

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, Block 1, Plan 022 6974 from UR - Urban Reserve District to RC – Comprehensively Planned Residential District, R3 – Small Lot Residential 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, Block 1, Plan 022 6974 from UR - Urban Reserve District to RC – Comprehensively Planned Residential District, R3 – Small Lot Residential District, and DC(A)-07 - Direct Control – Residential (Southfort Meadows Stage 5).

Purpose:

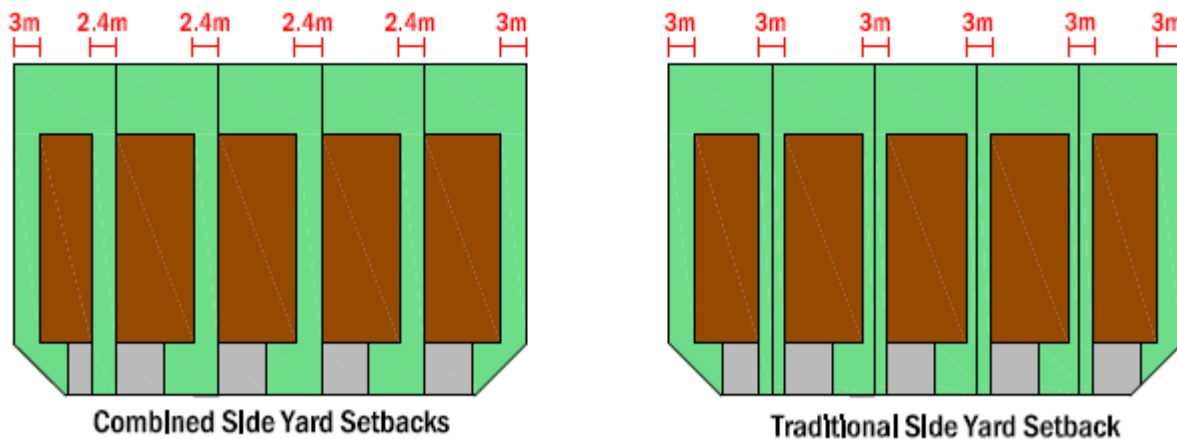
The purpose of Bylaw C5-15 is to redistrict lands for Southfort Meadows Stage 4 and Stage 5. Three residential zoning requests have been made, including a Direct Control (Administration) zoning. The purpose of the Direct Control zoning is to introduce a pilot project to test the feasibility of regulations designed to encourage innovative design concepts and offer a greater diversity of housing types.

The intent of the Combined Setback Pilot Project is to convert two seemingly unusable setback areas into one useable setback area. The combined setback would be applied when:

- The opposite side yard achieves a setback of 2.4m;
- The combined setbacks apply to an entire block or a minimum of eight contiguous lots;
- An easement has been registered on title of the adjacent property permitting access for maintenance and drainage; and
- The architectural controls have been enhanced to create a signature street.

This project is considered a pilot project given the unique features being proposed, including combined setbacks and enhanced architectural designs. Pilot projects such as this represent an opportunity for the City of Fort Saskatchewan to test a unique housing product to the area and offer 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, as demonstrated in the following diagram:



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 9.12.7(c) of the Direct Control zoning under amending 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 9.12.7(d) of the proposed Land Use Bylaw amendment C5-15. Through these regulations, Administration has the ability to influence architectural standards in accordance with Council's direction, helping to ensure implementation of a signature street.

Background:

An 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.

Comparable 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.

Southfort Development Corp.'s model expands across multiple quarter sections. Previously, starter products have been concentrated to Southfort Ridge, move-up product located within the Meadows, and large move-up product concentrated to the Estates. The final stage of Southfort Ridge received approvals in 2014. Therefore, the intent is to now provide move-up and starter product within the Meadows.

Council-approved planning documents support a diversity of housing products to create diverse neighbourhoods. However, the transition from the Estates (7du/ndrha) to the proposed product (27du/ndrha) is significant. The Direct Control zoning allows single detached and semi-detached dwellings. To ease the transition while supporting an increase in density and

diversity, the regulations limit lots abutting the Estates to single detached dwellings. Semi-detached dwellings would be permitted in the center of the block where the storm pond serves as a large buffer.

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. This level of integration within a developing community is unique in the Edmonton region.

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*. Should Council oppose any of the zonings and wish to amend the bylaw, doing so after first reading could create the need to re-advertise and delay.

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, Block 1, Plan 022 6974 from UR - Urban Reserve District to RC – Comprehensively Planned Residential District, R3 – Small Lot Residential 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 Appendix A 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)
7. Appendix "E" – Southfort Ridge/Meadows Outline Plan

File No.: Bylaw C5-15

Prepared by:	Janel Smith-Duguid Director, Planning & Development	Date: January 30, 2015
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: February 4, 2015
Reviewed by:	Kelly Kloss City Manager	Date: February 4, 2015
Submitted to:	City Council	Date: February 10, 2015