



REQUEST FOR DECISION

MEETING DATE: March 27, 2023

TITLE: C-1237-22 - Land Use Bylaw Amendment - Text Amendment - Copperhaven Planned Lot District - First Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Bylaw C-1237-22, a Land Use Bylaw text amendment to create a new Copperhaven Planned Lot District is being brought forward for consideration by Council. The new Copperhaven Planned Lot District will allow Single Detached Dwellings with zero side yard with lane access only within the Copperhaven neighbourhood.

PROPOSED MOTION:

THAT first reading be given to C-1237-22 - Land Use Bylaw Amendment - Copperhaven Planned Lot District.

BACKGROUND / ANALYSIS:

Melcor has applied to create a new Copperhaven Planned Lot District (CPL) that would allow Single Detached Dwellings with zero side yard and vehicular access from rear lane only within the developing neighbourhood of Copperhaven.

Zero side yard development are those where one side yard is reduced to 0.0 m, with the other side yard or setback increased to 1.5 m to address safety code separation distance requirements and for a shared access and maintenance easement which is registered on title.

The proposed CPL District is identical to the Easton Planned Lot District concurrently being proposed under Bylaw C-1229-22. Both the districts are similar to the Greenbury Planned Lot District (GPL), with the following key changes:

- does not allow semi-detached dwellings with zero side yards;

- all lots are accessed from the lane only and does not allow front drive garages; and
- includes new regulations to ensure roof leaders are connected to storm servicing for improved drainage

These changes build upon some of the lessons learned from the GPL pilot, where semi-detached dwellings with zero side yards were noted for having issues with shared easements and are not part of the proposed district.

The proposed district will include lots with rear lane access only. This district will likely interface with traditional front drive lots in the R1 district and ensure at least one side of the street provides a continuous row of on-street parking.

The introduction of new regulation to connect roof leaders to storm drainage is expected to alleviate some of the on-site drainage concerns, which were noted as a key issue in the GPL pilot.

The applicant has also committed to provide education material to prospective owners to ensure awareness of the unique aspects of zero side yard homes and in particular shared easements and their limitations.

Should this bylaw be approved, a proponent could then apply to redistrict an area of land within Copperhaven neighbourhood as CPL district, which would allow new zero side yard developments.

Municipal Development Plan

Your Bright Future: Municipal Development Plan, 2010-2020 (MDP) is the City's primary statutory plan. Policy 5.1.2.3 and 5.2.2.1 of the MDP support increasing residential densities while providing a variety of housing types to create diverse streetscapes in neighbourhoods and increase diversity of housing stock. This policy framework provides the basis for applicants to bring forward development proposals for new housing types, and this amendment is consistent with the MDP policies.

Land Use Bylaw

City of Spruce Grove currently allows zero side yard developments only within a pilot area in the Greenbury neighbourhood under the Greenbury Planned Lot District (GPL) which was approved in June 2017.

Melcor is seeking to develop zero side yard homes in the Copperhaven neighbourhood which requires an amendment to the Land Use Bylaw to enable the permitting of zero side yard development in other areas of the City.

The proposed CPL district will allow Single Detached homes, with density equivalent to the R1 Low to Medium Density District, and it will be guided by policy direction under area structure plans where lands are identified for low to medium density residential.

Administration conducted a high-level regional scan of communities that allow zero side yard developments (see attachment). We found that most municipalities have zero side yard developments under development or being planned. Where communities monitored these developments for public feedback, issues cited were similar to those noted in the GPL pilot project that related to landscaping and drainage, on-street parking, and educational awareness. Some municipalities limit where zero side yard developments can occur through amendments to statutory plans, overlay maps, direct control districts, or pilot projects as is the case of Spruce Grove. Spruce Grove's Land Use Bylaw has not put limits on the amount for a particular housing type, but as the CPL district is unique, it could maintain control at redistricting.

Administration has worked with the application to address changes in a few critical areas based on lessons learned in the GPL pilot. This proposal is broadly supported by the MDP policies that encourage diversity of housing choice.

OPTIONS / ALTERNATIVES:

This bylaw is being brought forward for consideration of first reading. Discussion and consideration of changes to the bylaw may be made at future readings.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comments. A statutory public hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated per Bylaw C-1237-22 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Single Detached Dwellings with zero side yards in the neighbourhood of Copperhaven.

FINANCIAL IMPLICATIONS:

n/a