

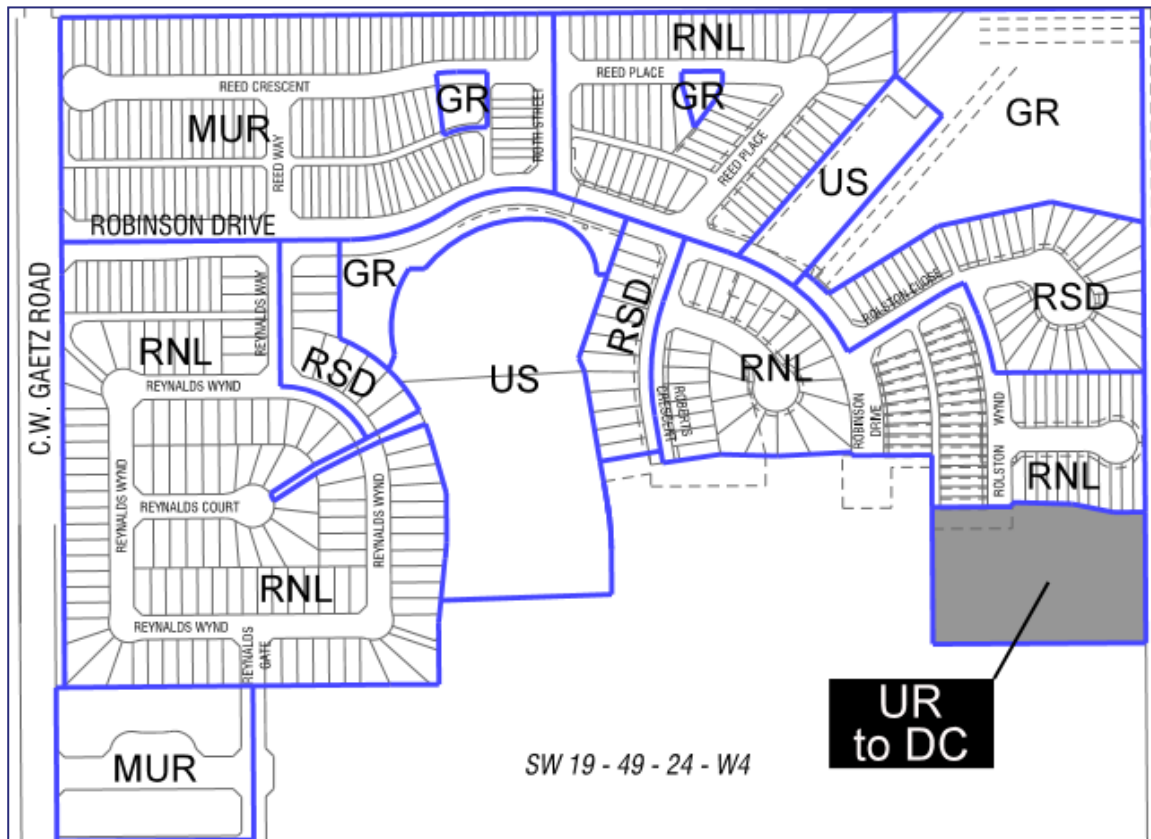
March 26, 2020

File No.: 1101-07

Dear Landowner:

**RE: PROPOSED REDISTRICTING (Urban Reserve to Direct Control District)  
Robinson, Stage 10 (Portion of SW ¼ 19-49-24- W4)**

This notification letter is being sent to you to collect feedback on our proposal to redistrict a portion of the property noted above from Urban Reserve (UR) to a Direct Control District. The parcel subject to redistricting is outlined in the figure below. The general purpose of a Direct Control District is to enable development with innovative and unique characteristics, thus requiring distinctive design and specific regulations. This Direct Control District is proposed to facilitate a range of housing types in the Robinson neighbourhood including zero lot line product and where appropriate, secondary suites and/or garage suites.



