



REQUEST FOR DECISION

MEETING DATE: October 12, 2021

TITLE: C-1172-21 - Land Use Bylaw Amendment - Ball Park District Stage 1 - Second and Third Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Second and third reading of Bylaw C-1172-21, a redistricting of land use as designated within the Land Use Bylaw, is being brought forward for consideration by Council. The proposed redistricting is from the existing UR - Urban Reserve District to: P2 – Natural Areas District; P1 – Parks and Recreation District; SE – Sports and Entertainment District; and, C2 – Vehicle Oriented Commercial District. The subject lands are located within the East Pioneer Area Structure Plan, and this redistricting would enable development within the “Ball Park District” area situated east of Pioneer Road and north of Highway 16A.

Administration supports this Bylaw.

PROPOSED MOTION:

THAT second reading be given to Bylaw C-1172-21 - Land Use Bylaw Amendment – Ball Park District Stage 1.

THAT third reading be given to Bylaw C-1172-21 - Land Use Bylaw Amendment – Ball Park District Stage 1.

BACKGROUND / ANALYSIS:

This Bylaw proposes to redistrict approximately 15.3 hectares of Lot A, Plan 752 0163 and parts of surplus road right-of-ways, registered under Plan 752 0162 and Plan 1282 LZ, all located

within the SW 1-53-27-W4. It is proposed that the surplus road right-of-ways associated with this redistricting be closed in the concurrent Road Closure Bylaw C-1171-21.

The subject lands are currently defined within the Land Use Bylaw as UR - Urban Reserve District and are proposed to be changed to:

- P2 – Natural Areas District – to accommodate preservation of part of Environmentally Significant Area “I”;
- P1 – Parks and Recreation District – to accommodate a Stormwater Management Facility;
- SE – Sports and Entertainment District – to accommodate a Stadium land use; and
- C2 – Vehicle Oriented Commercial District – to accommodate highway commercial land use.

The above noted “SE – Sports and Entertainment District” is a new district being processed as a concurrent Land Use Bylaw amendment, and this Bylaw is dependent on Council’s passing of that associated Bylaw C-1167-21.

This redistricting forms Stage 1 of the new Ball Park District where future development of a baseball stadium, as well as supportive uses located within a vibrant mixed-use sports entertainment and commercial area will be located. This proposal is in compliance with planning in this area considering:

Municipal Development Plan

Your Bright Future: Municipal Development Plan 2010-2020 (MDP), Bylaw C-960-16, is the City’s primary statutory plan. The proposed redistricting in this proposed Bylaw is consistent with commercial and environmental land use designations as identified on MDP Figure 8 for Future Land Use.

East Pioneer Area Structure Plan

The proposed redistricting is in compliance with the East Pioneer Area Structure Plan’s (Bylaw C-843-13, as amended) policy and Land Use Concept that identifies the subject lands for Entertainment District, Commercial, and Park/Open Space.

Land Use Bylaw

The subject land is currently districted UR - Urban Reserve, and a redistricting of the land is required for subdivision and development to occur. This proposed Bylaw confirms land use districts that are in conformance with the East Pioneer Area Structure Plan for accommodating open space (i.e. natural areas), stormwater management, sports entertainment, and vehicle oriented commercial uses.

OPTIONS / ALTERNATIVES:

This bylaw is brought forward for consideration of second and third reading. 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 or third reading and choose to defeat this bylaw.

CONSULTATION / ENGAGEMENT:

A statutory public hearing was held on October 12, 2021, prior to consideration of second reading. Advertising of the public hearing was placed in the Spruce Grove Examiner on September 24 and October 1, 2021 as per the requirements of the *Municipal Government Act*. This application was circulated to relevant City departments for their comments.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated as per Bylaw C-1172-21 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 1 in the Ball Park District.

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:

Spruce Grove has leisure, recreational and sporting amenities and activities that reflect the interests and needs of the community.