

CITY OF FORT SASKATCHEWAN

Request for Decision

Bylaw C22-20 - Amend Land Use Bylaw C10-13 to add DC(A)-15 Direct Control (Administration)- Westpark Semi-Detached and Duplex Residential District

Motion:

That Council give second and third readings to Bylaw C22-20 to amend Land Use Bylaw C10-13 by adding DC(A)-15 Direct Control (Administration) - Westpark Semi-Detached and Duplex 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 C22-20.

Recommendation:

That Council give second and third readings to Bylaw C22-20 to amend Land Use Bylaw C10-13 by adding DC(A)-15 Direct Control (Administration) – Westpark Semi-Detached and Duplex Residential District regulations.

Background:

In early 2020, Landrex Inc. and Qualico Communities applied to redistrict the subject lands R2-Semi-Detached and Duplex Residential District based on revisions to the District proposed in Land Use Bylaw C6-20 (the Land Use Bylaw Refresh).

On February 25, 2020, the Land Use Bylaw Refresh was given first reading, which included a revised Semi-Detached and Duplex Residential district that allows for a 1.2 metre minimum side yard setback and enhanced architectural standards.

On April 14, 2020, first reading of the Land Use Bylaw Refresh was rescinded to grant staff additional time to determine how to accommodate public hearings under new physical distancing measures.

Summary Analysis:

Bylaw C22-20 adds DC(A)-15 Direct Control (Administration)- Westpark Semi-Detached and Duplex Residential District to Land Use Bylaw C10-13. The District provides for semi-detached duplex housing with reduced minimum side yard setbacks and enhanced architectural standards. This District is proposed in two locations in Westpark, 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)-15 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)-15 District allows dwellings with a minimum side yard building setback of 1.2 metres and a minimum lot width of 7.9 metres. Lots less than 8.3 metres in width must follow enhanced architectural regulations including building massing, façade treatments and limits to the width of

front attached garages. These regulations are intended to add variety to the street and break up any perceived massing that might be created by the 1.2 metre setback.

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

The new District is proposed in the following two locations:

- Windsor Pointe Stages 3 and 4 at the western boundary of the community. The DC(A)-15 District would be applied to 28 semi-detached lots with no rear lane vehicular access; and
- Forest Ridge Stage 11B along Elm Street at the south boundary of the community. The DC(A)-15 district would be applied to 22 semi-detached lots with no rear lane vehicular access.

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". 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 C22-20
2. Schedule "B" to Bylaw C22-20
3. Appendix A – Proposed DC(A)-15 District Regulations
4. Appendix B – Aerial Maps
5. Appendix C – Related Policies
6. Appendix D – Westpark ASP- Land Use Concept

7. Appendix E – Outline Plan Concepts

File No.: Bylaw C22-20

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Reviewed by:	Janel Smith-Duguid General Manager, Infrastructure & Planning Services	Date: May 11, 2020
Reviewed by:	Troy Fleming City Manager	Date: May 14, 2020
Submitted to:	City Council	Date: May 26, 2020