

# AGENDA ITEM REPORT



**Title:** Land Use Bylaw Amendment 940-P-05-26 (1st Reading) - Rezoning (Residential R1A to Direct Control DC) - Crystal Scheit, Senior Planner

**Report Type:** Bylaw

**Report Author:** Crystal Scheit

**Meeting:** Regular Council Meeting - 19 May 2026

**Department:** Planning

**Reviewed by Supervisor/Peer:** Cameron Mills, Director of Growth and Investment

## TOPICS:

## OBJECTIVE:

The purpose of this report is to present Council with Bylaw 940-P-05-26, which proposes to redesignate the lands legally described as Plan 6476 A.A., Block 20, Lot 5 & 6 (1511, 21st Ave.) from its current zoning of Residential R1A, to Direct Control DC, to accommodate future development.

## PREVIOUS COUNCIL DIRECTION:

N/A

## ANALYSIS:

Land Use Bylaw 940-P-05-26 proposes to redesignate the current land use to accommodate the development of a 8 unit multifamily apartment proposed on the described lot. The applicant has provided context for their proposal as per the attached descriptive narrative. Noteworthy aspects of the narrative include the need for long-term affordable housing for people that work in and around the community. The proposed development is a modest, low-rise multi-family apartment on a double vacant lot within an established residential neighborhood.

## KEY CONSIDERATIONS:

The Town Plan does not provide specific direction for the subject property, in the sense that there is no clear indication a particular land use district should be assigned to the lot that aligns with either the current or proposed zoning. Similarly, there is no current, in-force Area Structure Plan (ASP) that provides a land use concept or direction for the subject property or lots immediately surrounding it.

In the absence of guidance from higher-order statutory planning documents, consideration should be given to the potential for impact to surrounding properties, and the suitability of the uses that are captured within a particular land use district. In the context of an application for a change to a land use district (a rezoning, such as this) it is reasonable to consider the suitability of both the current and proposed zonings.

With the above in mind, a brief comparison of Permitted and Discretionary land uses was undertaken by comparing the current zoning (Residential R1A) with the proposed land use district (Direct Control DC).

The greatest potential degree of impact to the immediate surrounding area is likely to come from concerns around parking, density and neighborhood fit. The intention from the applicant is to develop housing similar to what they currently own and manage two blocks away that has proven to fit well into the neighborhood, accommodate additional parking and has provided the community with much needed affordable multi-family housing.

With the benefit of the separation of uses into Permitted (uses permitted by right) and Discretionary (uses that are permissible, subject to more stringent regulatory requirements and feedback from surrounding property owners), it is not anticipated that the change in zoning to Direct Control will negatively impact the subject property or the area immediately surrounding the property.

### STAKEHOLDER ENGAGEMENT:

Public Hearing(s)

As per the MGA, once a public hearing date and time are set by Council, a notice will be circulated to all surrounding property owners and advertised in the Sunny South Newspaper for two consecutive weeks leading up to the hearing.

Additionally, notice of the hearing will be posted on the Town's municipal engagement platform for the duration of formal process required for Council and the community to consider the bylaw.

The applicant also intends to complete their own engagement with the surrounding neighbors and community prior to the public hearing.

### DECISION OPTIONS:

Council is respectfully requested to provide 1st Reading to Bylaw 940-P-05-26 and direct Administration to schedule a Public Hearing for Monday, July 20th, 2026 at 5 pm.

### RECOMMENDATION:

THAT Council provide FIRST reading of Land Use Bylaw Amendment 940-P-05-26, and direct Administration to schedule the Public Hearing for Monday, July 20th, 2026 at 5 pm.

### RATIONALE:

As per Bylaw 921-GE-04-25 (Council Procedural Bylaw, Sec. 32.6), Council is required to vote on 1st Reading of a proposed bylaw without amendment or debate.

