



## REQUEST FOR DECISION

**MEETING DATE:** July 8, 2024

**TITLE:** C-1297-24 - Land Use Bylaw Amendment - Redistricting - Greenbury Stage 14, and C-1299-24 - Land Use Bylaw Amendment - DC.19 Greenbury Row Housing Direct Control District - Public Hearing and Second Reading

**DIVISION:** Sustainable Growth and Development Services

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### **SUMMARY:**

Bylaw C-1297-24, a proposed Land Use Bylaw amendment for redistricting land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District and R2 - Mixed Medium to High Density Residential District, and Bylaw C-1299-24, a proposed Land Use Bylaw amendment to establish a direct control district within the Greenbury neighbourhood for Row Housing units with secondary suites, are being brought forward for consideration by Council.

Both proposed bylaws are consistent with the Pioneer Lands Area Structure Plan and together will enable development in the Greenbury Neighbourhood.

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### **PROPOSED MOTION:**

THAT second reading be given to C-1297-24 - Land Use Bylaw Amendment - Redistricting - Greenbury Stage 14.

THAT second reading be given to C-1299-24 - Land Use Bylaw Amendment - DC.19 Greenbury Row Housing Direct Control District.

### **BACKGROUND / ANALYSIS:**

Proposed Bylaw C-1297-24 will redistrict approximately 1.0 ha of Lot 3, Block A, Plan 242 0044 in the Greenbury neighbourhood. A proposed 0.2-hectare area is to be redistricted from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, and a 0.8 ha

area is proposed to go from UR - Urban Reserve to R2 - Mixed Medium to High Density Residential District. The proposed redistricting will enable the subdivision and development of approximately seven single detached lots, and 52 street-oriented row housing lots.

A second proposed Bylaw C-1299-24 DC.19 - Greenbury Row Housing Direct Control District will:

1. establish a new direct control district to provide for the development of Row Housing, Street Oriented dwelling units with and without Secondary Suites. The district includes regulation that where a Secondary Suites is to be developed a total of four on-site parking stalls will be provided for the Site, and one tandem stall would satisfy the requirement for additional parking to support the Secondary Suite.
2. amend the Land Use Bylaw Map to redistrict approximately 0.7 ha of Lot 3, Block A, Plan 242 0044 from UR -Urban Reserve District to DC.19 - Greenbury Row Housing Direct Control District. This redistricting of the land is required for subdivision and development to occur, and it will provide for development of approximately 31 street-oriented row housing lots that could be developed with secondary suites.

### **Municipal Development Plan**

Your Bright Future: Municipal Development Plan, 2010 - 2020 (MDP) is the City's primary statutory plan. The proposed Direct Control District and redistricting are consistent with the land use policies of the MDP and Figure 8 Future Land Use that identify the subject site for residential 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 subject area is governed by Bylaw C-686-08 - Pioneer Lands Area Structure Plan, and the proposed redistricting is in general compliance with the policies and Land Use Concept that identify the area for "Medium to High Density Residential" and "Low to Medium Density Residential". These lands front onto the future collector roadway and will be serviced by a lane.

### **OPTIONS / ALTERNATIVES:**

Bylaw C-1297-24 and Bylaw C-1299-24 are being presented at a Public Hearing. Should Council feel they need further information to make a decision on these bylaws, they may choose to adjourn the public hearing for continuance at a later date. If Council chooses this option, second reading of the bylaw will be rescheduled.

The 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 the bylaw.

**CONSULTATION / ENGAGEMENT:**

These bylaws were circulated to relevant City departments for their review.

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 approved, the Land Use Bylaw will be updated per Bylaw C-1297-24 and Bylaw C-1299-24 and be published on the City's website.

**IMPACTS:**

Approval of this bylaw will enable the development in the Greenbury neighbourhood.

**FINANCIAL IMPLICATIONS:**

n/a