



REQUEST FOR DECISION

MEETING DATE:

May 8, 2023

TITLE:

C-1241-23 - East Pioneer Area Structure Plan Bylaw Amendment -
Tonewood Row Housing and C-1240-23 Land Use Bylaw
Amendment - DC.15 Tonewood Row Housing - Redistricting -
Public Hearing, Second and Third Reading

DIVISION:

Planning & Infrastructure

SUMMARY:

Bylaw C-1241-23 proposes amendment to the East Pioneer Area Structure Plan to provide site-specific development policy for Lot 4, Block 1, Plan 152 2888. The proposed changes support future application for a row housing project with development controls that consider existing adjacent development through use of direct control districting.

Bylaw C-1240-23 proposes a direct control district for a triangular-shaped parcel located along Grove Drive and southwest of Jubilee Park. The proposed direct control district provides regulation for future development of a Row Housing project on Lot 4, Block 1, Plan 152 2888.

A Public Hearing is required to hear from anyone who may be affected by Bylaw C-1241-23 and Bylaw C-1240-23. Upon closing of the Public Hearing, Council may consider giving second and third reading to these bylaws.

Bylaw C-1241-23 has been amended from its first reading form to reduce the maximum height and the maximum number of storeys on the subject lands to match what is proposed within the concurrent direct control district in Bylaw C-1240-23.

PROPOSED MOTION:

THAT second reading be given to Bylaw C-1241-23 East Pioneer Area Structure Plan Amendment - Tonewood Row Housing, as amended.

THAT third reading be given to Bylaw C-1241-23 East Pioneer Area Structure Plan Amendment - Tonewood Row Housing.

THAT second reading be given to C-1240-23 Land Use Bylaw Amendment - DC.15 Tonewood Row Housing.

THAT third reading be given to C-1240-23 Land Use Bylaw Amendment - DC.15 Tonewood Row Housing.

BACKGROUND / ANALYSIS:

C-1241-23 - East Pioneer Area Structure Plan Bylaw Amendment - Tonewood Row Housing
Amendment to the East Pioneer Area Structure Plan is required to change the site-specific development policy identified for Lot 4, Block 1, Plan 152 2888 (municipal address 505 Grove Drive). A previous amending Bylaw C-950-16 identified that the subject site would be developed as an seniors' housing facility and, with ownership changing, a row housing development is now proposed for the site.

Bylaw C-1241-23 proposes changes from the existing area structure plan direction that would see:

- building height reduced from 24.0 metres to 12.0 metres and a decrease from four storeys to three storeys;
- reduction in maximum site density from 85 to 70 units per hectare;
- a decrease to the minimum setback from adjacent low density residential from 7.6 to 7.0 metres; and
- maximum site coverage being set at 57 per cent. The amendment also identifies the location for an all-directional site access to Grove Drive.

Municipal Development Plan

Your Bright Future: Municipal Development Plan, 2010-2020 (MDP) is the City's primary statutory plan. The proposed bylaw is consistent with the policies of the MDP and Figure 8 Future Land Use that identifies the amendment area for Residential land use.

Edmonton Metropolitan Region Board (EMRB)

The changes proposed by this amendment do not have any land use or statistical implications for the Area Structure Plan as the subject site remains identified as Mixed Medium to High Density Residential. Referral to the EMRB will not be required.

Bylaw C-1240-23 - Land Use Bylaw Amendment - DC.15 Tonewood Row Housing

This proposed bylaw will:

1. Create a new Direct Control District within the Tonewood neighbourhood; and
2. Redistrict the 1.58 ha Lot 4, Block 1, Plan 152 2888 in the northwest of the Tonewood neighbourhood.

New Direct Control District

The proposed DC.15 - Tonewood Row Housing Direct Control District provides for the development of a Row Housing project that will integrate with the existing low density residential to the west and south of the site.

This proposed Direct Control District is based on the R2 District regulations for Row Housing. The Direct Control District will:

- limit the number of storeys to three;
- identify a maximum height of 12.0 m;
- limit the density to a maximum of 70 units per hectare; and
- provide a 7.0 m setback for Principal Buildings from low density residential uses.

Redistricting

Lot 4, Block 1, Plan 152 2888 is currently districted DC - Direct Control District and it is being redistricted to DC.15 - Tonewood Row Housing Direct Control District.

Land Use Bylaw

This Direct Control District proposes site specific development regulation not contemplated or adequately regulated through an available District. The proposed district's regulation is intended to integrate the future Row Housing development with the existing low density residential to the west and south of the subject site.

East Pioneer Area Structure Plan

The subject area is located within the East Pioneer Area Structure Plan, Bylaw C-843-13, and the proposed redistricting is consistent with its Land Use Concept identifying it for "Medium to High Density Residential" land use. However, it is not consistent with the Area Structure Plan's existing policy and the concurrent Bylaw C-1241-23 is required to adjust this site's specific policy to accommodate the intended row housing development. Should proposed C-1241-23 East Pioneer Area Structure Plan Bylaw Amendment - Tonewood Row Housing be approved, the direct control district proposed by Bylaw C-1240-23 will be consistent.

OPTIONS / ALTERNATIVES:

Bylaw C-1241-23 and Bylaw C-1240-23 are related and are being presented together at the same Public Hearing. 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, second reading of these bylaws will be re-scheduled.

These bylaws are also being brought forward for consideration of second and third reading. Upon closing of the Public Hearing and 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 second reading and choose to defeat these bylaws or a Councillor may make the following motion if they wish to defer third reading to the next Council meeting:

THAT third reading for C-1241-23 - East Pioneer Area Structure Plan Bylaw Amendment - Tonewood Row Housing be deferred to the next Council meeting on May 23, 2023

THAT third reading for C-1240-23 - Land Use Bylaw Amendment - DC.15 Tonewood Row Housing - Redistricting be deferred to the next Council meeting on May 23, 2023.

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 April 21 and April 28, 2023, as per the requirements of the *Municipal Government Act*. Additionally, notice was mailed directly to landowners within 30m of the subject lands and any others that had presented comments related to this proposal. The notice was also published on the City's website.

The applicant held a public information meeting at the Border Paving Athletic Centre on March 15, 2023, to provide information about this proposed development to adjacent residents and the public at large. The meeting was attended by 16 members of the public. A summary of this meeting is provided in an attached "What We Heard" report.

The Planning and Development Department received four emails and one phone call with concerns regarding the proposed project. The concerns identified were forwarded to the applicant for consideration and have been identified within the "What We Heard" report. The identified concerns included:

- Traffic concerns on Grove Drive;
- Timing for Grove Drive upgrades between Greystone Drive and Pioneer Road;
- The loss of the existing mature tree line and perceived green space;
- Potential tree removal during bird nesting season;
- Limited visitor parking;
- Stormwater drainage concerns; and

- The density of the proposed development is too high.

IMPLEMENTATION / COMMUNICATION:

The Public Hearing fulfills the statutory requirement under the *Municipal Government Act* to hear from those affected by this proposed bylaw prior to second reading.

If approved, C-843-13 - East Pioneer Area Structure Plan Bylaw will be updated per Bylaw C-1241-23 and C-824-12 - Land Use Bylaw will be updated per Bylaw C-1240-23. The consolidated bylaws will be published on the City's website.

IMPACTS:

Approval of these bylaws will enable Row Housing development on Lot 4, Block 1, Plan 152 2888.

FINANCIAL IMPLICATIONS:

n/a