

Bylaw No. 1189-2024

Amendment to Land Use Bylaw

Wakohtowin Heights - 5404 47 Street Leduc

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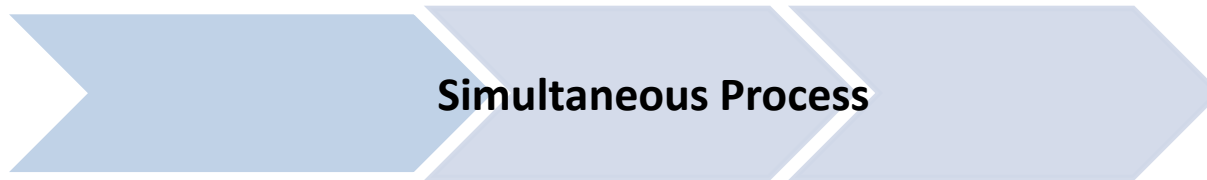
5404 47 Street, Leduc



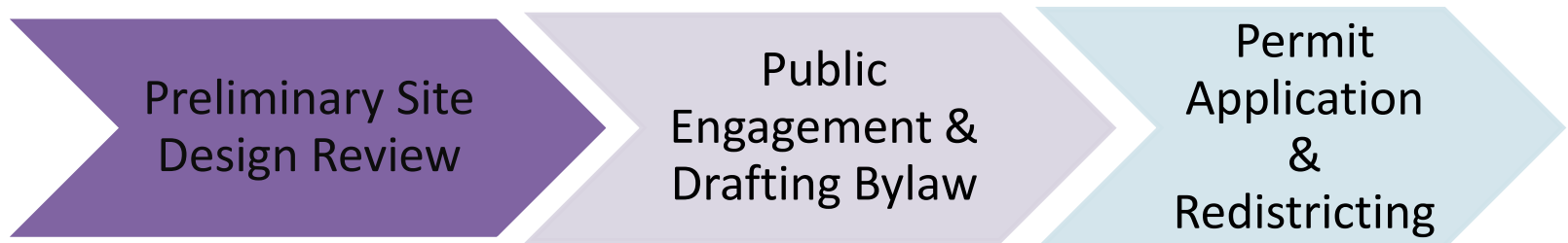
- City purchased in 2023
- Negotiated Request for Proposal (NRFP) 2024
- TLA Group of Holding Companies/TLA Developments “TLA”

Redistricting 5404 47 Street

NRFP – Land Sale



Development Permit & Redistricting



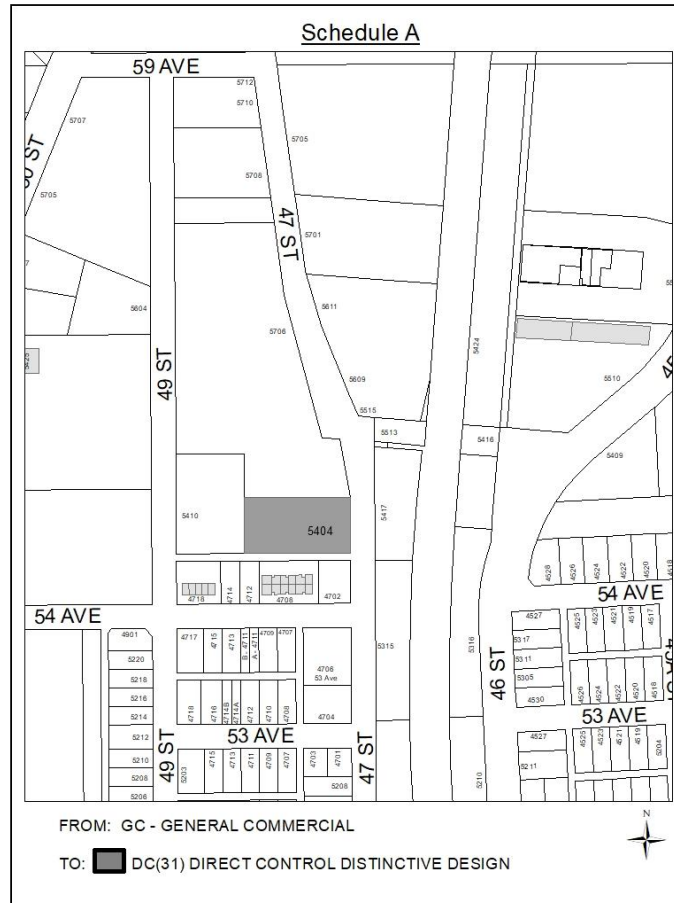
Redistricting 5404 47 Street

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 (1st floor)
- Residential 59 units (2nd, 3rd 4th floors)

Mixed-market:

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



Direct Control Distinctive Design (DC)

DC 31- Wakohtowin Heights:

Uses:

