

COUNCIL REQUEST FOR DECISION

MEETING DATE: May 12, 2025

SUBMITTED BY: A. Renneberg, Senior Planner

PREPARED BY: A. Renneberg, Senior Planner

REPORT TITLE: Bylaw No. 1222-2025 – Redistricting West Creek Estates Stage 2 (1st Reading)

EXECUTIVE SUMMARY

Bylaw No. 1222-2025 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting Lots 2 and 3, Block 1, Plan 2021723 from UR – Urban Reserve to RSD – Residential Standard District, RCD – Residential Compact Development, MUR – Mixed-Use Residential, MUC – Mixed-Use Comprehensive, GR – General Recreation, and ERD – Environmental Restricted Development. The redistricting will allow for the final, phased stage of residential development in the West Creek Estates neighbourhood (formerly Crystal Creek).

RECOMMENDATION

That Council give Bylaw No. 1222-2025 first reading.

COUNCIL HISTORY

N/A

BACKGROUND / RATIONALE

Bylaw No. 1222-2025 proposes to redistrict land in West Creek Estates to allow for Stage 2, being the final stage of development in the neighbourhood. The stage is proposed in phases as follows:

Phase 2A:

- One (1) medium density residential site (MUC – Mixed-Use Comprehensive)
- Fifty-four (54) zero lot line single detached parcels (RCD – Residential Compact Development)
- Twenty-three (23) standard single detached lots (RSD – Residential Standard District)
- Two (2) PULs for walkway connections (GR – General Recreation)
- Two (2) parks for active and passive recreation (GR – General Recreation)
- One (1) lot to expand the existing Environmental Reserve area along the creek (ERD – Environmental Restricted Development)

Phase 2B:

- Seventeen (17) townhouse lots of a standard width, allowing a minimum 20' building pocket (MUR – Mixed-Use Residential)
- One (1) medium density residential site (MUC – Mixed-Use Comprehensive)

Phase 2C:

- Forty-seven (47) zero lot line single detached parcels (RCD – Residential Compact Development)
- Thirty (30) duplex lots (RCD – Residential Compact Development)
- One (1) PUL for walkway connection (GR – General Recreation)

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- One (1) lot to expand the existing Environmental Reserve area along the creek (ERD – Environmental Restricted Development)

The Crystal Creek Outline Plan calls for comprehensive development of the commercial, medium density residential and high density residential uses proposed for this and adjacent stages of development in the northwest corner of the neighbourhood. Administration will require a comprehensive design plan with each development permit application for the applicable lands to ensure that the uses on the sites are integrated and maintain general pedestrian connectivity in and across parcel boundaries.

STRATEGIC / RELEVANT PLANS ALIGNMENT

The redistricting proposed under Bylaw No. 1222-2025 is consistent with the City's Municipal Development Plan, West Area Structure Plan, and Crystal Creek Outline Plan. A copy of the land use concept plan from the outline plan has been attached to this report for reference.

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

The City of Leduc's Subdivision Authority gave conditional approval of the subdivision applications for West Creek Estates Stage 2. The redistricting of these lots by Council is 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.

Should Council choose not to approve the redistricting of the lands, the City's Subdivision Authority will be unable to endorse the subdivision of West Creek Estates Stage 2, which prohibits its registration and future development until the lands are redistricted.

RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.

IMPLEMENTATION / COMMUNICATIONS:

A public hearing for Bylaw No. 1222-2025 is scheduled for the regular meeting of Council held May 26, 2025. The hearing will be advertised in accordance with the Municipal Government Act and the City's Advertising Bylaw No. 1043-2019.

ALTERNATIVES:

That Council amend Bylaw No. 1222-2025.

That Council defeat Bylaw No. 1222-2025.

ATTACHMENTS

1. Bylaw No. 1222-2025
2. Key Plan
3. Redistricting Plan
4. Approved Subdivision Plan *for reference only
5. Land Use Concept Plan (approved Outline Plan) *for reference only