

COUNCIL REQUEST FOR DECISION

MEETING DATE: June 22, 2020

SUBMITTED BY: D, Peck, Manager, Current Planning

PREPARED BY: K. Mercer, Development Officer

REPORT TITLE: Bylaw No. 1054-2020 Redistricting Woodbend Stage 2 (DC26) (1st Reading)

EXECUTIVE SUMMARY

Bylaw No. 1054-2020 will amend Section 17.0 – Establishment of Direct Control Districts and Section 27.0 – Land Use Map of the Land Use Bylaw No. 809-2013. Bylaw No. 1054-2020 will redistrict part of the SW ¼ Section 33-49-25-W4 from UR – Urban Reserve to DC (26) – Direct Control Distinctive Design within Stage 2 of the Woodbend neighbourhood. The redistricting will allow for continued residential development with increased density and smaller lot sizes in the Woodbend neighbourhood.

RECOMMENDATION

That Council give Bylaw No. 1054-2020 first reading.

RATIONALE

In 2015, the developer of the SW ¼ Section 33-49-25-W4 approached the City with a plan to develop a smaller lot housing product within what is now known as Woodbend Stage 1. The developer proposed minimum 8.5 metre wide lots with lane access, and minimum 10.3 metre width for lots not serviced by a lane. As the lots proposed were smaller than what was then permitted under the City's Land Use Bylaw, the developer applied for a Direct Control District. Given that these lands were entirely undeveloped at that time Administration was of the opinion that it was a good opportunity to establish this type of narrow lot product without unduly affecting existing neighbours. Administration, therefore, supported that application as the proposal added diversity in housing options and increased density on the lands. All of which helped achieve the objectives of the City's Municipal Development Plan, the Neighbourhood Design Guidelines, and meet regional density targets required by the Regional Growth Plan. Stage 1 Development Area has been monitored and there does not appear to be any adverse impact as a result of these approvals.

The developer is again requesting the opportunity to create smaller housing on a zero-lot line product. The minimum lot width proposed in this District is 8.3 metre, with a minimum lot depth of 34 metres and minimum lot area of 282 square metres without access to a lane. These smaller lot products are restricted to specific lots in this subdivision with the balance of lots adhering to lot widths previously approved in the Stage 1 development area. Currently, under Land Use Bylaw No. No. 809-2013 the smallest lot width for single detached dwelling on lots without lane access is 9.2 metres. Additionally, the developer proposes the inclusion of secondary suites as a permitted use within this Direct Control Land Use District. This will be inclusive to all lots in this Direct Control District. All other aspect of this direct control district will be required to follow the RNL – Residential Narrow Lot District regulation (as well as all other relevant sections of the Bylaw). No variance to the minimum requirements of this DC Bylaw will be permitted.

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. 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

COUNCIL REQUEST FOR DECISION

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. When reviewing this proposal, it has been noted that, while the essence of the Woodbend Outline Plan continues to be met, future stages of subdivision with similar proposed densities will prompt amendments to this plan in order to address higher densities and servicing requirements.

STRATEGIC / RELEVANT PLANS ALIGNMENT

Proposed Bylaw No. 1054-2020 is consistent with the following:

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. More specifically, S. 692(4) outlines those additional advertising requirements for a bylaw changing the land use district designation of a parcel of land.
1. Land Use Bylaw 809-2013, as amended
2. The City's Municipal Development Plan, as amended.
3. West Area Structure Plan and Woodbend Outline Plan, as amended
4. The City's 2009 Neighborhood Design Guidelines

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

There are no organizational implications

RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications

IMPLEMENTATION / COMMUNICATIONS:

The Public Hearing has been scheduled for July 6, 2020. The Hearing will be advertised in accordance with the City of Leduc Advertising Bylaw No.1043-2019 on the City of Leduc website from June 12 thru June 26, 2020, and will be advertised in the June 26, 2020 issue of 'The Representative'. Notices will also be mailed to property owners within 61.0 m of the subject area.

ALTERNATIVES:

That Council Defeat Bylaw No. 1054-2020

ATTACHMENTS

- Attachment 1 – Bylaw No. 1054-2020
- Attachment 2 – Redistricting Plan
- Attachment 3 – Lot Types
- Attachment 4 – Subdivision
- Attachment 5 – Key Plan