

COUNCIL REQUEST FOR DECISION

MEETING DATE: March 8, 2021

SUBMITTED BY: J. Lui, Planner 1

PREPARED BY: J. Lui, Planner 1

REPORT TITLE: Bylaw No. 1051-2020 – Redistricting Robinson Stage 10 (2nd and 3rd Readings)

EXECUTIVE SUMMARY

Bylaw No. 1051-2020 will amend Bylaw No. 809-2013, Section 17.0 – Establishment of Direct Control Districts and Section 27.0 – Land Use Map, by redistricting part of the SW ¼ Section 19-49-24-W4 from UR – Urban Reserve to DC (27) – Direct Control Distinctive Design. The redistricting will allow for continued residential development in the Robinson neighbourhood.

RECOMMENDATION

That Council give Bylaw No. 1051-2020 second reading.

That Council give Bylaw No. 1051-2020 third reading.

HISTORY

The City of Leduc's Subdivision Authority has given conditional approval to the subdivision application for Robinson Stage 10, consisting of 32 single detached residential lots for zero lot line development in the form of narrower lots (Attachment 4). The redistricting of these lots by City Council to the DC land use district under Land Use Bylaw No. 809-2013 is a condition of subdivision, as is the successful negotiation 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 nor registered at Land Titles.

Council gave Bylaw No. 1051-2020 first reading at the regular meeting held January 25, 2021.

RATIONALE

In the spring of 2020, the developer of SW ¼ Section 19-49-24-W4, Cantiro (formerly known as Beaverbrook Leduc Ltd.), indicated their desire to facilitate innovative housing products in Stage 10. Cantiro would like to offer flexible building pockets for zero lot line development and add a garage suite as a permitted use. As these lands are entirely undeveloped at present, Administration believes this is a good opportunity to establish this design without unduly affecting existing neighbourhoods. At the same time, the added diversity in housing and suite options, and increased density on the lands would help achieve the objectives of the City's Municipal Development Plan, the Neighbourhood Design Guidelines, as well as the residential densities required by the Capital Region Growth Plan.

Under the Land Use Bylaw No. 809-2013, zero lot line parcels with access to a lane must have a minimum lot width of 7.6 m, and those with primary front access from the street, a width of 9.2 m. Zero lot line parcels are those where the single detached dwelling is located directly on the side property boundary on one side of the lot. These types of buildings have specific development requirements including a 1.5 m easement registered on the adjacent property to allow for the encroachment of eaves, drainage and general access for maintenance purposes. This easement is registered along with the subdivision of the lands.

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The opportunity for narrower zero lot line parcels is currently not available under a standard district. To facilitate flexible building pockets, Cantiro has deliberately excluded the minimum lot width regulation from the proposed DC land use district. The intent is to allow the building pockets to be determined by site development regulations such as setbacks, site coverage, amenity space, and parking requirements. The proposed DC land use district intends to establish a district in which residential lots for zero lot line development, specifically with primary access from the street, to be narrower than the City's current standard. According to the approved subdivision plan for Stage 10, the smallest lot width for these zero lot line parcels will be 7.7 m.

To facilitate innovative housing products, the proposed DC land use district includes a garage suite as a permitted use. The maximum density will remain at two units per parcel, of which one unit shall be the principal dwelling and the other may be a garage suite or a secondary suite.

Additional site development regulations include a reduction in site depth of 27.0 m, increase in site coverage, and an increase in building height of 12.0 m. All other aspects of development for the lots zoned under this DC land use district will be required to follow the regulations of the RNL – Residential Narrow Lot district, as well as all other relevant sections of the bylaw. No variance to the minimum requirements of this DC land use district will be permitted.

The general purpose of this District is to test new and innovative residential development forms on particular sites while taking into consideration the amenities of the neighbourhood, the existing use of land, and future development opportunities. Through monitoring the build-out of the Robinson neighbourhood and Stage 10 in particular, Administration may recommend further amendments to the Land Use Bylaw regarding flexible building pockets and/or garage suites in other residential districts in the City.

STRATEGIC / RELEVANT PLANS ALIGNMENT

The redistricting proposed within Bylaw No. 1051-2020 is consistent with the City's Municipal Development Plan and the Southfork Area Structure Plan. The redistricting is also in 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:

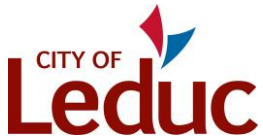
Should Council choose not to approve the redistricting of the lands as proposed, the City's Subdivision Authority will be unable to endorse the subdivision of Robinson Stage 10, which prohibits its registration and future development until the lands are redistricted.

RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.

IMPLEMENTATION / COMMUNICATIONS:

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.



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A public hearing for Bylaw No. 1051-2020 was held earlier at this meeting of Council. The hearing was advertised in accordance with the *Municipal Government Act* and the City's Advertising Bylaw.

ALTERNATIVES:

That Council amend Bylaw No. 1051-2020.

That Council defeat Bylaw No. 1051-2020.

ATTACHMENTS

Attachment 1 - Bylaw 1051-2020

Attachment 2 - Key Plan

Attachment 3 - Redistricting Plan

Attachment 4 - Approved Subdivision Plan (Robinson Stage 10)

Attachment 5 - Snow Storage Plan