

COUNCIL REQUEST FOR DECISION

MEETING DATE: September 16, 2024

SUBMITTED BY: J. Lui, Planner I

PREPARED BY: J. Lui, Planner I

REPORT TITLE: Bylaw No. 1190-2024 – Redistricting 5020 48 Ave (1st Reading)

EXECUTIVE SUMMARY

Bylaw No. 1190-2024 will amend Land Use Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting 5020 48 Avenue (West ½ of Lot 9 and Lot 10, Block 25, Plan 5500R) “the Lands” from RSD – Residential Standard District to MUN – Mixed Use Neighbourhood district.

RECOMMENDATION

That Council give Bylaw No. 1190-2024 first reading.

COUNCIL HISTORY

N/A

BACKGROUND / RATIONALE

Administration has received an application to redistrict the Lands from RSD to MUN district. The lot size is approximately 7,500 sq.ft. and consists of a single-storey building, formerly operated as a dental office, and a detached garage. The Lands are located on a corner lot north of 48 Avenue and east of 51 Street in the periphery of the Linsford Park neighbourhood. The area to the north is primarily occupied by professional and commercial uses, while the areas to the east, south and west, are characterized by low-density residential dwellings. The site is identified within the Central Redevelopment Area, and adjacent to the Urban Centre, under the City of Leduc Municipal Development Plan (MDP).

The current land use district is:

RSD – Residential Standard District; supports low-density dwellings including single-detached and duplex dwellings with suite development. Limited commercial uses may be allowed based on location, provided the use will not generate a major amount of traffic or have an appearance that is inconsistent with the residential character of the area.

The proposed land use district is:

MUN – Mixed Used Neighbourhood; supports a range of residential unit types and densities including but not limited to duplex/triplex/fourplex dwellings, townhouses and apartments up to 4-storeys; and a range of neighbourhood commercial and professional uses oriented towards local neighbourhoods (e.g., Eating and Drinking Establishment (Limited), Retail Store (Neighbourhood), and Day Care Facility).

In 1990, a Development Permit was approved for a Change of Use from a residential use to a dental office within the existing building. The Change of Use and conversion were allowed under the former Land Use Bylaw #1390, provided the external appearance was generally in keeping with the external appearance of the low-density residential character of the area. The current Land Use Bylaw No. 809-2013 also allows similar conversions for limited commercial uses with the same intent.

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The landowner is now seeking to sell the property and desires to find a more compatible land use district that would support a variety of neighbourhood commercial uses for more efficient use of the Lands; the current district limits the site from several potential future redevelopment opportunities. As such, the purpose of the redistricting is to support a wide variety of low to medium-scale residential and neighbourhood commercial uses with minimal impact on the neighbourhood and provide flexibility on the built form to be considered. Future development on the Lands will require a Development Permit and follow the regular review process under the City of Leduc Land Use Bylaw.

Administration does not see any land use conflicts, or any potential non-conformities being created through this redistricting, and therefore, supports the application.

STRATEGIC / RELEVANT PLANS ALIGNMENT

Bylaw No. 1190-2024 is consistent with the Central Redevelopment Area under the MDP, and is supported by the policies for this area which are to provide residents with access to a variety of housing choices, goods and services, and transit; and to encourage residential infill and redevelopment in ways that will respect the residential context, rejuvenate the community, and maximize the use and viability of existing services and facilities.

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

Should Council choose not to approve the redistricting of the lands as proposed, the current built form of the building would not support greater commercial uses on the site, but the site could be redeveloped for low-density residential.

RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.

IMPLEMENTATION / COMMUNICATIONS:

A public hearing for Bylaw No. 1190-2024 is scheduled for the regular meeting of Council held on October 7, 2024.

Under Section 4.5 – Advertising and Public Hearing of the City's Land Use Bylaw, the owner/applicant is subject to additional advertising requirements.

The public hearing will be advertised in accordance with the *Municipal Government Act*, the City's *Advertising Bylaw* and the Land Use Bylaw No. 809-2013.

ALTERNATIVES:

That Council amend Bylaw No. 1190-2024.

That Council defeat Bylaw No. 1190-2024.

ATTACHMENTS

Bylaw No. 1190-2024 (including Schedule A)

Redistricting Map (Reference Only)

Site Photos (Reference Only)