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City Centre Land Use Bylaw Updates

● Third Reading
City of Spruce Grove
Bylaw C-1162-21
April 11, 2023





Purpose

- » This Bylaw:
 - » provides regulations to guide development, and
 - » it conforms with the City Centre Area Redevelopment Plan.
- » A Summary Report is provided to Council in this meetings agenda package that reviewed topics raised at the Bylaw's first public hearing.
- » Administration has provided possible alternative regulations that Council may consider as amendments to the current Bylaw.



New Considerations

- » Items reviewed at the Public Hearing included:
 - » Commercial Parking Standards,
 - » Parking Facility Standards,
 - » Approach to City Centre Residential Density, and
 - » Meridian Housing Foundation redistricting to R2CC District.



Proposed Amendments

» Recommended Amendments

- » Reduce on-site parking standard from 1/55 m² to 1/85m².
- » Reduce R2CC District density from 140 uprha to 130 uprha.

» 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 Area Redevelopment Plan.

» Storefront Improvement Program

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

Third Reading

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Questions?

