



REQUEST FOR DECISION

MEETING DATE: February 3, 2025

TITLE: C-1332-24 - North Central Area Structure Plan Bylaw Amendment
- Deer Park North - Second and Third Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

The proposed bylaw will amend the North Central Area Structure Plan by updating the development concept and land use statistics to reflect the following changes:

- the introduction of a 2.0 ha commercial area north of Dalton Link;
- revise residential uses for most undeveloped residential areas within the Deer Park neighbourhood such that flexible zoning through the Land Use Bylaw may be used; and
- identify additional Park / Open Space areas within the Deer Park neighbourhood.

PROPOSED MOTION:

THAT second reading be given to C-1332-24 - North Central Area Structure Plan Bylaw Amendment - Deer Park North.

THAT third reading be given to C-1332-24 - North Central Area Structure Plan Bylaw Amendment - Deer Park North.

BACKGROUND / ANALYSIS:

The proposed bylaw intends to amend the area structure plan by:

- updating the development concept and land use statistics to reflect the conversion of a 2.0 ha area north of Dalton Link, currently identified as High Density Residential, to Commercial;
- changing the residential uses for most of the undeveloped residential areas within the Deer Park neighbourhood such that flexible zoning through the Land Use Bylaw could be used; and

- identifying additional Park / Open Space areas within the Deer Park neighbourhood.

The introduction of a 2.0 ha commercial node, on the north side of Dalton Link, in conjunction with a future High Density Residential site to the north forms a mixed-use node in the Deer Park neighbourhood. This area is located at the intersection of an arterial and collector roadway with an existing traffic light control, will be serviced by future transit, and connected to a future multi-use pedestrian linkage. It is proposed that this area would be developed as a C2 - Vehicle Oriented Commercial districted site through a future redistricting bylaw.

Bylaw C-477-03 - North Central Area Structure Plan was approved prior to the contemplation of mixed density districting. The future residential land uses identified in the north portion of the Deer Park area do not provide for the density flexibility afforded within the R1 and R2 districts of the Land Use Bylaw. The amendment proposes to redesignate these undeveloped residential areas as Mixed Low to Medium Density Residential and Mixed Medium to High Density Residential so that the flexibility within the Land Use Bylaw can be utilized.

The future Park / Open Space within the undeveloped north Deer Park area was reviewed, and the proposed amendment identifies additional Park / Open Space area to ensure the required Municipal Reserve can be provided as land within the amendment lands.

Municipal Development Plan

Bylaw C-1338-24 - The Shape of Our Community: Municipal Development Plan (MDP), is the City's primary statutory plan.

Map 6 - Future Land Use Concept identifies a mixed-use node roughly at the intersection of Jennifer Heil Way and Dalton Link with the remainder of the amendment area identified as Residential Neighbourhoods.

Several principles of the MDP support the proposed location of the commercial / mixed use node. These include:

- Section 3.2 Drivers and Preferences - Urban Form & Placemaking which establishes a preference to locate higher density housing developments near the edges of neighbourhoods close to amenities.
- Section 3.4.1.1. Principal 1: Reflecting on Urban Form articulates the city's preference to locate mixed use development near transportation corridors, close to existing and future transportation routes, and along the edges of established neighbourhoods.
- Section 3.4.2.1 Commercial and Industrial Growth supports the establishment of mixed-use nodes outside of the city's main commercial corridor in better proximity to where people live enabling more complete communities, increasing connectivity, and facilitating non-motorized mobility.
- Section 3.5.1 Mixed Use Nodes defines the characteristics of a mixed-use node as areas where higher density residential, transit service, commercial and other amenities are

clustered. Transit and proximity to higher density development are considered critical components to successful and sustainable mixed-use areas.

Edmonton Metropolitan Region Board (EMRB)

The proposed amendments to the area structure plan create a slight increase in residential density from 25.26 units / ha to 25.91 units / ha. As the amendment increases residential density positively, they are striving toward being compliant with EMRB density requirements as identified in the Edmonton Metropolitan Region Growth Plan. The proposed introduction of a 2.0 ha commercial site not previously contemplated within the area structure plan was discussed with EMRB staff. Through those discussions it was deemed that a review through the Regional Evaluation Framework was not required.

Land Use Bylaw

All lands within the amendment area fall within Lot 3, Block 1, Plan 142 2642. These lands are currently districted UR - Urban Reserve District. If the proposed amendment is approved, the amended area structure plan would support the redistricting of the undeveloped lands to a combination of the following districts: C2 - Vehicle Oriented Commercial, R1 - Mixed Low to Medium Density Residential, R2 - Mixed Medium to High Density Residential, and P1 - Parks and Recreation. A redistricting amendment would be required to change the land use designation under the Land Use Bylaw.

OPTIONS / ALTERNATIVES:

Bylaw C-1332-24 is being presented at a Public Hearing. Should Council feel they need further information to make a decision on this bylaw, 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.

This bylaw is 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-1332-24 - North Central Area Structure Plan Amendment - Deer Park North be deferred to the February 24, 2025, 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 November 28, 2024, to present the proposed area structure plan amendment and the anticipated redistricting. A summary of the open house has been attached 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 January 24, 2025, and uploaded to the City website on January 15, 2025 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 existing North Central Area Structure Plan, will be updated by the information included in Bylaw C-1332-24, and be published on the City's website.

IMPACTS:

The proposed North Central Area Structure Plan amendment introduces a 2.0 ha area north of Dalton Link for the development of a commercial node and provides for the use of flexible zoning in the undeveloped residential portion of the Deer Park neighbourhood.

FINANCIAL IMPLICATIONS:

n/a