Land Use Bylaw Amendment

City Centre Updates

Public Hearing

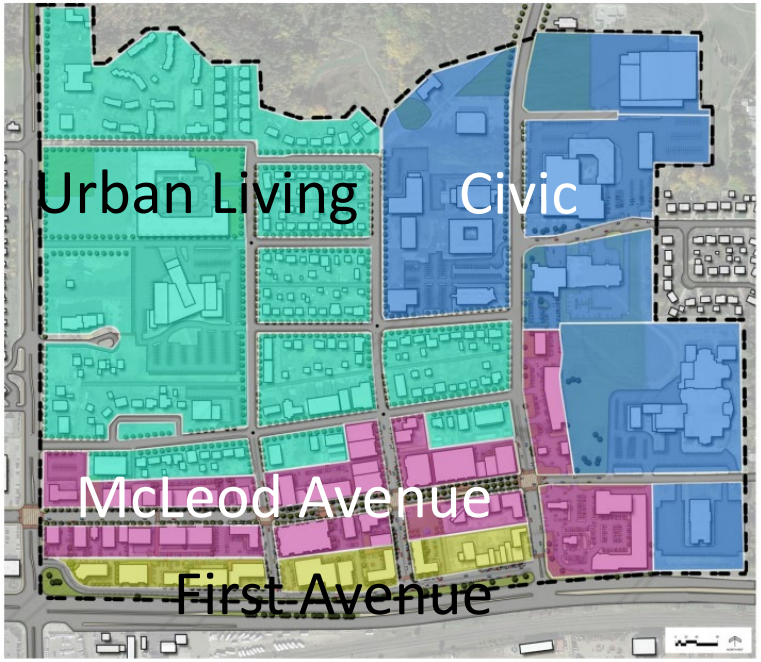
City of Spruce Grove

Bylaw C-1162-21
September 26, 2022

Background - City Centre ARP

- City Centre Area Redevelopment Plan passed on April 27, 2020.
- Bylaw C-1162-21 is required to implement the ARP's land use policy.
- ARP redevelopment initiatives:
  - Mixed Use Development Pattern,
  - Mainstreet & McLeod Avenue 'High-Street' Revitalization,
  - Diverse & Dense Housing Options,
  - Urban Design Guidelines to improve buildings.
- 'Precincts' were established for major land use areas.

Figure 4 Planning Precincts & Land Use



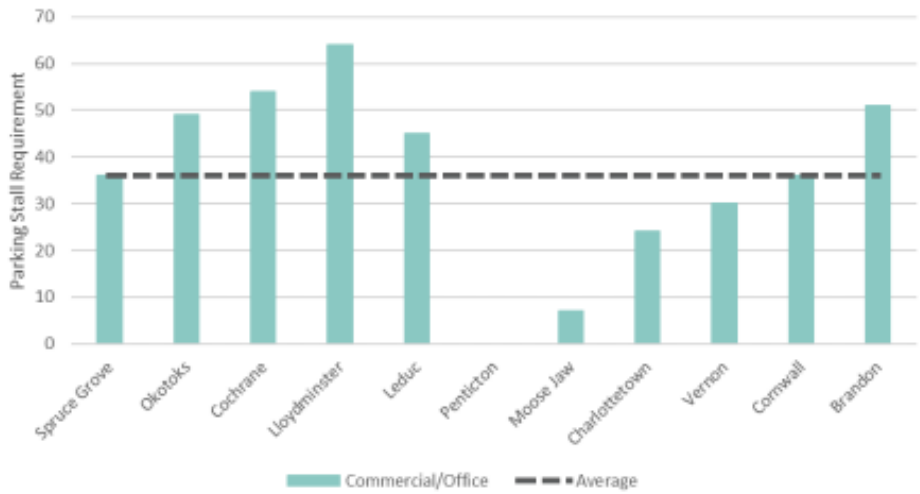
Commercial Precincts

- **First Avenue Precinct:** an ‘attractive local business services street’.
- **McLeod Avenue Precinct:** a ‘high street’ with a vertical mixed-use opportunity.
- The ARP’s policies are being implemented by **changes to the C1 – City Centre Commercial District**.

