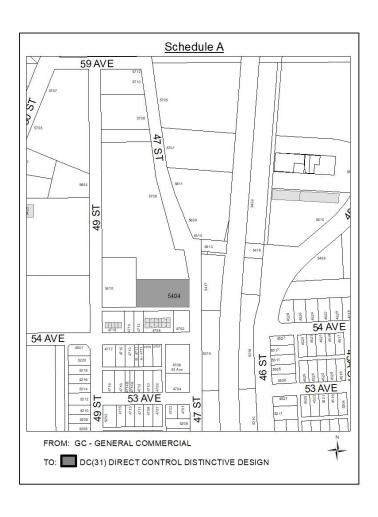
Preliminary Site Design Review

Public Engagement & Drafting Bylaw Permit
Application
&
Redistricting

## Redistricting 5404 47 Street

#### From:

GC -General Commercial



#### To:

DC – Direct Control Distinctive Design

### **Direct Control Distinctive Design (DC)**

### **Purpose:**

- provide for desirable development, consider the amenities of the neighbourhood & future development opportunities.
- proposals may have unique characteristics,
   innovative ideas & sites with unusual constraints

### **Direct Control Distinctive Design (DC)**

### DC 31- Wakohtowin Heights:

#### Mixed-use:

- Commercial (1<sup>st</sup> floor)
- Residential 59 units (2<sup>nd</sup>, 3<sup>rd</sup> 4<sup>th</sup> floors)

#### **Mixed-market:**

- Below market rent
- Near market rent
- At market rent





### Direct Control Distinctive Design (DC)

### DC 31- Wakohtowin Heights:

#### **Uses:**

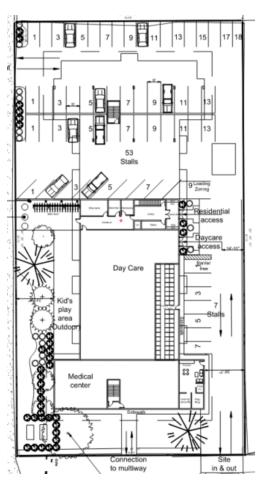
Specific commercial uses

#### **Parking/Transit:**

- 60 on-site parking spaces
- Additional bicycle parking
- Near downtown, multi-way & transit stops

#### **Setbacks/other:**

- Minor setback variances
- Otherwise complies with initial GC district



## **Engagement Process & What We Heard**

Information Package to Nearby Residents (TLA)

Letter to Nearby Landowners (TLA)

Public Open House & Newspaper Ad (TLA)

City Administration Letters to Landowners

City's Newspaper Ad, Social Media & Website Communication

## **Questions?**



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