

COUNCIL REQUEST FOR DECISION

MEETING DATE: September 16, 2024

SUBMITTED BY: K. Stadnyk, Senior Development Planner

PREPARED BY: K. Stadnyk, Senior Development Planner

REPORT TITLE: Bylaw No. 1189-2024 – Amendment to Land Use Bylaw No. 809-2013, Direct Control (Redistricting Wakohtowin Heights) (2nd and 3rd Readings)

EXECUTIVE SUMMARY

Bylaw No. 1189-2024 will amend Land Use Bylaw No. 809-2013 – the Land Use Bylaw, Section 17.0 – Establishment of Direct Control Districts and Section 27.0 – Land Use Map, by redistricting Plan 2880TR, Block 24, Lot 3, known as 5404 47 Street, Leduc (“the Lands”), from GC – General Commercial to DC – Direct Control Distinctive Design. This redistricting will support a site-specific development on the Lands, planned for commercial uses on the main floor and 3 storeys above for 60 mixed-market residential units.

RECOMMENDATION

That Council give Bylaw No. 1189-2024 second reading.

That Council give Bylaw No. 1189-2024 third reading.

COUNCIL HISTORY

In 2023, through debenture funding the City of Leduc purchased the Lands located at 5404 47 Street, Leduc. In early 2024, City Administration concluded a Negotiated Request for Proposal (NRFP) process, to explore partnership or project opportunities to address housing needs in Leduc. Through the NRFP process, there was a successful proponent and project selected that met the City’s criteria to fulfill a housing need in consideration of these lands. On April 29, 2024, Council directed Administration to negotiate, and bring back for Council consideration, a land sale agreement for the Lands that reflected the proposed conditions outlined during the Council Closed Session agenda item titled the “Negotiated Request for Proposal Update for April 29, 2024”.

Bylaw No. 1189-2024 was given first reading by Council at the regular meeting held on August 19, 2024.

BACKGROUND / RATIONALE

The general purpose of the Direct Control (“DC”) district is to accommodate desirable development, which may have unique characteristics requiring specific regulations, outside of what the traditional land use districts can accommodate.

Bylaw No. 1189-2024 proposes to redistrict the Lands to provide site specific development controls and takes into consideration the location of the Lands in proximity to downtown Leduc, nearby transit, employment areas, as well as a variety of other local services and amenities. The project is planned to have ground floor commercial, with 3 storeys above for 60 units dedicated to mixed-market residential. The commercial space would allow for specific uses being either a day care facility, health service, personal service, professional financial office, or a neighbourhood retail store. The proposal includes 60 on-site parking spaces; 7 of which are intended for the customers of the commercial units with the remaining 53 spaces to be shared between the residents of the residential units and employees of business(es) in the commercial space. The Land Use Bylaw would require this development to have 117 on-site parking spaces; therefore, the DC is granting a variance, this being to reduce the parking requirements by 57 spaces. Being that the project is mixed-market,

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on-site parking required for the residential units is less than what would be expected for a typical residential development and instead greater emphasis is on bicycle parking, bicycle storage, and access to transit will be achieved through the design of the development. Overall, Bylaw No. 1189-2024, provides minimal deviation from the Land Use Bylaw, the only adjustments are for matters related to making this mixed-market housing opportunity achievable and beneficial for the community. These include special provisions for uses, parking, and density, as well as minor adjustments for setbacks and site coverage. The development will otherwise comply with the regulations and requirements of the Land Use Bylaw, and other applicable City policies.

STRATEGIC / RELEVANT PLANS ALIGNMENT

The City's *Municipal Development Plan* supports diversity in housing, affordability and assisting stakeholders to provide that housing.

2.1.3.1 *Require the city to allow for the full diversity of housing needs along the housing continuum.*

2.1.3.2 *Encourage the provision of affordable market and non-market housing in all neighbourhoods, and assist stakeholders in their work to provide such housing.*

The City's *Strategic Plan* supports affordable housing, infill densification opportunities and partnerships for development.

Strategy 2.1.4 *Develop complete communities that are affordable, accessible and diverse as a means of promoting community vibrancy and reducing municipal costs.*

Council Commitment *We will support our community's sustainable growth by focusing on densification opportunities. Innovation, technology and partnerships will be employed to promote development in Leduc.*

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

Should Council choose not to support Bylaw No. 1189-2024, the project may not proceed as proposed. The development as proposed would not meet the City's existing requirements under the current Land Use Bylaw.

RISK ANALYSIS: FINANCIAL / LEGAL:

The sale of the land to the proponent is conditional on redistricting that accommodates the proposed development. Approval of the Bylaw 1189-2024 would satisfy that condition of sale.

There are no financial implications, with respect to Bylaw No. 1189-2024.

IMPLEMENTATION / COMMUNICATIONS:

A Public Hearing for Bylaw No. 1189-2024 was held earlier at this meeting of Council. The Hearing was advertised in accordance with the City's Advertising Bylaw.

Additionally, in accordance with Section 9 of the City's Land Use Bylaw, Administration has required the applicant, TLA Group of Holding Companies ("TLA"), to conduct a consultation program for nearby residents and relevant stakeholders. Administration reviewed the consultation plan, in consideration of the City's *Public Engagement Framework* for best practices during community consultation. The consultation included letters, door-to-door visits, as well as an open house which Administration attended. Administration was apprised of the overall feedback for the consultation program, which is

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included as an attachment to this report. No major concerns were noted through TLA's public consultation process and it is Administration's view that the process met the intent and spirit of the City's Public Engagement Framework.

Administration sent a letter to nearby landowners with a notice of the rezoning. At the time of submission of this report, no concerns were noted as a result of this communication.

ALTERNATIVES:

That Council amend Bylaw No. 1189-2024.

That Council defeat Bylaw No. 1189-2024.

ATTACHMENTS

Attachment 1 - Bylaw No. 1189-2024 (including Schedule A)

Attachment 2 - Public Consultation Program What We Heard