CCBA Consultation

- **On-Site Parking Standards are too stringent.**
- The City Centre Parking Management Plan recommended no Land Use Bylaw changes as the existing parking standard is consistent with other municipalities, and that the calculated parking demand rate exceeds the existing Bylaw requirement.
- Administration agreed to future consultation and study on this matter with the CCBA.

Figure 2-6: Commercial/Office Parking Requirements (Sample Calculation)



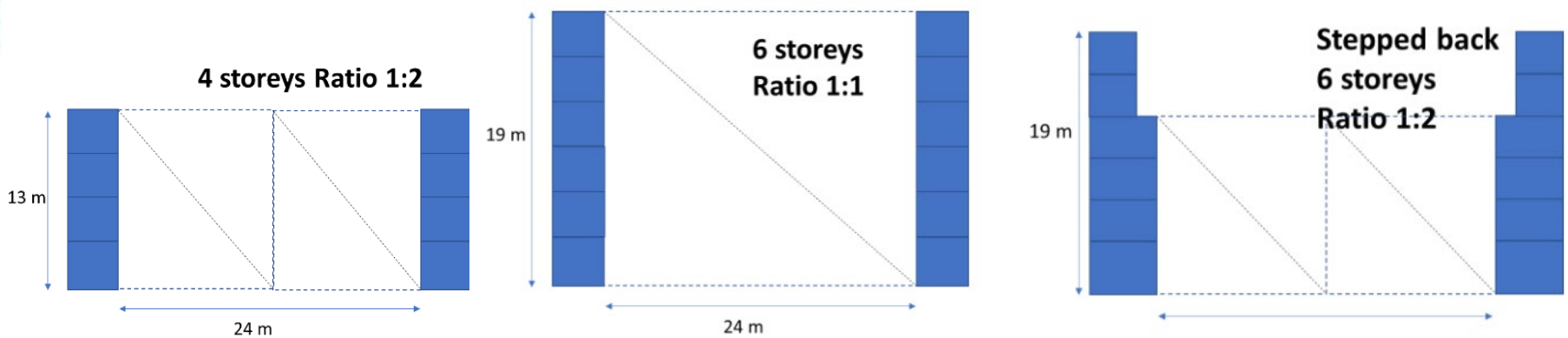
As shown in Figure 2-6, Okotoks, Cochrane, Lloydminster, Leduc, and Brandon requires more parking tha the existing Spruce Grove Bylaw, and the average is equal to Spruce Grove's parking requirement. Penticton and Moose Jaw's requirements are very low compared to other municipalities. A zero to near zero parking requirement for commercial and office land uses within Spruce Grove is not anticipated to b feasible.

Based on the above information, in combination with the fact that the existing parking demand rate for commercial and office land uses exceeds the Bylaw requirement, no changes to the existing commercial/office rates are recommended.

Further on-site reductions can still be considered as per the Land Use Bylaw, such as non-residential car share, mixed use developments, and cash in lieu.

CCBA Consultation

- **Allow private Parking Facilities as a public parking option.**
  - Private stand-alone parking facilities were retained in the C1 -District.
- **Concerns about height and parking for six-storey buildings on McLeod Avenue.**
  - Six-storey buildings were retained as a discretionary use option supported by:
    - An Enclosure Ratio Study that showed McLeod Avenue is suitable for greater building height, and that this design would support the area's pedestrian-oriented vision.
    - Taller mixed-use buildings would allow for increased residential density to support local business activity and help in achieving the City Centre's residential density target of 100 dwelling units per net residential hectare.
    - On-site parking is managed by being scalable to any increase in building size.



Urban Living Precinct

- *an Urban Living experience through densification.*
  - Residential lands shall work toward a density target of 100 du/nrha.
  - Encourages a range of housing forms for different income levels, age groups, households and lifestyles.
  - Development shall contribute positively to a high-quality urban form and pedestrian environment by use of design guidelines.

Urban Living Precinct

- The ARP's Urban Living Precinct policies are being implemented by:
  - A new **City Centre High Density Residential District** for Area 1.
  - **R1 District is retained with new Design Guidelines** by an 'overlay area' for Area 2.

Civic Precinct

- a *convergence of government & community institutional uses.*
  - new Design Guidelines added by ‘overlay’ on the Land Use Map.
  - The existing districting here continues the civic, institutional and recreational use pattern while providing opportunities for expansion.