### STRATEGIC ALIGNMENT WITH COUNCIL STRATEGIC PLAN:



1. Transportation & Mobility



2. Asset Management



3. Community Care & Safety



4. Community Experience



5. Governance & Advocacy



6. Growth & Investment

### ATTACHMENTS:

[LUB Amendment 940-P-05-26](#)

[Bylaw 940 - current land use map](#)

[Bylaw 940-05-2026 rezoning - applicant narrative](#)

**BYLAW 940-P-05-26  
TOWN OF COALDALE  
PROVINCE OF ALBERTA**

**BEING A BYLAW OF THE TOWN OF COALDALE  
TO AMEND BYLAW 677-P-04-13  
BEING THE MUNICIPAL LAND USE BYLAW**

**WHEREAS** the municipal council finds it desirable to re-designate lands presently designated as “Residential R1-A” to “Direct Control DC” to accommodate future development.

**AND WHEREAS** the said lands are made up of lands legally described as:

**PLAN 6476 A.A.  
BLOCK 20  
LOT 5 & 6  
EXCEPTING THEREOUT ALL MINES AND MINERALS**

**AND WHEREAS** the municipality must prepare an amending Bylaw and provide for its consideration at a Public Hearing;

**NOW THEREFORE**, under the authority and subject to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Town of Coaldale in the Province of Alberta duly assembled does hereby enact the following:

1. Lands as shown in Schedule A and legally described as PLAN 6476 A.A., BLOCK 20, LOT 5 & 6, EXCEPTING THEREOUT ALL MINES AND MINERALS be redesignated entirely to “Direct Control DC” and regulated as per the requirements of this bylaw.
2. The Land Use District map shall be amended to reflect this Re-designation.
3. Bylaw 677-P-04-13, being the Land Use Bylaw, is here by amended.
4. This Bylaw comes into effect upon Third and Final reading hereof.

READ a FIRST time for Land Use Bylaw Amendment 940-P-05-26, this 19<sup>th</sup> day of May 2026.

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Mayor – Jack Van Rijn  
Motion #

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CAO – Kalen Hastings

The Public Hearing was held at \_\_\_\_\_ pm, on \_\_\_\_\_, 2026.

READ a SECOND time this \_\_\_\_\_ day of \_\_\_\_\_, 2026, for Land Use Bylaw Amendment 940-P-05-26.

\_\_\_\_\_  
Mayor – Jack Van Rijn  
Motion #

\_\_\_\_\_  
CAO – Kalen Hastings

READ a THIRD and FINAL time this \_\_\_\_\_ day of \_\_\_\_\_, 2026, for Land Use Bylaw Amendment 940-P-05-26.

\_\_\_\_\_  
Mayor – Jack Van Rijn  
Motion #

\_\_\_\_\_  
CAO – Kalen Hastings

Town Boundary  
 1606 1604  
 1605 1603  
 2108  
 2110  
 2112

- Parcels
- Land Use
  - R1A
  - R1B
  - R1C
  - R2
  - R2L
  - R3
  - MU R1A R2
  - MU I R1A
  - MU I/R R1A
  - CR1
  - CR1A
  - CR2
  - IR
  - MU IR U
  - C1
  - C2
  - RC
  - MU I C2
  - I
  - I2
  - MU
  - RUF
  - DC
  - UR
  - U
  - N/A
- Road Labels
- Ortho 2024



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# Descriptive Narrative in Support of Land Use Redesignation

## Land Use Redesignation Application

**1511 21 Avenue, Coaldale, Alberta  
Lot 5 & 6, Block 20, Plan 6476 A.A.**

This narrative is submitted in support of the proposed land use redesignation application for the property municipally described as **1511 21 Avenue, Coaldale, Alberta**, and legally described as **Lot 5 & 6, Block 20, Plan 6476 A.A.** The subject property is currently designated **R-1A** and is proposed to be redesignated to a **Direct Control District** to allow for the development of a new **8-unit multi-family rental building** and associated site improvements on the vacant double lot.

The purpose of the proposed redesignation is to enable a modest, low-rise residential infill project that responds to local housing need while allowing site-specific development controls tailored to the characteristics of the parcel and the proposed building form. The future land use proposed for the site is a purpose-built, multi-family residential rental development intended to provide safe, practical, and professionally managed housing for local residents. The applicants are long-time Coaldale residents and local housing providers who intend to retain ownership and manage the property on a long-term basis.