The key principles of the proposed Direct Control are as follows:

**Flexible**

To facilitate flexibility in lot sizes, a minimum lot width is deliberately excluded from the Direct Control regulations. The building pocket of a site is instead driven by a combination of setback and site coverage

requirements as well as provision of the required parking and amenity space. Flexible lot sizes will provide opportunity for innovative housing products to enter the market.

### ***Affordable***

To aid in the creation of affordable housing opportunities in the City of Leduc, we are proposing to permit suites in a variety of housing types as well as permit both a garage suite and a secondary suite with a principal dwelling, where feasible. Adding secondary suites and garage suites to homes in Robinson is a cost-effective way to increase the range of available affordable housing stock.

Zero lot line regulations also provide opportunity for more affordable housing product. By minimizing the total setbacks required on a lot, the total site width can be reduced and subsequently lot prices will see reductions when compared to a traditional layout.

### ***Contemporary and Competitive***

Many of the regulations being proposed are common to recent zoning trends seen within the Edmonton region. Development in the City of Leduc is in direct competition with new neighbourhoods being developed on the south edges of Edmonton and within Beaumont. To maintain marketable, competitive product, it is imperative that we keep pace with regulation changes and trends in the regional market.

### **Closing**

Prior to approval of the Direct Control District, we are consulting with the area landowners to collect feedback. For more information and to view a copy of the complete Direct Control District, please visit <http://www.schefferandrew.com/notices.html>

Please contact Jenna Hutton, Project Planner with Scheffer Andrew Ltd. at the contact information provided below **by April 21, 2020** if you have any questions or concerns and to provide your comments.

Regards,

***Scheffer Andrew Ltd.***



Jenna Hutton  
Project Planner

Direct: 780.732.7788, Cell: 780.984.5229  
Email: [j.hutton@schefferandrew.com](mailto:j.hutton@schefferandrew.com)

## (DC) Direct Control Provision

### 1. General Purpose

The purpose of this Zone is to facilitate a range of housing forms that use land and infrastructure more efficiently than typical low-density development. The zone provides for mix of housing types in developing neighbourhoods.

### 2. Area of Application

This provision shall apply to lands legally described as SW ¼ 19-49-24 W4, as shown on **Schedule "A"** of this Bylaw.

### 3. Definitions

#### 3.1. For the purposes of this Bylaw:

- a. *Dwelling, Garage Suite* means a Dwelling located above a detached Garage, or a one to two-Storey Dwelling attached to the side or rear of a detached Garage. A Garage Suite Dwelling is accessory to a Building in which the Principal Use is Single Detached Dwelling, Duplex Side-By-Side Dwelling, Duplex Stacked Dwelling, or Townhouse Dwelling. A Garage Suite Dwelling has cooking facilities, sleeping facilities and sanitary facilities which are separate from those of the principal Dwelling within the Structure. For the purpose of this clause, "cooking facilities" includes any stove, hotplate, oven, microwave oven, toaster oven or electric griddle, as well as any wiring or piping containing the energy or power source for such facilities. A Garage Suite Dwelling has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the Structure.
- b. *Dwelling, Secondary Suite* means Development consisting of a Dwelling located within, and accessory to, a Structure in which the Principal Use is Single Detached Dwelling, Duplex Side-By-Side Dwelling, Duplex Stacked Dwelling, or Townhouse Dwelling. A Secondary Suite Dwelling has cooking facilities, sleeping facilities and sanitary facilities which are separate from those of the principal Dwelling within the Structure. For the purpose of this clause, "cooking facilities" includes any stove, hotplate, oven, microwave oven, toaster oven or electric griddle, as well as any wiring or piping containing the energy or power source for such facilities. A Secondary Suite Dwelling also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the exterior of the Structure. A Secondary Suite Dwelling shall not be subject to separation from the principal Dwelling through a Condominium conversion or Subdivision. This Land Use includes the Development or conversion of existing Basement space or above Grade space to a separate Dwelling.
- c. *Landscaped Boulevard* means a portion of public right-of-way which has been landscaped with soft landscaping elements such as trees, shrubs, plants, and lawns.