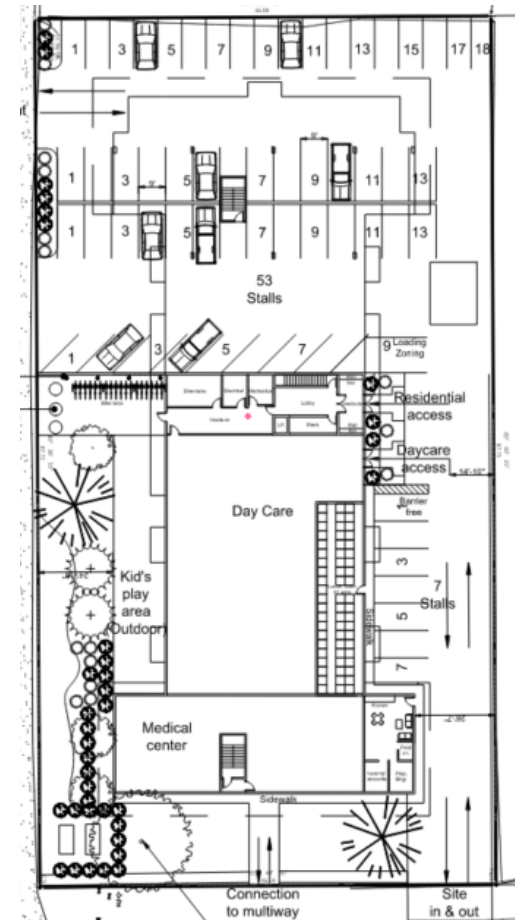
- Specific commercial uses

Parking/Transit:

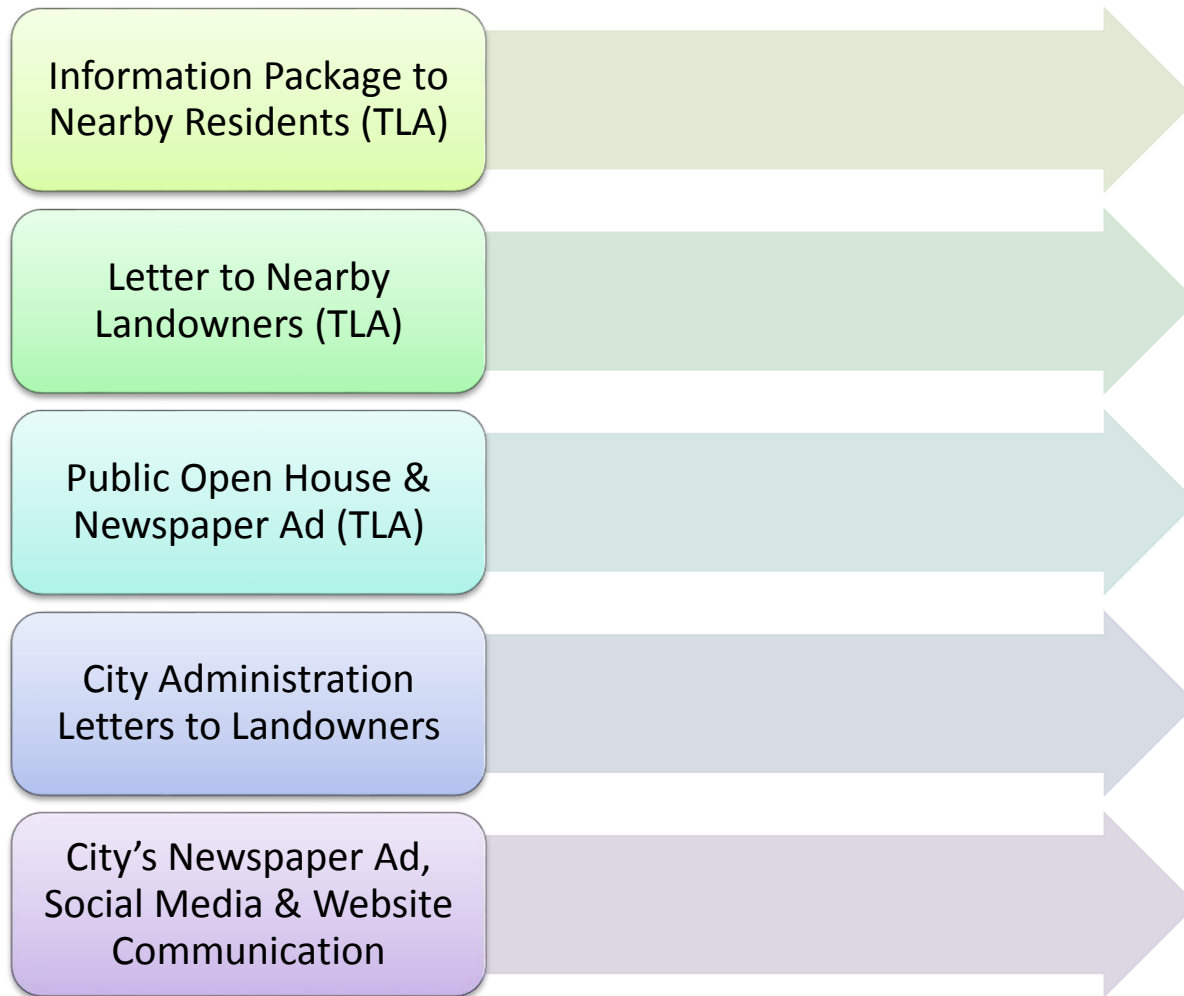
- 60 on-site parking spaces
- Additional bicycle parking
- Near downtown, multi-way & transit stops

Setbacks/other:

- Minor setback variances
- Otherwise complies with initial GC district



Engagement Process & What We Heard



Questions?



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