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City Centre Land Use Bylaw Updates

● Public Hearing
City of Spruce Grove
Bylaw C-1162-21
April 11, 2023





Introduction - Purpose

- » This second Public Hearing provides new information to respond to questions arising at the first Public Hearing and from Council's discussion.
 - » Commercial parking
 - » Parking facilities
 - » Density
 - » Meridian Housing Foundation site
- » Administration has provided a Summary Report on our review that is provided in Council's agenda package.
- » This bylaw:
 - » provides regulations to guide development, and
 - » is in conformance with the City Centre Area Redevelopment Plan.



Commercial Parking

Consider reducing existing on-site commercial parking standards (e.g. $1/55\text{m}^2$ to $1/85\text{m}^2$) to encourage new development

Current standard ($1/55\text{m}^2$)

- » Aligns with regional municipalities, except Edmonton
- » Allows more long-term parking on-site (e.g. employees)
- » As redevelopment occurs, longer time before additional parking management required

Lower standard ($1/85\text{m}^2$)

- » Larger floor area development on a site
- » Expansion of existing buildings
- » As redevelopment occurs, shorter time before additional parking management required
- » May not be ideal ratio



Commercial Parking

Recommendation

Reduce standard for on-site parking from 1/55 m² to 1/85m²

- » Development opportunities
- » Limited Risk for parking challenges in short term
 - » Slower pace of redevelopment anticipated
 - » Electronic monitoring of on-street parking stalls allows early detection of potential parking challenges
 - » Current use of on-street parking not maximized
 - » On-street parking also available throughout downtown



Parking Facilities

Consider allowing unpaved, temporary parking lots in City Centre.

Current standard

- » Parking studies and monitoring on First Avenue suggest no shortage of parking
- » City standards require paved parking lots throughout City
- » Other municipalities focus on municipally owned parking facilities in City Centres
- » Area Redevelopment Plan does not allow parking lots to front onto McLeod

Proposed standard

- » Provide additional parking
- » Typically revenue driven
- » No demand to date



Parking Facilities

Recommendation

No change to current bylaw, temporary, unpaved parking lots are not permitted in City Centre

- » No parking shortage and no demand
- » Too early for that stage of Parking Management
- » Does not align with city-wide regulations or Area Redevelopment Plan
- » Prefer to encourage development, not parking



Density

How was proposed minimum density of 140 dwelling units per residential hectare (uprha) determined and how does this align with EMRB target of 100 uprha?

Current standard

- » Reviewed density requirements for entire City Centre, following Edmonton Metropolitan Region Board and Area Redevelopment Plan targets
- » Assessed existing development and potential redevelopment areas
- » Determined how many units would be needed to achieve density and where new residential growth could go
- » Calculated needed density to achieve required new residential growth



