



REQUEST FOR DECISION

MEETING DATE: September 13, 2021

TITLE: C-1167-21 – Land Use Bylaw Amendment – Section 126A SE
– Sports and Entertainment District – First Reading

DIVISION: Planning & Infrastructure

SUMMARY:

First reading of Bylaw C-1172-21, a text amendment to the Land Use Bylaw to add a new land use district to the Land Use Bylaw, is being brought forward for Council's consideration. The proposal is to create a new land use district designated as "Section 126A SE - Sports and Entertainment District" that is intended to implement the goals and objectives of the Municipal Development Plan (Bylaw C-960-16) and recent amendments to the East Pioneer Area Structure Plan that identified an entertainment district featuring a baseball stadium.

Administration supports this Bylaw.

PROPOSED MOTION:

That first reading be given to Bylaw C-1167-21 - Land Use Bylaw Amendment – Section 126A SE - Sports and Entertainment District.

BACKGROUND/ANALYSIS:

The proposed amendment defines a new sports recreation and entertainment land use district that would accommodate developments intending to create vibrant, mixed-use sports and entertainment areas that may include a range of supportive accessory commercial and community service type uses.

Land uses available within this new district include, but are not limited to, Recreational Establishments, Stadiums, Transit Transfer Stations, Libraries and Cultural Exhibits, and Accessory Uses that would be ancillary to a principle use.

Bylaw C-1167-21 supports the Municipal Development Plan by:

- promoting a higher quality of life for residents through creation of gathering places for social and recreational activities and offering diverse recreational programs in first-class facilities (MDP Community Life Goals 8 and 9);
- reinforcing and creating new community level gathering places (MDP policy 5.1.4.1);
- promoting continued development of Spruce Grove as a regional and commercial centre (MDP Policy 6.2.1); and,
- increasing local employment opportunities (MDP Policy 6.1.1).

This proposed district has been defined to regulate developments intended within the new Ball Park District that includes a baseball stadium as a major feature. However, the district would also be available for future use in the development of other private or civic recreational type development areas that would promote recreational and community type uses and thereby create community and neighbourhood gathering places to enhance the quality of life of city residents.

OPTIONS / ALTERNATIVES:

This bylaw is being brought forward for consideration of first reading. Discussion and consideration of changes to the bylaw may be made at future readings. Alternatively, Council may defeat the motion for first reading and choose to defeat this bylaw.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments and the Ball Park District's developer for their comments. A statutory public hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw will be updated per Bylaw C-1167-21 and be published on the City's website

IMPACTS:

Approval of this bylaw will enable the development of consistent sports, recreation, and entertainment types of uses within the City.

FINANCIAL IMPLICATIONS:

n/a

STRATEGIC VISION ELEMENT:

This topic relates to all three of the City's strategic vision elements contained in Council's Strategic Plan

RELATED GOAL:

High quality leisure, recreational, commercial and social infrastructure and amenities as well as policies that meet the interests and needs of the greater community are in place and conveniently accessible.