



REQUEST FOR DECISION

MEETING DATE: February 26, 2024

TITLE: C-1229-22 - Land Use Bylaw Text Amendment - Easton and Copperhaven Planned Lot Districts - Public Hearing and Second Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1229-22, a Land Use Bylaw Text Amendment to create Easton Planned Lot District and Copperhaven Planned Lot District, which was defeated at the December 4, 2023 Regular Council Meeting, is being brought back for Council's reconsideration, based on resolution of Council on January 8, 2024.

A Public Hearing is required to hear from anyone who may be affected by Bylaw C-1229-22. Upon closing of the Public Hearing, Council may consider giving second reading to the Bylaw. Consideration of third reading is scheduled for the March 11, 2024 Regular Council Meeting.

If approved, the proposed Bylaw will allow the development of Single Detached dwellings with zero side yard in areas districted as EPL District and CPL District in the neighbourhoods of Easton and Copperhaven respectively.

PROPOSED MOTION:

THAT second reading be given to C-1229-22 - Land Use Bylaw Amendment - Easton and Copperhaven Planned Lot Districts.

BACKGROUND / ANALYSIS:

Qualico Communities and Melcor have applied to create a new Easton Planned Lot District (EPL) and a new Copperhaven Planned Lot District (CPL), which would allow Single Detached Dwellings with zero side yard and vehicular access from rear lane only within the developing

neighbourhoods of Easton and Copperhaven, respectively. A zero-side yard development allows that one side yard is reduced to 0.0 m, with the other side yard or setback increased to 1.5 m that includes a shared access and maintenance easement registered on its title.

Administration has conducted a regional scan of local communities that allow zero side yard developments (see Attachment 1) and is also providing Council with an operational review of zero side yard development as part of a general review on narrow lot housing (see Attachment 2).

Municipal Development Plan

Your Bright Future: Municipal Development Plan, 2010-2020 (MDP) is the City's primary statutory plan. Policy 5.1.2.3 and 5.2.2.1 of the MDP support increasing residential densities while providing a variety of housing types to create diverse streetscapes in neighbourhoods and increase diversity of housing stock. This policy framework provides the basis for applicants to bring forward new housing types, and this proposal is consistent with these MDP policies.

Land Use Bylaw

City of Spruce Grove currently only allows zero side yard developments within a pilot project in the Greenbury neighbourhood under the Greenbury Planned Lot District (GPL) approved in June 2017. The proposed EPL and CPL Districts define development standards similar to the existing Greenbury Planned Lot District (GPL); however, the following key changes mitigate concerns and lessons learned from the GPL pilot project:

- Semi-detached dwellings with zero side yards are not allowed. This change built upon a lesson learned that semi-detached dwellings with zero side yards had issues with shared easements and therefore this dwelling-type is not included as part of the proposed districts;
- Lots are accessed from the lane only and do not allow front drive garages. These proposed districts allow lots with rear lane access only to support on-street parking. It is possible that these new Districts may interface with traditional front drive lots in an adjacent R1 District, but at least one side of the street will provide on-street parking. These lane-based subdivisions will also support waste collection service from the lanes and thereby reduce potential congestion issues experienced through street-based waste collection; and
- Regulations to ensure that roof-leaders will be connected to stormwater servicing are included. The introduction of this regulation to connect roof leaders to storm drainage is expected to alleviate most on-site drainage concerns that were noted as a key issue in the GPL pilot.

In addition to the above noted changes, the applicants have also committed to provide education material to prospective owners to ensure awareness of the unique aspects of zero side yard homes and in particular shared easements and their limitations.

Should either of the EPL or CPL Districts be approved, the proponents may apply to redistrict areas of land within Easton and Copperhaven neighbourhoods that have the density equivalent of a Low to Medium Density Land Use category within their respective area structure plans. As the Land Use Bylaw does not limit the amount of a particular housing type, the City can maintain control of the extent of this housing type in a particular neighbourhood through assessments made upon future redistricting applications for the EPL and CPL Districts. This said, from discussions with the applicants, Administration understands that zero side yard development will only comprise a well-reasoned part of their overall neighbourhood plans.

OPTIONS / ALTERNATIVES:

Bylaw C-1229-22 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 rescheduled.

This bylaw is also being brought forward for consideration of second reading. Consideration of third reading is scheduled for the March 11, 2024 Regular Council Meeting.

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.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comments and has received no objections. 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 February 16, 2024, and uploaded to the City website on February 13, 2024, as per the Advertising Bylaw thereby satisfying the requirements of the *Municipal Government Act*.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw will be updated per Bylaw C-1229-22 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Single Detached Dwellings with zero side yards in the Easton and Copperhaven neighbourhoods.

FINANCIAL IMPLICATIONS:

n/a