



## REQUEST FOR DECISION

**MEETING DATE:** September 26, 2022

**TITLE:** C-1162-21 - Land Use Bylaw Text Amendment - City Centre Districting Updates - Second and Third Reading

**DIVISION:** Planning & Infrastructure

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### SUMMARY:

Bylaw C-1162-21, a proposed Land Use Bylaw amendment for implementing the City Centre Area Redevelopment Plan (Bylaw C-1074-19), is being brought forward for consideration by Council. The proposed bylaw addresses the City Centre Area Redevelopment Plan's four Precincts by providing use and development regulation updates to support achieving the Plan's redevelopment intent. This amendment also adjusts the existing land use districts in the city centre on the Land Use Bylaw Map to reflect the revised districting proposed by this bylaw. This bylaw has been amended by Administration from first reading to provide clarity on the proposed design guidelines regulations in response to received public comment.

Administration supports this bylaw.

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### PROPOSED MOTION:

THAT second reading be given to Bylaw C-1162-21 - Land Use Bylaw Amendment - City Centre Updates, as amended.

THAT third reading be given to Bylaw C-1162-21 - Land Use Bylaw Amendment - City Centre Updates.

### BACKGROUND / ANALYSIS:

The City Centre Area Redevelopment Plan (CCARP) was passed by City Council on April 27, 2020, and this proposed Land Use Bylaw amendment is required to implement the Area

Redevelopment Plan's intent and for ensuring consistency between these documents. The CCARP established four land use precincts to direct future development towards its major redevelopment initiatives that included a mixed-use development pattern, the revitalization of Main Street and McLeod Avenue to form a 'High-Street', the allowance of diverse and dense residential housing options, and to institute urban design guidelines for future development.

The city centre's First Avenue Precinct and McLeod Avenue Precinct are commercially focused areas, and this amendment proposes updates to the existing C1 - City Centre Commercial District for implementing the CCARP's policy direction. The First Avenue Precinct intends an 'attractive local business services street' while the similar McLeod Avenue Precinct intends a 'high street' with a vertical mixed-use opportunity. The proposed regulations direct that retail and commercial uses are maintained prominent at street level, that auto-oriented uses and surface parking fronting city streets is prohibited, and adds design guidelines to support future development contributing to a high-quality urban form and pedestrian environment.

The CCARP's Urban Living Precinct intends an 'urban living experience' through densification, and that these residential lands work toward a density target of 100 dwelling units per net residential hectare within the City Centre boundary. A new R2CC - City Centre High Density Residential District replaces the existing R2 District to address the CCARP's Area 1 for Medium to High Density Residential. The city centre's existing R1 - Low Density Residential District will be retained for regulating low density residential housing areas.

Design guidelines are proposed for redevelopment in all CCARP Precincts to emphasize high quality urban form and pedestrian environment. These vary by Precinct but include matters such as building width maximums; defined entrances and façade requirements; design criteria for mixed-use buildings; building material standards; and area-specific commercial sign requirements. The CCARP's Civic Precinct, and the retained R1 districted lands for low-density residential areas, also have design guidelines and an 'overlay area' has been added to the land use district map to define their applicability for redevelopment. This bylaw has been amended by Administration from first reading to provide clarity on the proposed design guidelines regulations in response to received public comment (See attached "red line" for changes).

This amendment also adjusts the existing city centre land use districts on the Land Use Bylaw Map to reflect the revised districting as proposed by this bylaw.

Administration supports this amendment as part of the implementation of the City Centre Area Redevelopment Plan.

## **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, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading. Advertising of the public hearing was placed in the Spruce Grove Examiner on September 9 and September 16 2022, per the requirements of the *Municipal Government Act*. Administration presented the proposed amendment to the City Centre Business Association on June 29, 2022, and held an Open House on July 6, 2022, to inform and discuss the amendment process. This amendment application was circulated to relevant City departments for their comments.

**IMPLEMENTATION / COMMUNICATION:**

If approved, the Land Use Bylaw will be updated for the amendments provided in Bylaw C-1162-21 and be published on the City's website.

**IMPACTS:**

Approval of this bylaw will update the existing district mapping and regulations for consistency with the City Centre Area Redevelopment Plan.

**FINANCIAL IMPLICATIONS:**

n/a