Urban Design Policy

- ARP directed upgrading of the City Centre built form.
- Design Regulations for future redevelopment are established for the entire City Centre area.
- Design Guidelines for City Centre consider:
  - Height, setbacks and step backs
  - Building facades, articulation, and form
  - Site design,
  - Parking location and access, and
  - Signs in commercial areas.

Changes to Bylaw C-1162-21

- a change to the Bylaw has been made from its First Reading to clarify on Design Regulations.

1.4 By adding the following bolded text within PART 6 – GENERAL REGULATIONS; Section 30 Design and Appearance of Buildings:

(5) The following regulations on design and appearance ~~of Buildings~~ shall apply to all new Buildings ~~development~~ on lands districted PS – Public Service Institutional District within the City Centre Overlay Area as depicted on the Land Use Map~~, being~~ Schedule A.

(iv) Brick, natural wood, wood composites, stucco, or glass shall be used for a Building as its fundamental cladding with these materials being compatible and complementary to adjacent Buildings.

(v) Vinyl siding shall not be used as a cladding material.

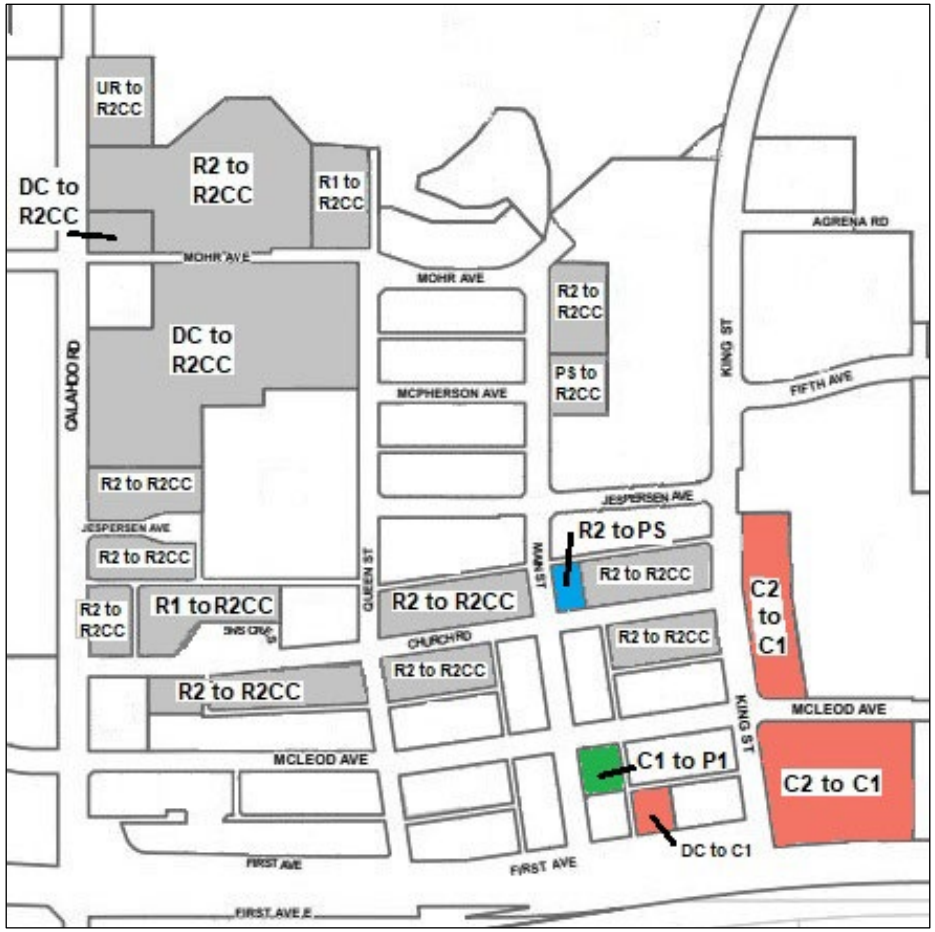
(6) The following regulations on design and appearance ~~of Buildings regulations~~ shall apply to all new Buildings ~~development~~ on lands districted R1 – Low to Medium Density Residential District lands within the City Centre Overlay Area on the Land Use District Map Schedule A.

