



## REQUEST FOR DECISION

**MEETING DATE:** April 11, 2023

**TITLE:** C-1162-21 - Land Use Bylaw Amendment - City Centre Updates - Third Reading

**DIVISION:** Planning & Infrastructure

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### SUMMARY:

Bylaw C-1162-21, a proposed Land Use Bylaw amendment for implementing the City Centre Area Redevelopment Plan Bylaw C-1074-19, is being brought forward for consideration by Council. The proposed bylaw allows for redevelopment of the City Centre Area Redevelopment Plan's four Precincts by providing use and development regulation updates to support achieving the Plan's intent. This amendment also redistricts the existing land use districts in the city centre on the Land Use Bylaw Map to reflect the revised districting proposed by this bylaw.

New information was provided in a Public Hearing earlier in this meeting, as requested by Council, on 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 form to incorporate recent definition changes, clarifying where Parking Facilities may front commercial streets, and to add Development Permit exemptions and minor variances possibilities to support the City's Storefront Improvement Program.

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### PROPOSED MOTION:

THAT third reading be given to C-1162-21 - Land Use Bylaw Amendment - City Centre Updates, as amended.

## **BACKGROUND / ANALYSIS:**

The City Centre Area Redevelopment Plan (CCARP) was passed by City Council on April 27, 2020, and this proposed Land Use Bylaw amendment is required to implement its intent and for ensuring consistency between these documents. The CCARP established four land use precincts to direct future development to include a mixed-use development pattern, revitalize Main Street and McLeod Avenue to form a 'High-Street,' allow diverse and denser residential housing options, and institute urban design guidelines for future development.

The City Centre's First Avenue Precinct and McLeod Avenue Precinct are commercial areas, and this amendment proposes regulatory updates to the existing C1 - City Centre Commercial District for implementing the CCARP's policy direction. The First Avenue Precinct intends an 'attractive local business services street' while the similar McLeod Avenue Precinct intends a 'high street' with a vertical mixed-use opportunity. The proposed regulations direct that retail and commercial uses are prominent at street level, auto-oriented uses and surface parking fronting city streets is prohibited, and design guidelines support future development contributing to a high-quality urban form and pedestrian environment.

The CCARP's Urban Living Precinct intends an 'urban living experience' through densification, for a density target of 100 dwelling units per net residential hectare within the City Centre boundary. A new R2CC - City Centre High Density Residential District replaces the existing R2 District to address the CCARP's Area 1 for Medium to High Density Residential. The City Centre's existing R1 - Low Density Residential District will be retained for regulating low density residential housing areas.

Design guidelines are proposed for redevelopment in all CCARP Precincts to emphasize high quality urban form and pedestrian environment. These vary by Precinct but include matters such as:

- building width maximums;
- defined entrances and façade requirements;
- design criteria for mixed-use buildings;
- building material standards; and
- area-specific commercial sign requirements.

The CCARP's Civic Precinct, and the retained R1 districted lands for low-density residential areas also have design guidelines and an 'overlay area' has been added to the land use district map to define their applicability for redevelopment.

This amendment also redistricts the existing city centre land use districts on the Land Use Bylaw Map to reflect the revised districting as proposed by this bylaw.

## **Amendments to Bylaw C-1162-21 Since Second Reading**

This bylaw has been amended from second reading to:

- incorporate recent definition changes;
- clarify where Parking Facilities may front commercial streets;
- add Development Permit exemptions and variance regulations to support the City's Storefront Improvement Program;
- adjust R2CC District density to 130 Dwellings per hectare for discovered calculation discrepancies; and
- reduce the required on-site parking requirement to one stall per 85m<sup>2</sup> of gross floor area to encourage redevelopment where the risk of short to mid-term parking issues is low.

### **OPTIONS / ALTERNATIVES:**

This bylaw is being brought forward for consideration of third reading. Based on information provided at the public hearing, discussion, and consideration of changes to the bylaw may be made. Alternatively, Council may defeat the motion for third reading and choose to defeat this bylaw.

### **CONSULTATION / ENGAGEMENT:**

A statutory public hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading. Advertising of the public hearing was placed in the Spruce Grove Examiner on March 24 and March 31, 2023, per the requirements of the *Municipal Government Act*. Administration presented the proposed amendment to the City Centre Business Association on June 29, 2022, and held an Open House on July 6, 2022, to inform and discuss the amendment process. This amendment application was circulated to relevant City departments for their comments.

### **IMPLEMENTATION / COMMUNICATION:**

If approved, the Land Use Bylaw will be updated for the amendments provided in 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