4. Permitted and Discretionary Land Use Classes

Table (1) – Permitted and Discretionary Land Use Classes	
Permitted Uses	Discretionary Uses
Accessory Developments	Day Care Facility (Limited)
Dwelling, Duplex Side-By-Side	Home Occupation
Dwelling, Duplex Stacked	
Dwelling, Garage Suite	
Dwelling, Secondary Suite	
Dwelling, Single Detached	
Dwelling, Townhouse	
Group Home	
Home Office	
Identification Sign	
Radio Communication Facility	
Radio Communication Facility (Limited)	
Residential Sales Centre	
Swimming Pool	
Utility	

5. Specific Development Regulations:

5.1. The maximum total Site Coverage shall be:

a. In accordance with Table (2) for all Uses described in Table (2):

Table (2) – Maximum Site Coverage				
	Principal Dwelling	Accessory building	Total where Primary vehicular access is from a Lane	Total where Primary vehicular access is not from a Lane
A. Dwelling, Single Detached	35%	17%	52%	50%
B. Dwelling, Single Detached – Zero Lot Line Development	38%	18%	56%	53%
C. Dwelling, Duplex Side-By-Side	35%	18%	53%	50%
D. Dwelling, Duplex Side-By-Side – Zero Lot Line Development	38%	20%	58%	55%
E. Dwelling, Duplex Stacked	35%	17%	52%	50%
F. Dwelling, Townhouse – Internal Dwelling	35%	21%	56%	56%
G. Dwelling, Townhouse – End Dwelling	30%	18%	48%	48%
H. Dwelling, Townhouse – End Dwelling on a Lot with Side Setback reduced to 0 m	35%	21%	56%	56%

b. A maximum of 55% for all other Uses described in Table (1)

5.2. Notwithstanding 5.1:

- a. the maximum Site Coverage for the principal building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, to accommodate Verandas; and
  - b. the maximum Site Coverage for the accessory building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, to accommodate Garage Suites.
- 5.3. The minimum Site Depth shall be 27.0 m
- 5.4. Front Setbacks shall be in accordance with Table (3)

Table (3) – Front Setback Regulations			
Front Yard Minimum Setback	Primary access from a lane		Primary access from a Public Road
	Landscaped Boulevard is provided at the front of the Lot	No Landscaped Boulevard	
	3.5 m	4.5 m	

- 5.5. The minimum Rear Setback shall be 7.0 m, except in the case of a Corner Site it shall be 4.5 m.
- 5.6. The minimum Side Setback:
- a. Shall be 1.2 m, except
    - i. in the case of a Corner Site where a Garage faces a flanking Public Road, other than a Lane, it shall be 4.5 m.
    - ii. in the case of a Flanking Front Yard, it shall be 20% of the Lot Width for a Corner Lot on the side Abutting a Public Road, but in no case:
      - A. less than 2.4 m
      - B. more than 4.5 m
  - b. One Side Yard Setback may be reduced to 0 m where:
    - i. The other Side Setback is a minimum of 1.5 m;
    - ii. All roof leaders from the Dwelling, including an Attached Garage, and Accessory buildings, shall be directed towards a Public Road, including a Lane, or to a drainage work;
    - iii. No roof leader discharge shall be directed to the maintenance easement; and
    - iv. The owner of a Lot and the owner of the adjacent Lot register on title a 1.5 m private maintenance easement that provides for:
      - C. a 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves on the adjacent building;
      - D. a 0.60 m footing encroachment easement;
      - E. a drainage swale, constructed as per the City of Leduc Minimum Engineering Standards; and
      - F. permission to access the easement area for maintenance of both properties.
- 5.7. The minimum amenity area shall be 16 m<sup>2</sup>