~~(iv)~~(ii) Brick, natural wood, wood composites, stucco, or glass shall be used for a ~~new~~ Building as its fundamental cladding with these materials being compatible and complementary to adjacent Buildings.

~~(v)~~(iii) Vinyl siding shall ~~is~~ not be used as a ~~an acceptable~~ cladding material.

Existing City Centre Districting

- **Land Use District Map is updated** to reflect changes required to support the new Districting where required.



Questions?

Commercial District Updates

- The existing C-1 District regulation are updated to capture the ARP policy direction.
- Its purpose is updated, but it is similar to the existing District in form and intent.
- Permitted and Discretionary Uses are updated for First Avenue and McLeod Avenue.
  - Clarity has been added to the mixed-use opportunity within commercial areas.
  - ‘active uses’ are prioritised on the ground floor, and these vary slightly between First Avenue and McLeod Avenue.
- Building design guidelines are added.

Area 1 - High Density Residential

- The existing R2 District areas are **updated to capture the ARP policy direction**.
- A **new R2CC – City Centre High Density Residential District** is proposed.
  - It's purpose is for **higher density residential development that contribute positively to a high-quality urban form and pedestrian environment**, and
  - **supports achieving a density target of 100 dwelling units per net residential hectare** over the City Centre.
- **Multi-Unit Dwellings (i.e. Apartments) with a minimum density of 140 dwelling units per net hectare** identified to achieve the density target.
- **Discretion on density is provided for isolated sites** where less than 800 m^2.
- **Street interface and building design guidelines** are added to ensure a high-quality urban from and pedestrian environment.

Area 2 - Low Density Residential

- The existing R1 District is being maintained.
- Design Guidelines for new or redeveloped buildings will apply.
- A City Centre 'Overlay Area' has been added to identifies that the Design Guidelines are applicable.

Institutional Updates

- The existing Public Service districted lands are being maintained.
- An 'Overlay Area' will identify where Design Guidelines are applicable.
- **Developments shall contribute positively to a high-quality urban form and pedestrian environment** by use of design guidelines.

Design Guidelines

- Building Design Guidelines are established and applicable to redevelopment.
- The guidelines emphasize high-quality urban form and the pedestrian environment, including:
  - Building width maximums,
  - Defined entrances and façade requirements,
  - Design criteria for mixed-use buildings,
  - Building material standards, and
  - Area Specific commercial Sign requirements.

PS Design Guidelines

PART 6 – GENERAL REGULATIONS, Section 30 Design and Appearance of Buildings:

- The following regulations on design and appearance of Buildings shall apply to all development on lands districted PS – Public Service Institutional District within the City Centre Overlay Area
- **Sites and Buildings shall contribute to a high-quality urban form by:**
  - **Front and Side Yard Setbacks may be varied** at the discretion of the Development Officer where providing space for pedestrian access or an outdoor public space such as a small courtyard or patio.
  - **Buildings entrance shall be provided that face the Street-front and be a clearly identifiable feature**, universally accessible and utilize architectural elements such as paving materials, lighting, signage and canopies.
  - **Buildings shall be accentuated to address Street-fronts at the corners of prominent Street intersections** by use of building massing and architectural features.
  - **Roof line variation shall be encouraged**.
  - **Vehicular access to parking areas shall be from an alley**, and where no alley exists access may be from an adjacent Street on the side that would best limit potential pedestrian conflicts.
  - Loading and waste storage areas shall be located at the rear of Buildings and shall be screened from view.
- **Building facades and exterior design shall adhere to the following**:
  - **Architectural features shall be used to differentiate Building faces** while allowing architectural compatibility with an adjacent Building by use of similar and complementary forms, materials, and scale
  - A Building wall visible from an adjacent Alley and/or on-site parking area shall be designed to i**mprove the rear Building aesthetic.**
  - **All blank walls of a Building shall be treated with cladding complementary to the overall Building**, to add interest and texture of the wall and building, or with mural artwork where appropriate.
  - **When?** Applicable to new development only. Existing development is exempt from a DP unless structural alterations are proposed

