



REQUEST FOR DECISION

MEETING DATE: September 26, 2022

TITLE: C-1213-22 - Land Use Bylaw Amendment - Redistricting and DC.14 Westwind Direct Control District - Third Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Bylaw C-1213-22, a proposed Land Use Bylaw amendment adding a Direct Control District and redistricting approximately 0.21 ha of land from UR - Urban Reserve District to DC.14 Westwind Direct Control District, is being brought forward for consideration by Council.

For third reading, Administration has brought forward an amendment to the Bylaw reducing the amendment area from 0.5 ha to 0.21 ha to align with the reduced area of Stage 3, north of Westwind Drive.

The proposed redistricting will allow the development of approximately 8 Row Housing residential units with Secondary Suites. A development agreement has now been completed for Westwind Stage 3 which includes the Direct Control District.

Administration supports this Bylaw.

PROPOSED MOTION:

THAT third reading be given to Bylaw C-1213-22 - Land Use Bylaw Amendment - DC.14 Westwind Direct Control District, as amended.

BACKGROUND / ANALYSIS:

IBI Group on behalf of Cantiro Communities, has applied to create a new direct control district and redistrict approximately 0.21 ha of Lot 4, Plan 4743RS from UR - Urban Reserve District to

DC.14 - Westwind Direct Control District. The subject site is located along Westwind Drive within the proposed Westwind neighbourhood.

If approved, the proposed redistricting will enable the development of 8 Row Housing residential lots with Secondary Suites. In addition to the parking requirements for Row Housing, each unit shall provide, at a minimum, one additional stall to satisfy the requirement for additional parking to support a Secondary Suite. Home occupation as an accessory use would not be permitted in units with a Secondary Suite.

Municipal Development Plan

Your Bright Future: Municipal Development Plan, 2010-2020 (MDP) is the City's primary statutory plan. The proposed amendment is consistent with the land use policies of the MDP and with Figure 8 Future Land Use. The amendment is also supported by Policy 5.1.2.3 and 5.2.2.1, which support increasing residential densities while providing a variety of housing types to create diverse streetscapes in neighbourhoods and increase diversity of housing stock.

Pioneer Lands Area Structure Plan

The amendment area is within the Pioneer Lands Area Structure Plan (Bylaw C-686-08) as amended, and the proposed redistricting is consistent with its policies and Land Use Concept that identify it for "Medium to High Density Residential" land use.

Land Use Bylaw

The current R1 District does not permit the development of Secondary Suites in uses other than a Single Detached Dwelling. The proposed redistricting to Direct Control is required to permit the development of Secondary Suites in row housing units and to ensure provision of additional parking stalls to mitigate any offsite parking impacts. The proposed development is serviced by a lane to provide access and services such as garbage collection and will not impact any on-street parking capacity.

Development Agreement

As per Corporate Policy 7,005, a development agreement has been completed and signed and this bylaw can be considered for third reading.

OPTIONS / ALTERNATIVES:

This bylaw is being brought forward for consideration of third reading. Council may approve the bylaw as recommended, or alternatively, may defeat the motion for third reading and choose to defeat this bylaw.

CONSULTATION / ENGAGEMENT:

A statutory public hearing was held on August 22, 2022, prior to consideration of second reading. Advertising of the public hearing was placed in the Spruce Grove Examiner on August 5

and August 12, 2022, per the requirements of the *Municipal Government Act*. Additionally, a notice was mailed directly to landowners within 30m of the subject lands and also published on the City's website.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated per Bylaw C-1213-22 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of 8 row housing units with Secondary Suites in Stage 3 of the Westwind neighbourhood.

FINANCIAL IMPLICATIONS:

n/a