

COUNCIL REQUEST FOR DECISION

MEETING DATE: November 4, 2024

SUBMITTED BY: E. Rypstra, Planner I

PREPARED BY: E. Rypstra, Planner I

REPORT TITLE: Bylaw No. 1193-2024 – Redistricting Creekside Stage 2 (2nd and 3rd Readings)

EXECUTIVE SUMMARY

Bylaw No. 1193-2024 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the SE ¼ Section 33-49-25-W4 from UR – Urban Reserve to MUR – Mixed-Use Residential, RSD – Residential Standard District, RNL – Residential Narrow Lot, US – Urban Services, and GR – General Recreation. The redistricting will allow for the final stage of development in the Creekside neighbourhood.

RECOMMENDATION

That Council give Bylaw No. 1193-2024 second reading.

That Council give Bylaw No. 1193-2024 third reading.

COUNCIL HISTORY

Bylaw No. 1193-2024 was given first reading by Council at the meeting on October 21, 2024.

BACKGROUND / RATIONALE

Bylaw No. 1193-2024 proposes to redistrict an area of land in Creekside to allow for the final stage of development in the Creekside neighbourhood.

- RSD – 30 lots are being proposed for front drive single detached housing, including 12 larger pie-shaped lots.
- RNL – 4 lots are being proposed for single detached housing, as this area had prior servicing completed, as part of the adjacent Creekside Stage 1 subdivision.
- MUR – 83 lots are being proposed for townhouses to provide a more compact urban form and a range of housing options in the neighbourhood. 37 townhouse units will be front-drive, and 46 townhouse units will be rear-lane.
- US – A proposed Public Utility Lot (PUL) will be located between two pie-shaped lots in order to accommodate stormwater outfall to the stormwater management facility.
- GR – Park lands are areas for active and passive recreational use. Rezoning of the lands will protect the natural features in the area and enable the continuation of the multiway network connecting to the larger community.

STRATEGIC / RELEVANT PLANS ALIGNMENT

The redistricting proposed is consistent with the City's Municipal Development Plan, as well as the Deer Valley-Creekside Area Structure Plan (ASP). A copy of the land use concept plan from the ASP has been attached to this report for reference.

ORGANIZATIONAL IMPLICATIONS



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ADMINISTRATION:

The City of Leduc's Subdivision Authority gave conditional approval of the subdivision application for Creekside Stage 2. The redistricting of these lots by Council will be a condition of the subdivision approval, as is entering into a development agreement with the developer of the lands. Until these and all other conditions of the subdivision approval are met, the subdivision will not be endorsed by Administration nor registered at Land Titles.

RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.

IMPLEMENTATION / COMMUNICATIONS:

A Public Hearing for Bylaw No. 1193-2024 was held earlier at this meeting of Council. The bylaw has been advertised in accordance with the Municipal Government Act and the City's Advertising Bylaw.

ALTERNATIVES:

That Council amend Bylaw No. 1193-2024.

That Council defeat Bylaw No. 1193-2024.

ATTACHMENTS

- Bylaw No. 1193-2024
- Redistricting Plan
- Subdivision Plan
- Key Plan
- Snow Storage Plan
- Deer Valley-Creekside Land Use Concept Plan