



REQUEST FOR DECISION

MEETING DATE:

May 8, 2023

TITLE:

C-1246-23 - Land Use Bylaw Amendment - Redistricting and DC.16 Westwind Direct Control District - Public Hearing and Second Reading

DIVISION:

Planning & Infrastructure

SUMMARY:

Bylaw C-1246-23, a proposed Land Use Bylaw amendment adding a Direct Control District and redistricting approximately 0.20 ha of land from UR - Urban Reserve District to DC.16 Westwind Direct Control District, is being brought forward for consideration by Council. The proposed redistricting will allow the development of approximately eight Row Housing residential lots with Secondary Suites.

Administration has amended DC.16 Westwind Direct Control District as presented at first reading by deleting reference to the legal description in the District's purpose statement.

A Public Hearing is required to hear from anyone who may be affected by Bylaw C-1246-23. Upon closing of the Public Hearing, Council may consider giving second reading to the Bylaw.

If approved, the proposed Bylaw will allow Administration to approve subdivisions and consider development permits for Row Housing with Secondary Suites in Westwind Stage 4 based on the proposed regulation.

PROPOSED MOTION:

THAT second reading be given to Bylaw C-1246-23 - Land Use Bylaw Amendment - DC.16 Westwind Direct Control District, as amended.

BACKGROUND / ANALYSIS:

IBI Group, on behalf of Cantiro Communities, has applied to create a new direct control district and redistrict approximately 0.20 ha of Lot 4, Plan 4743RS from UR - Urban Reserve District to DC.16 - Westwind Direct Control District. The subject site is located along Westwind Drive, in the Westwind neighbourhood.

If approved, the proposed redistricting will enable the development of eight Row Housing residential units with Secondary Suites. In addition to the parking requirements for Row Housing, each unit at a minimum shall provide one additional stall to satisfy the requirement for additional parking to support a Secondary Suite. Home occupation as an accessory use would not be permitted in units with a Secondary Suite.

Municipal Development Plan

Your Bright Future: Municipal Development Plan, 2010-2020 (MDP) is the City's primary statutory plan. The proposed amendment is consistent with the land use policies of the MDP and with Figure 8 Future Land Use. The amendment is also supported by Policy 5.1.2.3 and 5.2.2.1 which support increasing residential densities while providing a variety of housing types to create diverse streetscapes in neighbourhoods and increase diversity of housing stock.

Pioneer Lands Area Structure Plan

The amendment area is within the Pioneer Lands Area Structure Plan (Bylaw C-686-08) as amended by Bylaw C-1185-22, and the proposed redistricting is consistent with its policies and Land Use Concept that identify it for "Medium to High Density Residential" land use.

Land Use Bylaw

The current R1 District does not permit the development of Secondary Suites in uses other than a Single Detached Dwelling. The proposed redistricting to Direct Control is required to permit the development of Secondary Suites in row housing units and ensure provision of additional parking stalls to satisfy parking requirements and mitigate any offsite impacts. The proposed development is serviced by a lane and will not impact any on-street parking capacity.

Development Agreement

As per Corporate Policy 7,005, a completed and signed development agreement is required prior to consideration of third reading.

OPTIONS / ALTERNATIVES:

Bylaw C-1246-23 is being presented at a 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 this bylaw will be re-scheduled.

This bylaw is also being brought forward for consideration of second 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 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 April 21 and 28, 2023 as per the requirements of the *Municipal Government Act*. Additionally, notice was mailed directly to landowners within 30m of the subject lands. The notice was also published on the City's website.

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, the Land Use Bylaw map will be updated per Bylaw C-1246-23 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of eight row housing units with Secondary Suites in Stage 4 of the Westwind neighbourhood.

FINANCIAL IMPLICATIONS:

n/a