



# COUNCIL REQUEST FOR DECISION

**MEETING DATE:** August 17, 2020

**SUBMITTED BY:** D. Peck, Manager Current Planning

**PREPARED BY:** K. Mercer, Development Officer

**REPORT TITLE:** Bylaw No. 1054-2020 - Redistricting Woodbend Stage2 (DC26) (3rd Reading)

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## 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 third reading.

## RATIONALE

In 2015, the developer of the SW ¼ Section 33-49-25-W4 approached the City of Leduc (“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. Prior to this redistricting being passed by Council, a public open house was hosted by the developer on January 21, 2016, to present their current planning applications for the lands as per the proposed outline plan, and included a presentation on the proposal for narrower lot widths. This event provided an opportunity for the public to offer feedback and ask questions about the proposed amendment and future development on the lands. Approximately 20 people attended, including three members of Council. The developer and their consultant were present, along with a representative of the City’s Planning Department that was there to answer questions and help clarify the proposal. At that time, although there were some concerns raised with respect to the creation of small lots and laned developments within the City in general, specifically regarding on-street parking and safety issues posed to residents, there were no concerns specific to the proposed DC lots noted. 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. Currently, under Land Use Bylaw No. 809-2013 the smallest lot width for single detached dwelling on lots without lane access is 9.2 metres. The minimum lot width proposed in this District is 8.3 metres, 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 for development similar to those in the Stage 1 development area as identified on attachments 3 and 4. 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

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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 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.

The City's Subdivision Authority has given conditional approval to the subdivision application. The redistricting of these lots by City Council to the direct control land use district is a condition of subdivision, as is the successful negotiation by Administration of a development agreement between the City and the developer of the lands. Until these and all other conditions of the subdivision are met, the subdivision will not be endorsed by administration or registered at Land Titles. At the time of writing this report, negotiations and drafting of the required Development Agreement have not been completed.

### 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.
2. Land Use Bylaw No. 809-2013, as amended
3. The City's Municipal Development Plan, as amended.
4. West Area Structure Plan and Woodbend Outline Plan, as amended
5. 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 was held at the July 6, 2020 regular meeting of Council. The Hearing was advertised in accordance with the City of Leduc Advertising Bylaw No. 1043-2019 from June 12 thru June 26, 2020, and was advertised in the June

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26, 2020 issue of *'The Representative'*. Under the direct control land use requirements in the City's Land Use Bylaw, the applicant is required to obtain public input prior to the proposal going before Council. An information package was mailed to all residents within 61 m of the proposed direct control zone, including a letter outlining the proposed type of development, as well as a detailed map of the area affected.

### ALTERNATIVES:

That Council amend Bylaw No. 1054-2020

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 Plan

Attachment 5 – Key Plan

Attachment 6 – Snow Storage Plan