The proposal is intended to help address the need for additional rental housing options in Coaldale, particularly for single individuals, couples starting out, and small or younger families seeking stable accommodation within the community. In this respect, the development would contribute to housing choice within the Town while remaining residential in character and scale.

## Consistency with Applicable Statutory Plans

The proposed redesignation is consistent with the general intent and policy direction of the **Town of Coaldale Town Plan**. The subject property is located within an established area of the community and represents an infill opportunity on land that is already part of the built urban area. The Town Plan places a clear emphasis on using land efficiently, encouraging housing diversity, and making effective use of existing infrastructure within established neighbourhoods.

Policy 1.1 of the Town Plan states that new growth and development should occur in an efficient, logical, and fiscally sound manner, considering infrastructure, land carrying capacity, and physical constraints. Policy 1.3 further provides that the Town shall promote development at efficient density levels to make maximum use of infrastructure, land supply, and public expenditures for maintenance and operations. The proposal is consistent with these objectives because it places additional housing on a vacant serviced parcel in an existing residential area, rather than requiring outward expansion of the Town.

The Town Plan also specifically supports growth in established areas. Under the Growth and Change Strategy, the Town identifies the importance of maximizing the use of existing lands within **Areas of Change** before developing lands within **Areas of Growth**, while recognizing the need for intentional planning in established areas. Policy 2.2 states that the Town should strive for a target of 10% of new development to be built in existing areas, and Policy 2.3 encourages multi-unit dwellings where appropriate to increase densities in existing neighbourhoods and take advantage of existing infrastructure. This proposal is directly aligned with those policy directions, as it constitutes a modest multi-unit infill development on a vacant lot within an established neighbourhood.

The Town Plan also supports a broader range of housing forms. Policy 2.19 states that diversification of the Town's housing stock shall take place through an increase in various types of multi-unit and non-single-detached housing that support a variety of lifestyle and tenure options. This project would contribute to that objective by adding purpose-built rental housing in a community that has historically been dominated by single detached dwellings.

In addition, Policy 2.10 encourages multi-unit dwellings to locate, where possible, within a 400 metre walking radius of downtown, parks, trails, and schools. Based on the project description and the property's location within Coaldale's established urban area near the downtown core, the proposal is generally consistent with that locational objective. Policy 2.11 further provides that multi-unit dwellings should be designed to be complementary to existing residential developments using high quality building materials, contextual landscaping, and unique architectural features. The applicants' design intent is consistent with this direction.

Overall, the proposed redesignation supports the Town Plan's objectives of efficient land use, housing diversity, increased residential density in appropriate locations, and intentional growth within established neighbourhoods.

### **Compatibility with Surrounding Uses and Zoning**

The proposal is compatible with surrounding land uses because it introduces a residential use into an existing residential context. The site is a vacant double lot within an established neighbourhood, and the proposed development remains residential in nature. Although the proposed building provides greater intensity than a typical single detached dwelling, it is still modest in scale and designed as a low-rise form of housing appropriate to an urban residential setting.

The Town Plan contemplates that established areas will continue to evolve over time through carefully considered change, including infill and more diverse housing forms. Policy 2.9 states that multi-unit dwellings shall be dispersed throughout the community and not segregated to one individual area. The proposal is consistent with that approach by introducing a small-scale multi-family project within the existing urban fabric rather than concentrating this type of housing in only one part of town.

The applicants also currently own and operate a similar **7-unit apartment building approximately two blocks away at 1303-22<sup>nd</sup> ave**, demonstrating both experience with this

form of housing and its practical compatibility within the broader area. The proposed site design includes on-site improvements such as parking, sidewalks, landscaping, and a screened waste enclosure, which are intended to support a well-managed and visually orderly residential development. As local owners and long-term landlords, the applicants have a direct interest in ensuring the project is maintained to a standard that contributes positively to the neighbourhood over time.

### **Development Suitability of the Site, Including Constraints**

The site is suitable for the proposed development from a land use and planning perspective. It is currently vacant, eliminating the need to remove an existing occupied dwelling, and it is of sufficient size as a double lot to accommodate a modest multi-family residential building and associated site improvements.

