

COUNCIL REQUEST FOR DECISION

MEETING DATE: May 12, 2025

SUBMITTED BY: J. Lui, Senior Planner

PREPARED BY: J. Lui, Senior Planner

REPORT TITLE: Bylaw No. 1221-2025 – Amendment to Land Use Bylaw No. 809-2013, Direct Control (Redistricting NE33) (2nd and 3rd Readings)

EXECUTIVE SUMMARY

Bylaw No. 1221-2025 will amend Appendix 1 of Land Use Bylaw No. 809-2013 to update the regulations within the existing DC(30) – Direct Control land use district. These revised regulations facilitate the redistricting of a portion of the NE ¼ Section 33-49-25-W4 from UR – Urban Reserve to DC(30) – Direct Control Distinctive Design to allow for the first stage of residential development in the NE33 neighbourhood.

RECOMMENDATION

That Council give Bylaw No. 1221-2025 second reading.

That Council give Bylaw No. 1221-2025 third reading.

HISTORY

The DC(30) land use district was approved by Council on August 21, 2023, for use within Woodbend Stage 4, and was amended on June 17 and July 8 of 2024, to expand its use within a portion of the Crystal Creek and Woodbend neighbourhoods, respectively.

Council gave Bylaw No. 1221-2025 first reading to further amend this DC(30) district on May 5, 2025.

BACKGROUND / RATIONALE

The DC(30) district regulations are intended to facilitate townhouse development on lots which are narrower than the City's current standard. The proposed site subdivision regulations within the district require a minimum lot width of 5.49m for internal units and 6.69m for end units, thereby allowing for an 18' building pocket. To support the development of this housing typology and to ensure residents are able to easily access and utilize neighbourhood spaces and opportunities, the City seeks neighbourhood amenities such as active park spaces, school sites, and/or commercial uses within proximity to the DC lots. This application for redistricting meets the intent of these siting conditions.

The DC(30) district is already in use within Woodbend Stages 4 and 5, and Crystal Creek Stage 1. The developer of NE33 has requested that Council consider expanding the district boundary to encompass 40 lots within their Stage 1 subdivision area. All other regulations within the DC(30) district will remain the same, with no impact to existing development. In order to facilitate the redistricting, the existing DC(30) bylaw must be amended to expand the area of application to include both the existing Woodbend and Crystal Creek lots and the new NE33 Stage 1 lots.

The subdivision stage also proposes an additional 106 lots for low-density residential development, which include: 70 single detached zero lot line lots and 36 single detached standard lots. A stormwater management pond, public utility lot and park space are also included within this stage. The redistricting of these lots is being brought to Council under a separate report and bylaw.

COUNCIL REQUEST FOR DECISION

STRATEGIC / RELEVANT PLANS ALIGNMENT

The redistricting proposed within Bylaw No. 1221-2025 is consistent with the City's Municipal Development Plan 2020, the 65th Ave Area Structure Plan, and the proposed NE33 Outline Plan (OLP), being considered by Council on May 12, 2025. A copy of the land use concept plan from the proposed OLP are attached to this report for reference. The proposal is also keeping with the City's 2009 Neighbourhood Design Guidelines which encourage a mix of housing types, sizes and affordability, along with proximity to open park space and neighbourhood walkability.

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

The City of Leduc Subdivision Authority has given conditional approval to the subdivision application for NE33 Stage 1. The redistricting of these lots by Council is a condition of the subdivision approval, as is approval of the overarching NE33 Outline Plan and 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. 1221-2025 was held earlier at the meeting of Council. The Bylaw was advertised in accordance with the Municipal Government Act and the City's Advertising Bylaw No. 1043-2019.

ALTERNATIVES:

That Council amend Bylaw No. 1221-2025.

That Council defeat Bylaw No. 1221-2025.

ATTACHMENTS

- Bylaw No. 1221-2025
- DC(30) Regulations, as amended
- Key Plan
- Redistricting Plan
- Approved Subdivision Plan (for reference only)
- NE33 Development Concept (for reference only)