Existing Residential Density

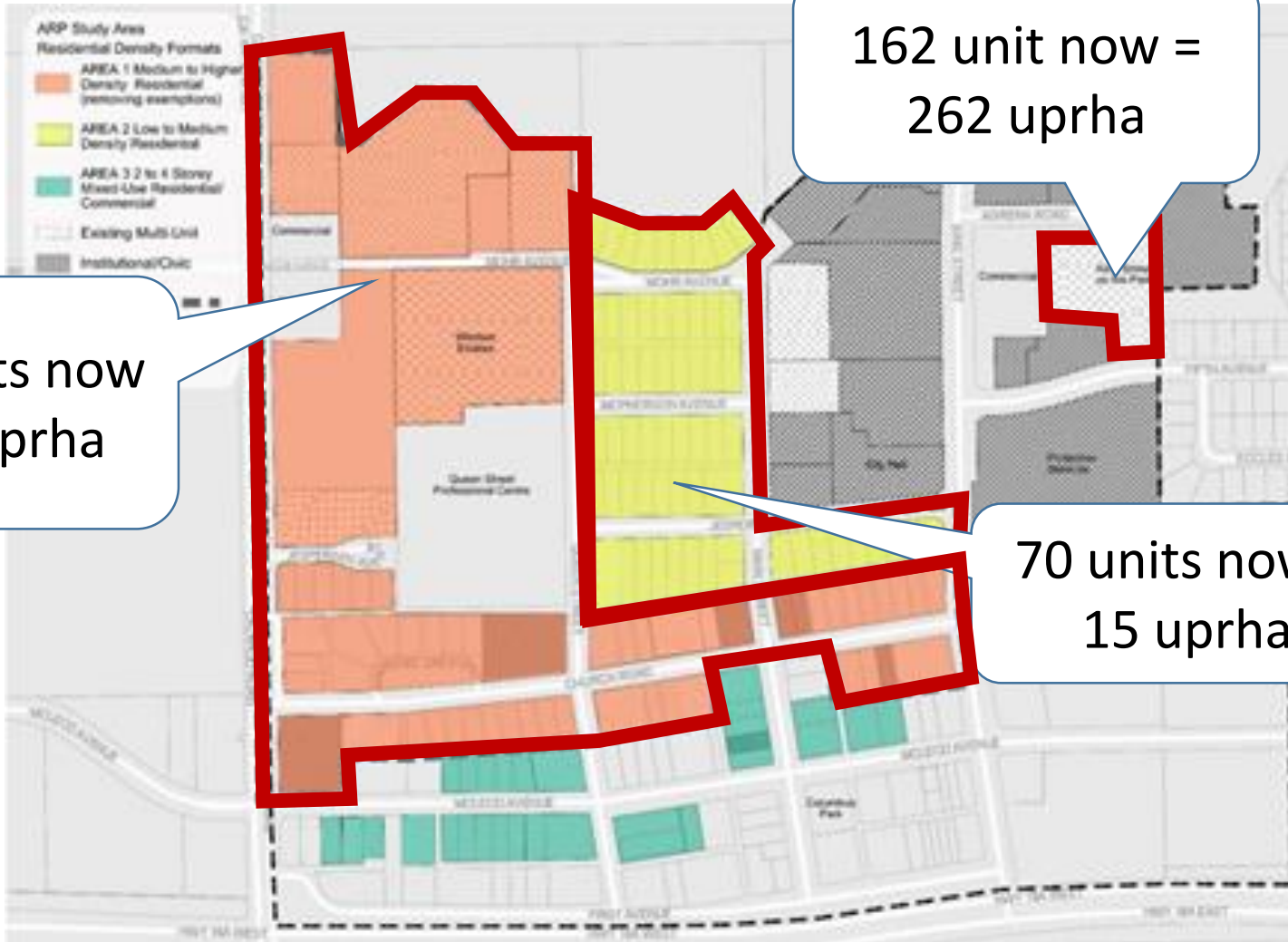


913 units
now = 47
uprha for
City Centre
overall





Existing residential shared





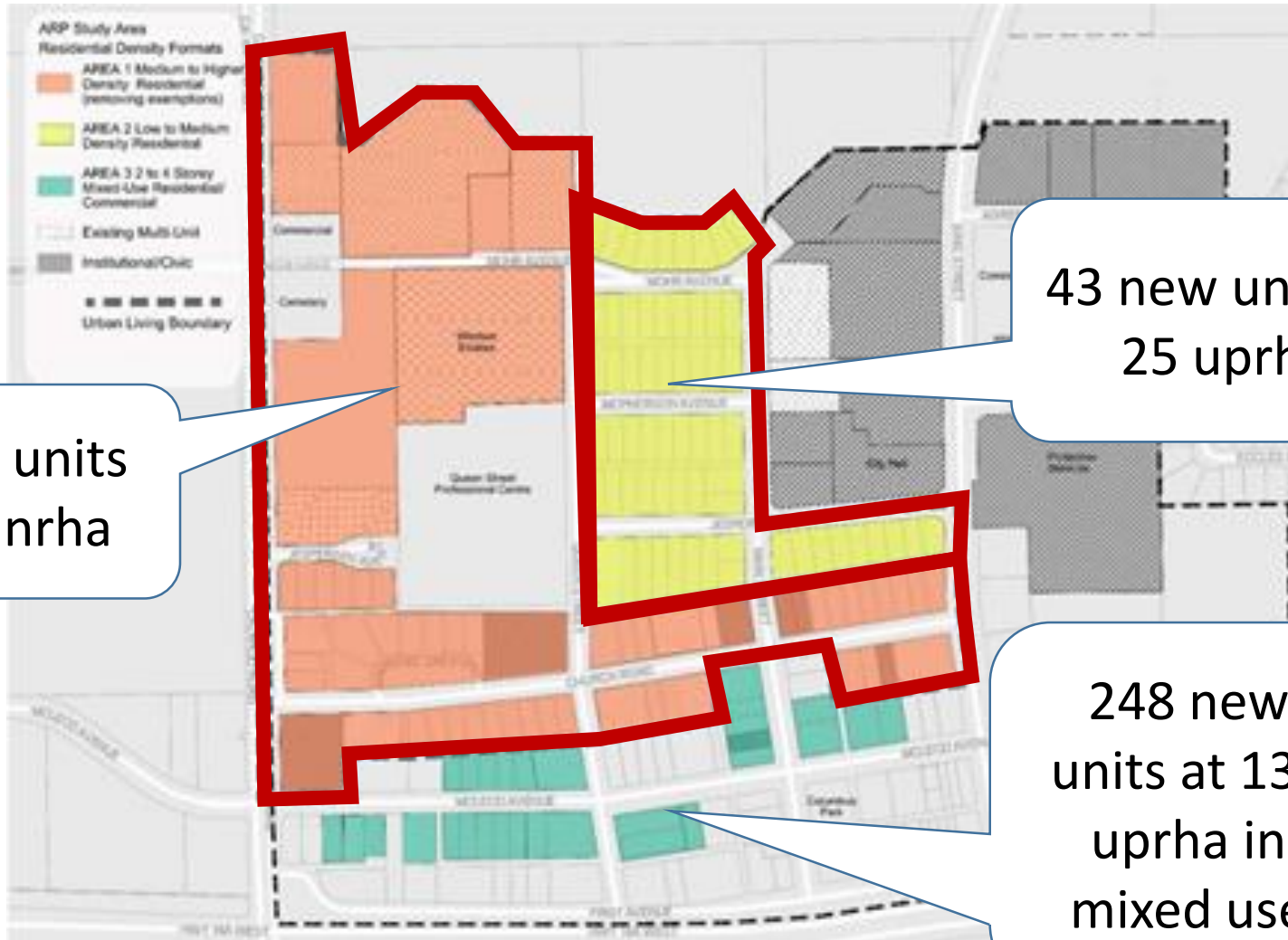
New residential needed



If all 1,071 units needed go here = 171 uprha



New residential shared





Density



Recommendation

Reduce density from 140 uprha to 130 uprha for R2CC District.

- » A specified minimum density is required to regulate growth and density
- » Secondary review allocated some new residential development to R1 District allowing density reduction in other areas
- » Will monitor density as redevelopment occurs and consider density as it relates to intent of district on project by project basis





Meridian Housing Foundation



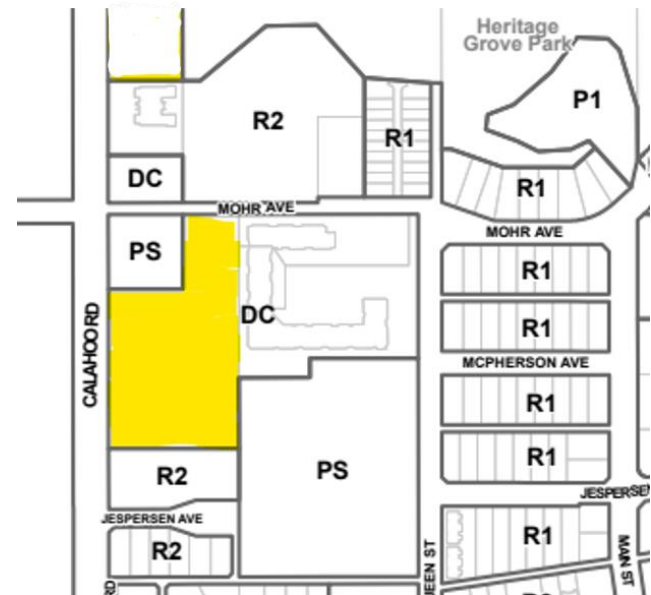
Will redistricting Meridian Housing Foundation's current site to R2CC District negatively impact their upcoming project?

R2CC

- » If project meets R2CC District, Meridian Housing Foundation can go straight to development permit
- » A Land Use Bylaw and/or redistricting will be required as part of their process if the project differs from R2CC District

Direct Control

- » Will require redistricting as part of their process





Recommendation

Include Meridian Housing Foundation site in proposed redistricting

- » Project is not yet defined
- » Meridian Housing Foundation supports proposed redistricting
- » Redistricting to R2CC District opens possibility to go straight to development permit depending on design
- » Depending on project design, a redistricting or amendments to Land Use Bylaw will be considered





Bylaw Updates

» Housekeeping - Updates

- » Adjust for recent Awning and Canopy definition changes.
- » Add C1 District regulations clarifying how Parking Facilities may front streets as defined in the City Centre ARP policy.

» Storefront Improvement Program - Updates

- » Adjust to exempt Development Permit requirement for some conforming, non-structural alterations; and,
- » Add minor variances for storefront improvements to non-conforming buildings.



Summary



On-site parking standard	Change from 1/55 m ² to 1/85 m ² <i>Separate amending motion</i>
Temporary parking facilities	No change
Density	Change from 140 uprha to 130 uprha <i>Separate amending motion</i>
Meridian Housing site	No change
Housekeeping/Storefront Improvement amendments	<i>Included in attached bylaw</i>



Questions?

