



REQUEST FOR DECISION

MEETING DATE: April 11, 2023

TITLE: C-1162-21 - Land Use Bylaw Amendment - City Centre Updates - Public Hearing

DIVISION: Planning & Infrastructure

SUMMARY:

A public hearing is required to hear from anyone who may be affected by Bylaw C-1162-21. Bylaw C-1162-21, a proposed amendment to the Land Use Bylaw for making changes for implementing the City Centre Area Redevelopment Plan (Bylaw C-1074-19), is being brought forward for consideration by Council. The proposed bylaw provides land use, development regulation, and Land Use Bylaw Map updates to support achieving the City Centre Area Redevelopment Plan's redevelopment intent.

This is a second public hearing for providing new information in response to comments and Council questions received at the September 26, 2022, public hearing. New information will be provided related to on-site parking requirements, temporary parking facilities, density, and the Meridian Housing Foundation site.

In addition, the bylaw has been amended from its second reading version to incorporate recent definition changes, clarifying where Parking Facilities may front commercial streets, and to add Development Permit exemptions and minor variance possibilities to support the City's Storefront Improvement Program.

PROPOSED MOTION:

A motion is not required.

BACKGROUND / ANALYSIS:

The City Centre Area Redevelopment Plan was passed by City Council on April 27, 2020, and this proposed Land Use Bylaw amendment is required to ensure consistency between these documents and facilitate redevelopment.

Additional background information, including a detailed Summary Report, is included in the Request for Decision for this bylaw's third reading in the April 11, 2023, Council Meeting agenda package.

OPTIONS / ALTERNATIVES:

Bylaw C-1162-21 is being presented for consideration by Council for third reading later on this same Council agenda. Should Council feel they need further information to make a decision, they may choose to adjourn the public hearing for continuance at a later date. If Council chooses this option, third reading of this bylaw will be re-scheduled.

CONSULTATION / ENGAGEMENT:

Notification of this public hearing was advertised in the March 24 and 31, 2023, editions of the Spruce Grove Examiner as per the requirements of the *Municipal Government Act*. Additionally, notice was mailed directly to landowners within the boundary of the subject lands, and it was also published on the City's website. A previous public hearing on this bylaw was held September 26, 2022.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw will be updated for any amendments from 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