



# COUNCIL REQUEST FOR DECISION

**MEETING DATE:** June 22, 2020

**SUBMITTED BY:** Dennis Peck, Manager Current Planning

**PREPARED BY:** Karen Mercer, Development Officer

**REPORT TITLE:** Bylaw No. 1047-2020 Redistricting Lot 9, Block 1, Plan MK (3rd Reading)

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## EXECUTIVE SUMMARY

Bylaw No. 1047-2020 will:

- Redistrict Lot 9, Block 1, Plan MK, civic address 4309 48<sup>th</sup> Street from RSD – Residential Standard District to DC (25) – Direct Control Distinctive Design;
- Amend Section 17.0 – Establishment of Direct Control Districts; and
- Amend Section 27.0 – Land Use Map of Bylaw 809-2013

## RECOMMENDATION

That Council give Bylaw No. 1047-2020 3<sup>rd</sup> Reading

## RATIONALE

Land Use Bylaw No. 809-2013 regulates and controls the use and development of land and buildings within the City of Leduc. One of the primary goals of the Land Use Bylaw is to create a set of regulations that will enhance the unique character of the City. A Land Use Bylaw is a living document that is constantly under review to ensure the regulations are clear, concise and consistent in their requirements, and that improvements and new growth that occur within the City meet the high standards expected of development in Leduc. Further, the general purpose of a Direct Control District is to provide for desirable development on particular sites, taking into consideration the amenities of the neighbourhood, the existing use of land and the future development opportunities. Development proposals may have unique characteristics, innovative ideas and sites with unusual constraints, thus requiring distinctive design and specific regulations.

The proponent of this redistricting application approached the Planning Department with a proposal to develop a residential dwelling, fourplex on the subject lands. Upon review it was determined that the proposal did not completely adhere to the regulations in any of the Mixed-Use Land Use classifications, nor could it accommodate the prescribed parking configuration in accordance with Section 23 of the City's Land Use Bylaw No. 809-2013. Therefore, Administration advised the applicant to pursue the option of a Direct Control District.

This site is located at 4309 48<sup>th</sup> Street on the south side of Black Gold Drive within the Alexandra Park neighbourhood. This neighbourhood is centrally located within the city, and its location enjoys easy access to such amenities and services as the Leduc Transit system, Leduc Public Library, Civic Center, RCMP and Fire Services, Leduc Community Hospital as well as recreational uses such as the Alexandra Arena, outdoor pool

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and spray park. This area is also located adjacent to several commercial uses including, but not limited to convenience and grocery stores and eating and drinking establishments. Currently, the residential development in this particular area consists of a mix of dwelling types including single detached, duplex side by side, four-plex developments, a low-rise apartment development (Connect Crossing) as well as a townhouse condominium development. (Savana Villas)

When approving development under a Direct Control District, Administration must be assured that the development is appropriate for the site, meets the policies and objectives of the Municipal Development Plan, conforms to the policies and objectives of any Statutory Plan applying to the area, and is compatible with the scale and character of surrounding developments.

Administration continues to support this redistricting as we believe that this proposal adds continued diversity in housing options in this neighbourhood. Increased density on these lands will help achieve the objectives of the City's current Municipal Development Plan, support the objectives of the Neighborhood Design Guidelines as well as the residential density targets established by the Edmonton Metropolitan Region Growth Plan. Further, this area is located within the 25-30 NEF contour area where residential development is not restricted by the Edmonton International Airport Vicinity Protection Area.

During the April 27 Public Hearing the functionality of the proposed garbage collection area was raised. While not forming part of Council's direction, Administration heard the concerns and has undertaken a review of the matter. It is clear that problems relative to garbage collection, specifically on Four-plex development sites, finds the City more often in a position of reacting to poor site management versus a matter of an approved but unfunctional layout. Through the development permit application process, the City has the opportunity to work with landowners to ensure that they are fully aware of their responsibility, and to help guide them in addressing potential issues.

At their April 27, 2020 meeting, Council passed a motion directing Administration bring back to Council information relative to traffic and parking issues. Administration has undertaken a review of the current on street parking activities, and a review of the historical Traffic Advisory Committee (TAC) records as they relate to on street parking issues in this area. For reference purposes, all findings with regard the review of these records are detailed in Attachment 5.

The Traffic Advisory Committee ("TAC") records provide a clear indication that the areas in proximity to the Leduc Hospital of 48<sup>th</sup> Street south of, and including, 43<sup>rd</sup> Avenue, in particular, have been the subject of complaints and enforcement actions over the years, with some possible instances occurring on 47<sup>th</sup> Street north of 43<sup>rd</sup> Avenue as well.

These records indicate that between 2011 and 2014 there were discussions regarding the possibility of implementing a "parking permit" program for residents in this area. However, it was never completely implemented. The records refer to the existing signage which is in place allowing for a 2-hour parking limit only on both the east and west sides of 48<sup>th</sup> Street south of 43<sup>rd</sup> Avenue. Monitoring and enforcement of the 2-hour parking limitation has been occurring on a regular basis.