- 5.8. A Zero Lot Line Development with front drive access shall not be located:
  - a. Directly across a Public Road, other than a Lane, from another Zero Lot Line Development with front drive access; or
  - b. On collector roadways.
- 5.9. In a case where a detached Garage would be developed with a Dwelling that has one 0 m Side Yard Setback, the detached Garage may have the same Side Yard Setback reduced to 0 m, but shall meet all the regulations in Section 5.6 of this District.
- 5.10. Where a Site Abuts a Lane at the Rear Lot Line, vehicle access to the detached garage shall be from the Lane.
- 5.11. The maximum building Height shall not exceed 12.0 m, except:
  - a. In the case of a Dwelling, Garage Suite:
    - i. located completely or partially above the Garage, it shall not exceed 7.1 m or the Height of the principal Dwelling, whichever is lesser;
    - ii. located attached to the side or rear of the Garage, it shall not exceed 4.3 m
- 5.12. Each principal Dwelling shall have an entrance door or entrance feature facing a Public Road, other than a Lane.
- 5.13. Notwithstanding the Parking and Loading Section of the City of Leduc Land Use Bylaw, as amended, off-street parking shall be provided in accordance with the following requirements:
  - a. Where a Site has primary vehicular access from Public Road other than a Lane, the following regulations shall apply:
    - i. A front or side attached Garage shall be provided;
    - ii. Where a Driveway provides access to a parking space within a Garage, the Development Authority may consider the Driveway as a second parking space that is in tandem to the parking space; and
  - b. Where a Site has primary vehicular access from a Lane, the following regulations shall apply:
    - i. A Garage, or Hard surfaced parking pad, shall be provided; and
    - ii. The minimum distance from the Rear Lot Line to a Garage or Hard surfaced parking pad shall be
      - a. 1.5 m, for the east-west oriented rectangular shaped lots;
      - b. 3.0 m, for all other lots.
- 5.14. A detached Garage shall be separated from the principal Dwelling by a minimum of 2.0 m.
- 5.15. Where a secondary suite is developed in conjunction with a principal Dwelling, a Garage Suite Dwelling may also be developed on the lot.
- 5.16. The maximum Density shall be three (3) units per Parcel, of which one unit shall be the principal dwelling and the others may be a garage suite or a secondary suite, except in the case of a Duplex Stacked Dwelling it shall be four (4) units per Parcel, of which two shall be the principal dwelling and the others may be a garage suite or a secondary suite.
- 5.17. To the Maximum Extent Feasible, a residential Development on a pie-shaped lot that includes access to a Garage from the Street shall have a Snow Storage Space as determined by the Development Authority or Subdivision Authority. This Snow Storage Space shall be measured from a line drawn from the Side Lot Line to the curb at the back of the sidewalk or, where a Parcel is not serviced by a public sidewalk, to the curb. The required Snow Storage Space:

- a. Excluding Zero Lot Line Development, shall be 1.2 m on both sides of the lot;
  - b. For Zero Lot Line Development, shall be 1.2 m on one side of the lot;
  - c. In the case of adjoining Driveways, a Snow Storage Space shall only be required on the side of the Driveway not adjoined.
- 5.18. Parking shall be provided in accordance with the Parking and Loading Section of the City of Leduc Land Use Bylaw, as amended.
- 5.19. Development in this District shall be evaluated with respect to compliance with all other provisions of the City of Leduc Land Use Bylaw, as amended, where not specifically overridden by this Direct Control District.
- 5.20. The Development Authority, pursuant to Section 640(6) of the Act, may approve or conditionally approve:
- a. A Development which does not comply in terms of Yard Setbacks or Site Coverage, provided that:
    - 1) The Development does not encroach on any Easement, unless an encroachment agreement has been granted in respect of it, and the Development meets all other requirements of this Bylaw; and
    - 2) The Development does not encroach on any property line, nor create drainage problems
  - b. The subject Site has irregular Lot lines creating an odd shape or a Lot size that may create difficulties in locating a Structure within the required Setbacks, in which case the Development Authority may permit the Development and vary the Setbacks; and/or
  - c. An error has occurred in the siting of a Building or Structure, rectifying which would create unnecessary hardship to the property owner.