Based on the project information available to date, the property can accommodate the proposed building footprint, access arrangements, parking areas, pedestrian circulation, landscaping, and waste storage. The parking strategy includes **9 off-street parking stalls on site**, together with **additional on-street parking available in the area**, including a barrier-free parking provision as shown on the plans. The project also includes sidewalks, landscaping, and a screened waste enclosure, all of which support an organized and functional site layout.

With respect to site constraints, normal urban development considerations such as grading, drainage, utility connections, access, and servicing design will need to be addressed through the development permit, building permit, and engineering review processes. The Town Plan requires that development occur in an efficient and logical manner with regard to physical constraints and servicing capacity, and the applicants acknowledge that any final technical requirements identified by the Town or its consultants will be addressed as part of detailed design.

The Town Plan also contemplates that additional technical information may be required for development proposals where appropriate. Policy 6.3 requires that development connect to the municipal water, sanitary, and stormwater systems, and related strategies contemplate servicing strategies and, where necessary, geotechnical information to identify development limitations, soil conditions, and impacts on groundwater or high water tables. The applicants understand and accept that these matters will be addressed through the normal approval process. At this time, no unusual hazard areas or extraordinary site constraints are known to the applicants beyond the standard considerations associated with urban residential infill development.

### **Availability of Facilities and Services**

The subject property is located within the existing urban area of Coaldale and is therefore well positioned to make use of established municipal infrastructure and community services. The site is expected to have access to municipal roads and standard urban services, including domestic water, sanitary sewer, stormwater infrastructure, electricity, natural gas, police and fire protection, schools, parks, and other community amenities.

The Town Plan strongly supports making efficient use of existing infrastructure. The Growth and Change Strategy emphasizes maximizing the use of existing lands within Areas of Change before expanding into new areas, and Policy 6.1 states that the Town shall comprehensively manage the delivery of servicing and infrastructure to accommodate growth in a cost-effective manner. This proposal is consistent with those objectives because it uses an infill site within the established serviced area of the Town, thereby minimizing the need for major infrastructure extension.

Policy 6.3 of the Town Plan requires all development to connect to municipal water, sanitary, and stormwater systems. As an infill site, the property is well suited to this form of servicing. Subject to detailed review and approval by the Town, the applicants expect the site can be developed while maintaining adequate service levels for surrounding development.

### **Potential Impacts on Public Roads**

The proposed development is not expected to create significant adverse impacts on public roads. The project is modest in scale, consisting of only eight residential units, and traffic generation is expected to be typical of a small residential infill development. Vehicle activity associated with the site is anticipated to be manageable within the context of the surrounding street and lane network.

The site design provides for on-site parking and lane-oriented access, which will help organize traffic circulation and reduce reliance on new front access arrangements. This approach is also generally consistent with the Town Plan's transportation policies for established areas. Policy 7.8 provides that development of new front-access driveways should be minimized in Areas of Change where gridded street patterns and alleys exist, in order to maintain pedestrian comfort and on-street parking opportunities. The proposal aligns with that policy direction by using lane access and by maintaining an organized parking strategy on site.

The Town Plan also places emphasis on active transportation, sidewalks, and connectivity. Policies 7.1 and 7.2 support enhancement and expansion of active modes infrastructure and sidewalks throughout Coaldale. The inclusion of sidewalks as part of the project contributes positively to this direction and supports safe pedestrian movement within the site and to the surrounding area.

While some increase in localized traffic is to be expected with any new residential development, the applicants do not anticipate that the proposed project will create undue road impacts or compromise the function of adjacent public roads.

### **Conclusion**

In summary, the proposed redesignation of **1511 21 Avenue** from **R-1A to Direct Control** is a reasonable and supportable land use amendment that would enable a modest, well-managed multi-family rental development on a vacant double lot within an established residential neighbourhood.

The proposal is consistent with the direction of the **Town of Coaldale Town Plan**, particularly its policies supporting efficient land use, infill development in established areas, housing diversification, increased residential density in appropriate locations, and effective use of existing infrastructure. The development remains residential in nature, is compatible with the surrounding area, and responds to a legitimate and growing need for rental housing in Coaldale.

The applicants are local residents and long-term housing providers with an ongoing interest in the quality, maintenance, and success of the development. For these reasons, the applicants respectfully request Council's support for the proposed redesignation.