

COUNCIL REQUEST FOR DECISION

MEETING DATE: March 8, 2021

SUBMITTED BY: A. Renneberg, Planner II

PREPARED BY: A. Renneberg, Planner II

REPORT TITLE: Bylaw No. 1078-2021 – Redistricting Black Stone Stage 4 (2nd and 3rd Readings)

EXECUTIVE SUMMARY

Bylaw No. 1078-2021 will amend Land Use Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the W ½ of NW ¼ Section 22-49-25-W4 from UR – Urban Reserve to RNL – Residential Narrow Lot and MUR – Mixed-Use Residential. The redistricting will allow for continued residential development in the Black Stone neighbourhood.

RECOMMENDATION

That Council give Bylaw No. 1078-2021 second reading.

That Council give Bylaw No. 1078-2021 third reading.

HISTORY

The City of Leduc's ("City") Subdivision Authority gave conditional approval to the subdivision application for Black Stone Stage 4 in 2018. Following two rounds of amendments to the plan, the Subdivision Authority has issued an amended subdivision approval for this stage, planned to move forward in 2021. The redistricting of these lots by City Council to the RNL and MUR land use districts under Land Use Bylaw No. 809-2013 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 nor registered at Land Titles.

RATIONALE

Bylaw No. 1078-2021 proposes to redistrict a portion of the lands within the Black Stone Stage 4 boundary to the RNL land use district, which allows for the development of 14 single detached zero lot line dwellings. Zero lot line parcels with access to a lane must have a minimum lot width of 7.6 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. The City requires a 1.5 m easement registered on the adjacent property to allow for encroachment of eaves, drainage and general access for maintenance purposes. This easement is registered along with the subdivision of the lands. In order to encourage fire safety, the Alberta Building Code requires that side of the building to have fire-rated drywall as well as restriction on wall penetrations such as windows; doors; dryer, furnace, water heater and fireplace vents; and fresh air intakes.

The MUR land use district is proposed to accommodate 15 townhouse parcels. These townhouse lots will have a minimum width of 6.1 m on internal lots, and 7.6 m for end units. All will have lane access.

STRATEGIC / RELEVANT PLANS ALIGNMENT

The redistricting proposed within Bylaw No. 1078-2021 is consistent with the City's Municipal Development Plan and the Blackstone Area Structure Plan. The redistricting is also in keeping with the City's 2009 Neighbourhood Design Guidelines

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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, the City's Subdivision Authority will be unable to endorse the subdivision of Black Stone Stage 4, which prohibits its registration and future development.

RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.

IMPLEMENTATION / COMMUNICATIONS:

A Public Hearing for Bylaw No. 1078-2021 was held earlier at this meeting of Council. The Public Hearing was advertised in accordance with the *Municipal Government Act* and the City's Advertising Bylaw.

ALTERNATIVES:

That Council amend Bylaw No. 1078-2021.

That Council defeat Bylaw No. 1078-2021.

ATTACHMENTS

Bylaw No. 1078-2021

Key Plan

Redistricting Plan

Amended Subdivision Plan (as approved January 13, 2021)