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Our records further indicate that the City of Leduc has made efforts to alleviate on street parking in this area by ensuring adequate RCMP and City staff parking has been provided at the Protective Services site. It is of note that the City of Leduc has also provided parking on the northwest area of this site, specifically for hospital staff, from 2015 until June 2019.

Although it has been noted in TAC records that there have been some requests made with requesting some new signage, and relocation of some signage in the area north of 43<sup>rd</sup> Avenue, there does not appear to be any record of complaints indicating a problem with excessive on street parking occurring in the areas north of 43<sup>rd</sup> Avenue.

As previously noted Administration has undertaken a monitoring program to gauge the on street parking activity currently occurring within this general area. This was undertaken at various times of the day and evening between the dates of April 28, 2020 thru May 19, 2020. For your reference, the detailed results of what we found have been identified in Attachment 6.

Throughout the process it was notable that on the street parking is quite well utilized during morning and afternoon hours in the same areas as reported on over time, being 43<sup>rd</sup> Avenue and the 48<sup>th</sup> Street area south of 43<sup>rd</sup> Avenue. The parking counts show that the areas identified as "48<sup>th</sup> Street, north of 43<sup>rd</sup> Avenue, 47<sup>th</sup> Street both north and south of 43<sup>rd</sup> avenue, and 43A Avenue do not appear to demonstrate excessive on street parking occurring in those areas. Additionally, during the evening hours, after 6:00pm, it is noted that there have been very few vehicles present on 43<sup>rd</sup> Avenue.

In conclusion, it appears that on street parking continues to occur in the areas closest to the Leduc Hospital on 43<sup>rd</sup> Avenue and on 48<sup>th</sup> Street south of 43<sup>rd</sup> Avenue in a much higher concentration than in the other areas of this neighborhood. During the times that monitoring of off-street parking in this area was occurring, it was also noted that parking facility located on the Leduc Hospital site was not being utilized to capacity.

### STRATEGIC / RELEVANT PLANS ALIGNMENT

Proposed Bylaw 1047-2020 is consistent with:

1. **Municipal Government Act**, RSA 2000 Chapter M26 as amended, in that:
  - Section 641 grants a municipality the power to exercise particular control over the use and development of land or buildings by designating an area as a direct control district under its land use bylaw.
  - Sections 606 and 692 govern the requirements for advertising a public hearing for a bylaw.
2. **The City's Municipal Development Plan** ("MDP") as amended; as it supports and encourages residential infill and redevelopment in existing neighbourhoods in ways that will respect the residential context, rejuvenate the community and maximize the use and viability of existing services and facilities. While the City's MDP is currently under review, and is required to be updated to ensure compliance with the new Edmonton Metropolitan Region Growth plan, major updates to this plan include intensification targets as well as infill targets for the future urban center of Leduc. The draft MDP identifies the Alexandra Park neighborhood within the future urban center of Leduc. This area will require all new infill developments in the urban center to maintain or increase existing dwelling unit density subject to any restrictions under the AVPA.

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3. **The City's 2009 Neighborhood Design Guidelines** which encourages a mix of housing types, sizes and affordability; as well as higher density developments located in proximity to transit routes, major roadways and planned mixed use areas.
4. **The 2020 Mature Neighbourhood Study.** The Alexandra Park neighbourhood is identified within this study as unique in its location to the downtown and amenities, and over the last 40 years has seen the highest amount of medium density residential development. In more recent years, this particular area, within the Alexandra Park neighbourhood, has seen infill developments which demonstrate a transitioning from single detached dwellings to the denser development of duplex, townhome, fourplex and low-rise apartment dwellings.
5. **City of Leduc 2012 Phase 1 Environmental Plan Actions and Plans** which indicates that the City of Leduc will promote development density to use land more efficiently.
6. **Land Use Bylaw No. 809-2013**, as amended

### ORGANIZATIONAL IMPLICATIONS

#### ADMINISTRATION:

There are no organizational implications.

#### RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.

#### IMPLEMENTATION / COMMUNICATIONS:

The public hearing for Bylaw No. 1047-2010 was held at the April 27, 2020, meeting of Council, and 2<sup>nd</sup> reading was passed by Council later in that meeting. Prior to moving forward with 3<sup>rd</sup> reading of Bylaw No. 1047-2020, Council directed Administration to provide Council with further details with regard to the history and current state of on street parking in this area. Administration has undertaken that activity as directed by Council, and detailed information in this regard has been provided in this report for Council's consideration.

#### ALTERNATIVES:

1. That Council amend Bylaw No. 1047-2020
2. That Council defeat Bylaw No. 1047-2020

### ATTACHMENTS

1. Bylaw No. 1047-2020
2. Key Plan
3. Redistricting Plan
4. Adjacent Land Owner Letter of Objection
5. Historical Traffic Advisory Committee Records 2011-2017
6. On Street Parking Activity Details April 28, 2020 thru May 19, 2020