

CITY OF FORT SASKATCHEWAN

Bylaw C5-15 to Amend Land Use Bylaw C10-13 by Redistricting a Portion of SE ¼ Section of 19-54-22-W4M and a Portion of Lot 1, Blk 1, Plan 022 6974 from UR - Urban Reserve District to RC – Comprehensively Planned Residential District, R3 – Small Lot Residential District, PR – Parks and Recreation District, and DC(A)-07 - Direct Control – Residential (Southfort Meadows Stage 5)

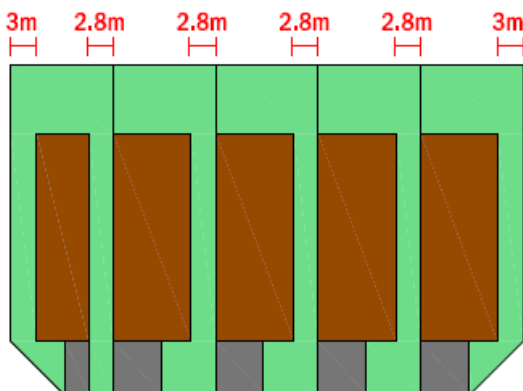
Motion:

That Council give first reading to Bylaw C5-15 to amend Land Use Bylaw C10-13 by redistricting a portion of SE ¼ Section of 19-54-22-W4M and a portion of Lot 1, Blk 1, Plan 022 6974 from UR - Urban Reserve District to RC – Comprehensively Planned Residential District, R3 – Small Lot Residential District, PR – Parks and Recreation District, and DC(A)-07 - Direct Control – Residential (Southfort Meadows Stage 5).

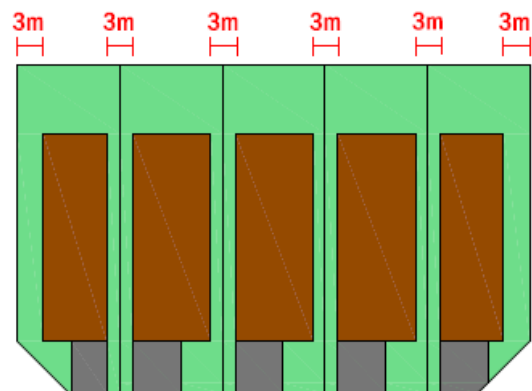
Purpose:

The purpose of Bylaw C5-15 is to redistrict lands for Southfort Meadows Stage 4 and Stage 5. Three residential zonings have been requested, including a Direct Control (Administration) which would facilitate a Pilot Project to assess the feasibility of “mature neighbourhood setbacks” within the Developing Community Area.

The intent of the Mature Neighbourhood Setback Pilot Project is to convert two seemingly unusable setback areas into one useful setback area. The dwelling unit would be located on the west property line and would see a setback of 2.4m (7.9ft) from the east property line, as per the diagram below. The corner lots would be the exception, as the flanking setback would apply.



Pilot Project Layout



R3 District Layout

This project is considered a pilot project given the unique features being proposed. Pilot projects such as this represent an opportunity for the City of Fort Saskatchewan to introduce unique housing product to the area and offering a diversity of housing product to current and new residents.

As per the Land Use Bylaw, a total of 3.0m separation between houses is required, provided through two separate setbacks. With the Pilot Project, a total of 2.4m separation is required, provided by one setback. The developer estimates a \$7,500 cost savings will be created for the builder through reduced lot costs. The developer intends to require builders to transfer the reduced cost into improved external architectural features, such as façade design, materials, textures, colours, rooflines, windows, doors, and/or decorative detailing.

Administration does not typically provide input into architectural controls, but through Subsection 9.12.6(b) of the Direct Control zoning under amend Land Use Bylaw C5-15, the architectural controls are to be developed collaboratively between the developer and the Subdivision Authority. At the time of permit application, should the Development Authority consider the approved architectural controls not in adherence, the development permit could be refused as per Subsection 9.12.6(c) of the proposed Land Use Bylaw amendment C5-15.

Background:

The application was received from WSP Canada Inc. (formerly Focus) on behalf of Southfort Development Corp. This subject area is located south of Southfort Estates and east of the existing Southfort Meadows neighbourhood.

Similar regulations have been introduced in Edmonton, Leduc, and Spruce Grove. The regulations in Edmonton require a 1.5m setback, as opposed to the 2.4m setback. As such, the majority of complications experienced in Edmonton relate to the increase in density.

At full build-out, the proposed redistricting is estimated to provide approximately 110 dwelling units. The estimated density for Southfort Ridge Stages 4 and 5 is 25 du/ndrha, which achieves the Capital Region Growth Plan density targets of 25 du/ndrha – 30 du/ndrha.

Plans/Standards/Legislations:

The Municipal Development Plan (MDP), Community Sustainability Plan (CSP) and Southfort Area Structure Plan (SF-ASP) provide policy direction in relation to this application. An analysis of the application against relevant policies is provided as Appendix “B”.

The above-mentioned plans support a diversity of housing products and housing innovation. The proposed regulations combined with the requirement for improved architectural standards will create a product currently not available within Fort Saskatchewan. Should the pilot project be permitted, five different housing products will be visible from the intersection of Meadowview Drive and Greenfield Link.

A Direct Control zoning is the ideal method for testing innovative regulations. The Development Authority has greater discretion to ensure the plan aligns with Council’s direction. Direct Control zonings are site specific, and therefore the justification to limit the regulations to a specific area is greater.

Further analysis regarding how this proposed amendment aligns with Council approved plans will be outlined in the subsequent Public Hearing report.

Should Council grant first reading to Bylaw C5-15, notifications will be mailed to adjacent residents and ads will be published in the local newspaper for two consecutive weeks, as per the *Municipal Government Act*.

Financial Implications:

Analysis on the financial considerations will be examined and outlined in the subsequent Public Hearing report to Council.

Alternatives:

1. That Council give first reading to Bylaw C5-15 to amend Land Use Bylaw C10-13 by redistricting a portion of SE ¼ Section of 19-54-22-W4M and a portion of Lot 1, Blk 1, Plan 022 6974 from UR - Urban Reserve District to RC – Comprehensively Planned Residential District, R3 – Small Lot Residential District, PR – Parks and Recreation District, and DC(A)-07 - Direct Control – Residential (Southfort Meadows Stage 5).
2. That Council not proceed with first reading to Bylaw C5-15, thus leaving the lands in their current legal designation, and advise how they wish to proceed.

Attachments:

1. Bylaw C5-15
2. Schedule "A" – Map Amendment to Figure 9 of Bylaw C10-13
3. Appendix "A" – Air Photo
4. Appendix "B" - Relevant Policies
5. Appendix "C" – Draft DC(A)-07 Land Use Bylaw District
6. Appendix "D" - Requested existing Land Use Bylaw districts (RC, R3, & PR)
7. Appendix "E" – Southfort Ridge/Meadows Outline Plan

File No.: Bylaw C5-15

Prepared by:	Janel Smith-Duguid Director, Planning & Development	Date: January 19, 2015
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: January 19, 2015
Reviewed by:	Kelly Kloss City Manager	Date: January 21, 2015
Submitted to:	City Council	Date: January 27, 2015