



REQUEST FOR DECISION

MEETING DATE: September 12, 2022

TITLE: C-1216-22 - Land Use Bylaw Amendment - Redistricting and Text Amendment - Fenwyck Mixed Use - Second and Third Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Bylaw C-1216-22, a Land Use Bylaw text amendment and associated redistricting, is being brought forward for consideration by Council. The proposed text amendments to the C4 - Integrated Mixed Use District will update the district and make it more versatile. The redistricting will change Lot 31, Block 4, Plan 212 1297, in the northwestern area of the Fenwyck neighbourhood, from R2 - Mixed Medium to High Density Residential District to C4 - Integrated Mixed Use District.

Administration supports this bylaw.

PROPOSED MOTION:

THAT second reading be given to Bylaw C-1216-22 - Land Use Bylaw Amendment - Redistricting and Text Amendment - Fenwyck Mixed Use.

THAT third reading be given to Bylaw C-1216-22 - Land Use Bylaw Amendment - Redistricting and Text Amendment - Fenwyck Mixed Use.

BACKGROUND / ANALYSIS:

The proposed bylaw will:

1. Amend the regulations of the C4 - Integrated Mixed Use District; and

2. Redistrict the 0.55 ha Lot 31, Block 4, Plan 212 1297 from R2 - Mixed Medium to High Density Residential District to C4 - Integrated Mixed Use District.

C4 - Integrated Mixed Use District text amendment

This bylaw is the first use of the C4 District, and Planning has conducted a review of the existing C4 regulations in conjunction with the intended development and has prepared some minor text amendments. These amendments are intended to make the C4 District more versatile for use in areas where street oriented development may not be optimal.

The text changes include:

- Removal of “Mixed Used Development” and addition of “Multi Unit Dwellings, above ground floor” in permitted uses;
- Expanding the maximum front yard setback from 3.0 m to 6.0 m;
- Correcting a typographic error regarding Gross Leasable Area;
- Adding clarity that only Commercial Uses are permitted on the ground floor and non-mixed use buildings are not permitted;
- Providing for future legal description changes for a specifically identified property; and
- Giving the Development Officer discretion in requiring building setbacks.

Redistricting

The associated redistricting area addressed by this bylaw proposes that the current R2 - Mixed Medium to High Density Residential District be redistricted to C4 - Integrated Mixed Use District.

The C4 District provides for the development of mixed commercial and residential buildings where the commercial uses are on the lower levels with residential dwellings located above. Large format commercial uses are not accommodated within this district nor are solely commercial or residential structures.

Municipal Development Plan

Your Bright Future: Municipal Development Plan, 2010-2020 (MDP) is the City's primary statutory plan. The proposed redistricting is consistent with the land use policies of the MDP and Figure 8 Future Land Use that identify the subject site for residential land use (with neighbourhood oriented commercial).

The amendment is also supported by Policy 5.2.2.1 and 6.2.4.4, which supports increasing residential densities and providing a variety of housing types, and Policy 6.2.4.5, which encourages neighbourhood commercial development to focus on service-oriented uses targeting the local market.

East Pioneer Area Structure Plan

The subject area is within the East Pioneer Area Structure Plan (Bylaw C-843-13), and the proposed redistricting is consistent with its policies and Land Use Concept that identify it for Mixed Use.

Land Use Bylaw

The subject land is currently undeveloped and districted R2 - Mixed Medium to High Density Residential District. To the immediate south is a site districted R2 and currently under construction for an assisted living facility; north is a developed C3 - Neighbourhood Commercial site; and a P2 - Natural Area environmental reserve to the east.

Access

The subject land will continue to have access from Pioneer Road through an access agreement with the parcel to the south.

OPTIONS / ALTERNATIVES:

This bylaw is being brought forward for consideration of second and third reading. Based on information provided at the public hearing, discussion and consideration of changes to the bylaw may be made. Alternatively, Council may defeat the motion for second reading and choose to defeat this bylaw.

CONSULTATION / ENGAGEMENT:

A statutory public hearing was held on September 12, 2022, prior to consideration of second reading. Advertising of the public hearing was placed in the Spruce Grove Examiner on August 26 and September 2, 2022, as per the requirements of the *Municipal Government Act*. Additionally, notice was mailed directly to landowners within 30m of the subject lands and published on the City's website.

IMPLEMENTATION / COMMUNICATION:

If Bylaw C-1216-22 is approved, the Land Use Bylaw will be updated with the text amendments and map change and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of a mixed use building in the Fenwyck neighbourhood. The C4 - Integrated Mixed Use District will be amended to provide flexibility for development style and clarification regarding the mixed residential and commercial uses.

FINANCIAL IMPLICATIONS:

n/a