R1 - Design Guidelines

- **Design and appearance of Buildings regulations shall apply to all development** on lands districted R1 – Low to Medium Density Residential District lands within the City Centre Overlay
- **Sites and Buildings shall contribute to a high-quality urban form by:**
  - **Height of a new Buildings shall be compatible with neighbouring buildings**, and corner Buildings may be taller than adjacent buildings to define a primary entrance to a Street block.
  - **Roof line variation shall be encouraged**.
- **Building Facades and exterior design elements shall adhere to the following:**
  - **Building design shall be architecturally compatible** with other structures by using complementary forms, materials, and scale.
  - Architectural features shall be used to differentiate one face of a building from another.
  - **Variations in architectural detailing (e.g., materials, colours, etc.) shall be used** to create individual unit identity while maintaining overall Building design consistency.
  - **Brick, wood, or glass shall be used for a new Building as its fundamental cladding** with these materials being compatible and complementary to adjacent Buildings.
  - **Vinyl siding is not an acceptable cladding material**.
- **When?** Applicable to new development only. Existing development is exempt from a DP unless structural alterations are proposed

High Density Example

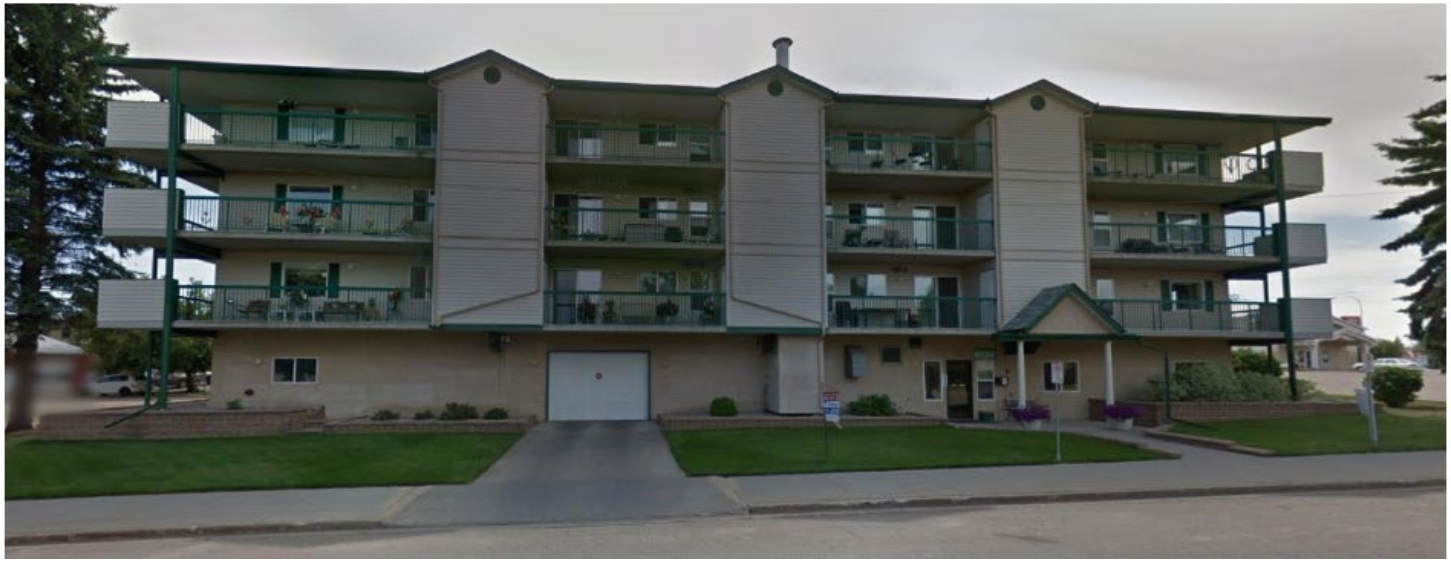
2. Abor Green Apartment: Spruce Grove

Description:

- Multi-family residential
- Ground-level parking garage

Density: 189 Units/Ha

- Area: 0.19 Ha
- Units: 36



High Density Example

Density Samples:

1. **Victoria Crossing: Griesbach, Edmonton**

Description: Mixed Used Development

- Ground-level retail
- Three-storey residential
- Underground parking

Density: 161.5 Units/Ha

- Area: 0.26 Ha
- Units: 42