

CITY OF FORT SASKATCHEWAN

Request for Decision

Bylaw C21-20 - Amend Land Use Bylaw C10-13 to add DC(A)-14 Direct Control (Administration)- Mixed Low Density Residential District

Motion:

That Council give second and third readings to Bylaw C21-20 to amend Land Use Bylaw C10-13 by adding DC(A)-14 Direct Control (Administration) – Mixed Low Density Residential District.

Purpose:

The purpose of this report is to present Council with information regarding a proposed Direct Control District, and to request consideration of second and third readings of Bylaw C21-20.

Recommendation:

That Council give second and third readings to Bylaw C21-20 to amend Land Use Bylaw C10-13 by adding DC(A)-14 Direct Control (Administration) – Mixed Low Density Residential District regulations.

Background:

In early 2020, Landrex Inc. and Qualico Communities applied to redistrict the subject lands RC-Comprehensively Planned Residential District based on revisions to the District proposed in Land Use Bylaw C6-20 (the Land Use Bylaw Refresh).

On February 25, 2020, Council gave first reading to the Land Use Bylaw Refresh, which included a revised Residential Comprehensively Planned district that allowed 1.2 metre minimum side yard setbacks under certain conditions.

On April 14, 2020, first reading of the Land Use Bylaw Refresh was rescinded to grant staff additional time to accommodate public hearings under new physical distancing measures.

Summary Analysis:

Bylaw C21-20 adds DC(A)-14 Direct Control (Administration) – Mixed Low Density Residential District to Land Use Bylaw C10-13. The district accommodates a range and an appropriate distribution of dwelling forms providing for more efficient utilization of land in new neighbourhoods, while encouraging housing diversity within a low-density residential setting. The District allows single-detached, duplex, semi-detached, town homes and row housing. This district is proposed in three locations in Westpark and Southfort, as shown in Appendix D.

In early 2020, the applicants applied to redistrict the lands based on revised land use districts put forward in the City's Land Use Bylaw Refresh. Since consideration of the Land Use Bylaw Refresh has been postponed until Summer 2020, DC(A)-14 District enables the proponents to proceed with development of only the affected lands prior to adoption of a refreshed Land Use Bylaw.

The DC(A)-14 District allows for single detached housing development with a minimum 1.2 meters side yard. Other forms of low density housing within this District require a minimum side yard setback of 1.5 meters.

As a Direct Control (Administration) District, Council exercises its control when the District is approved and delegates its decision-making authority to the Development Authority.

The new District is proposed in the following locations:

- Windsor Pointe Stages 3 and 4 at the western boundary of the community. The DC(A)-14 District would be applied to 38 single detached lots;
- Forest Ridge Stage 11B along Elm Street at the southern boundary of the community. The DC(A)-14 district would be applied to 16 single detached lots; and
- Sienna Stage 7B along Sienna Boulevard at the eastern boundary of the community. The DC(A)-14 District would be applied to 8 single detached lots.

Associated subdivision plans have been submitted with these redistrictings. These plans are currently under review by Administration.

Plans/Standards/Legislation:

The proposed redistricting follows the City's Planning policies and Strategic Plan. The Municipal Development Plan designates the lands as "Developing Community Area". The Westpark Area Structure Plan designates the lands as "Low Density Residential". The Southfort Area Structure Plan designates the lands as "Low Density Residential". Further details regarding applicable plans and policies can be found in Appendix C - Related Policies.

Financial Implications:

The developer will be required to pay levies based on applicable rates. The City would be responsible for future maintenance of the roads and standard municipal operations including waste pickup, emergency services, policing, snow removal, and utilities.

Internal Impacts:

This redistricting application was circulated to internal City departments for review and comment, and no concerns were raised.

Communication Plan:

Administration provided noticed of the Public Hearing in the Fort Saskatchewan Record for two consecutive weeks before the Public Hearing date. In addition, the City placed a notice on the City's website, and promoted the Public Hearing on the City's Twitter and Facebook feeds. A notice of Public Hearing was mailed to all property owners within 100 metres of the site.

Attachments:

1. Bylaw C21-20
2. Schedule "B" to Bylaw C21-20
3. Appendix A – Proposed DC(A)-14 District Regulations
4. Appendix B – Aerial Maps
5. Appendix C – Related Policies
6. Appendix D – Area Structure Plan- Land Use Concepts
7. Appendix E – Outline Plan Concepts

8. Appendix F – Municipal Comparison Low Density Districts

File No.: Bylaw C21-20

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Approved by:	Craig Thomas Director, Planning & Development	Date: May 8, 2020
Reviewed by:	Janel Smith-Duguid General Manager, Infrastructure & Planning Services	Date: May 14, 2020
Reviewed by:	Troy Fleming City Manager	Date: May 15, 2020
Submitted to:	City Council	Date: May 26, 2020