

THE CITY OF SPRUCE GROVE

BYLAW C-1162-21

LAND USE BYLAW AMENDMENT – CITY CENTRE UPDATES

WHEREAS, pursuant to the *Municipal Government Act*, RSA 2000 cM-26, a municipality shall pass a land use bylaw and may amend the land use bylaw;

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-824-12, the Land Use Bylaw;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

1. Bylaw C-824-12 is amended as follows:
 - 1.1 By deleting in its entirety PART 11 – LAND USE DISTRICT REGULATIONS, Section 123 C1 – City Centre Commercial District and replacing with **Bylaw C-1162-21 – Schedule A**.
 - 1.2 By adding in PART 11 – LAND USE DISTRICT REGULATIONS, a new Section 116A R2CC – City Centre High Density Residential District per **Bylaw C-1162-21 – Schedule B**.
 - 1.3 By adding the following bolded text within PART 2 – INTERPRETATION AND DEFINITIONS; Section 7 Definitions; (1):

LIVE-WORK UNIT

A form of Mixed-Used Development consisting of a Building that provides a residential dwelling above or behind a flexible ground floor commercial space to be used by the dwelling’s occupant for their business. The Building may be of an attached or detached form, and the Dwelling will typically have a separate Street entrance.

- 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.

- (a) Sites and Buildings shall contribute to a high-quality urban form by:**

 - (i) 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.**
 - (ii) Building's 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.**
 - (iii) Buildings shall be accentuated to address Street-fronts at the corners of prominent Street intersections by use of building massing and architectural features.**
 - (iv) Roof line variation shall be encouraged.**
 - (v) 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.**
 - (vi) Loading and waste storage areas shall be located at the rear of Buildings and shall be screened from view.**

- (b) Building facades and exterior design shall adhere to the following:**

 - (i) Architectural features shall be used to differentiate Building faces while allowing that each face remains architecturally compatible with an adjacent Building by use of similar and complementary forms, materials, and scale.**
 - (ii) A Building wall visible from an adjacent Alley and/or on-site parking area shall be designed to improve the rear Building aesthetic.**

(iii) 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.

(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.

(a) Sites and Buildings shall contribute to a high-quality urban form by:

(i) The Height of ~~a new Buildings~~ shall be compatible with a neighbouring buildings, and corner Buildings may be taller than adjacent buildings to define a primary entrance point to a Street block.

(ii) Building design shall be architecturally compatible with other structures by using complementary forms, materials, and scale.

~~(ii) Variations up to 2.0 m in the Setback of a Building shall be employed to provide articulation and emphasize individual unit identity.~~

(iii) Roof line variation shall be encouraged.

(b) Building Facades and exterior design elements shall adhere to the following:

~~(i) District character shall be a high-quality environment distinguished by organized, varied façades with prominent detailing and signage.~~

~~(ii)(i) Building design shall be architecturally compatible with other structures by using complementary forms, materials, and scale.~~

~~(iii)(i) 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.~~

~~(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.~~

- 1.5 By adding the following bolded text within PART 11 – LAND USE DISTRICT REGULATIONS; Section 115 R1 – Mixed Low to Medium Density Residential District; (3) Additional Regulations:

(e) Developments within the City Centre Overlay identified on PART 11 – LAND USE DISTRICT REGULATIONS; Section 114 Land Use District Map; (1), with the Map being Schedule A, shall adhere to the requirements in PART 6 – GENERAL REGULATIONS; Section 30 Design and Appearance of Buildings.

- 1.6 By adding the following bolded text within PART 11 – LAND USE DISTRICT REGULATIONS; Section 128 PS – Public Service Institutional District; (3) Additional Regulations:

(b) Developments within the City Centre Overlay as identified on the PART 11 – LAND USE DISTRICT REGULATIONS, Section 114 Land Use District Map; (1), with the Map being Schedule A, shall adhere to the requirements in PART 6 – GENERAL REGULATIONS; Section 30 Design and Appearance of Buildings.

- 1.7 By amending PART 11 – LAND USE DISTRICT REGULATIONS, Section 114 Land Use District Map; (1), with the Map being Schedule A, the following: