



REQUEST FOR DECISION

MEETING DATE: July 8, 2024

TITLE: Legacy Park Stage 4 Residential Addition - C-1344-24, C-1334-24, and C-1335-24 - Public Hearing, Second and Third Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Three associated bylaws propose to change the land use of a 2.5 ha area from Vehicle Oriented Commercial to Residential. These amending bylaws include changing the identified future land use in both the Municipal Development Plan and the West Central Area Structure Plan and redistricting the site from Vehicle Oriented Commercial to Mixed Medium to High Density Residential. The subject site is located south of the developed Legacy Park neighbourhood, and immediately south of future McLeod Avenue and west of Jennifer Heil Way.

PROPOSED MOTION:

THAT second reading be given to C-1344-24 - Municipal Development Plan Bylaw Amendment - Legacy Park South Residential Conversion.

THAT third reading be given to C-1344-24 - Municipal Development Plan Bylaw Amendment - Legacy Park South Residential Conversion.

THAT second reading be given to C-1334-24 - West Central Area Structure Plan Bylaw Amendment - Legacy Park Residential Addition, as amended.

THAT third reading be given to C-1334-24 - West Central Area Structure Plan Bylaw Amendment - Legacy Park Residential Addition.

THAT second reading be given to C-1335-24 - Land Use Bylaw Amendment - Redistricting - Legacy Park Stage 4.

THAT third reading be given to C-1335-24 - Land Use Bylaw Amendment - Redistricting - Legacy Park Stage 4.

BACKGROUND / ANALYSIS:

Applications to amend the Municipal Development Plan (MDP) and the West Central Area Structure Plan (ASP) for changing the future land use from future commercial to future residential are proposed. These changes will enable a portion of Lot 2, Block 5, Plan 212 1546 to be redistricted from C2 - Vehicle Oriented Commercial to R2 - Mixed Medium to High Density Residential District. The subject site is 2.6 ha in size, and it is located in the Legacy Park neighbourhood south of the existing residential development and McLeod Avenue.

All three proposed bylaws (C-1344-24, C-1334-24 and C-1335-24) are dependent on each other and are required to align the two statutory plans and the Land Use Bylaw to enable the development of medium to high density residential on the subject site.

Your Bright Future: Municipal Development Plan, 2010 - 2020

The MDP is the City's primary statutory plan, and Bylaw C-1344-24 is an amendment to Figure 8 Future Land Use to change a Vehicle Oriented Commercial area to Residential land use. This amendment supports two associated bylaws that propose changes to the West Central Area Structure Plan and C-1335-24 that would adjust the Land Use Bylaw map.

The proposed change would allow an increase in the amount of Medium to High Density residential and are supported by MDP policy 5.2.2.1 that encourages increasing housing types and densities in neighbourhoods and promoting diversity in the housing stock.

The proposed location of the Medium to High Density residential is in proximity to future commercial development to the south, a future school/park site to the northwest, the Tri-Leisure Centre to the north, and transit service along Jennifer Heil Way. In this location the amendment is supported by MDP policy 5.2.2.4, which calls for focusing higher density residential in proximity to amenities, transit, and gathering places.

West Central Area Structure Plan

Proposed Bylaw C-1334-24 will amend the West Area Structure Plan by updating the development concept and land use statistics to reflect the conversion of a 2.56 ha area currently identified as Commercial to Medium to High Density Residential.

The approved residential development area within the West Central Area Structure Plan is approximately 35 per cent of the Gross Developable Area, with a planned yield of 3,790 residents and 1,451 residential units, and an overall density of 36.9 units per net residential hectare. The proposed amendment effects the area structure plan residential statistics by increasing the projected residential units by 170 to 1,621, and this raises the overall density slightly to 38 units per net residential hectare and a population yield of 4,167.

The proposed redesignation provides additional residential land for a higher density housing development which meets several policies and objectives within the Municipal Development Plan as well as the Edmonton Metropolitan Region Growth Plan.

Note: Bylaw C-1334-24 was changed from first reading to reference Bylaw C-1016-17 West Central Area Structure Plan throughout the amending bylaw.

Land Use Bylaw

Proposed Bylaw C-1335-24 will redistrict a 2.6 ha portion of Lot 2, Block 5, Plan 212 1546 from C2 - Vehicle Oriented Commercial to R2 - Mixed Medium to High Density Residential District.

This proposed residential redistricting is currently not consistent with Municipal Development Plan or the West Area Structure Plan; however, the concurrent amendments to these statutory plans proposed by Bylaw C-1344-24 and Bylaw C-1334-24 have been submitted to bring this redistricting into conformance with these overarching plans.

Edmonton Metropolitan Region Board (EMRB)

The proposed amendment to the Area Structure Plan maintains the minimum density target of 35 units per hectare as approved under the Edmonton Metropolitan Region Growth Plan. The increase in Medium to High Density proposed will raise the overall Area Structure Plan density from 36.9 to 38 residential units per net residential hectare.

Development Agreement

Corporate Policy 7,005 requires a completed and signed development agreement prior to consideration of third reading for a residential redistricting proposal, and with this being completed Bylaw C-1335-24 may now be considered for third reading.

OPTIONS / ALTERNATIVES:

Bylaws C-1344-24, C-1335-24, and C-1335-24 are being presented at a Public Hearing. Should Council feel they need further information to make a decision on any of these bylaws, 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 rescheduled.

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 bylaws may be made. Alternatively, Council may defeat the motion for second reading and choose to defeat these bylaws or a Councilor may make the following motion if they wish to defer third reading to the next Council meeting:

THAT third reading for C-1344-24, C-1335-24, and C-1335-24 be deferred to the August 26, 2024, Regular Council Meeting.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comments. A public open house was held by the applicant on June 5, 2024, to present the proposed area structure plan amendment and the associated redistricting. A summary of the open house has been included as the What We Heard Report.

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 June 28, 2024, and uploaded to the City website on June 25, 2024, as per the Advertising Bylaw thereby satisfying the requirements of the *Municipal Government Act*. Additionally, a notice was mailed directly to landowners within 30m of the subject lands.

IMPLEMENTATION / COMMUNICATION:

If all three bylaws are approved, Figure 8 of the Municipal Development Plan will be updated by the information included in Bylaw C-1344-24, the existing West Central Area Structure Plan will be updated by the information included in Bylaw C-1334-24, and the Land Use Bylaw will be updated as per Bylaw C-1335-24, and all amendments will be published on the City's website.

IMPACTS:

Approval of these bylaws will provide for the future development of additional medium to high density residential in the Legacy Park area and enable the City to consider a development permit application for multi-unit residential dwelling development on a 2.6 ha portion of Lot 2, Block 5, Plan 212 1546.

FINANCIAL IMPLICATIONS:

n/a