



CITY OF
FORT SASKATCHEWAN

**Request for Decision
Regular Council Meeting – May 14, 2024**

Southpointe Outline Plan Amendment and Bylaw C5-24 - Land Use Bylaw (C23-20) for new Southpointe Low Density Residential District.

Note to Members of Council: *To streamline communications, one report has been prepared to amend two planning documents: the Southpointe Outline Plan and the Land Use Bylaw amendment.*

Motion:

1. That Council approve the amendment to the Southpointe Outline Plan to:
 - a) Update the Concept Plan to include the location of Reduced Setback (0.0 metre side yard) Single Detached Housing.
2. That Council give second reading to Bylaw C5-24 to amend Land Use Bylaw C23-20 by:
 - a) adding Special District SLDR – Southpointe Low Density Residential District; and
 - b) redistricting a portion of NW ¼ 20-54-22-W4M from RC – Comprehensively Planned Residential District to SLDR – Southpointe Low Density Residential District.
3. That Council give third reading to Bylaw C5-24 to amend Land Use Bylaw C23-20 by:
 - a) adding Special District SLDR – Southpointe Low Density Residential District; and
 - b) redistricting a portion of NW ¼ 20-54-22-W4M from RC – Comprehensively Planned Residential District to SLDR – Southpointe Low Density Residential District.

Purpose:

The purpose of this report is to provide Council with information regarding proposed amendments to the Southpointe Outline Plan and the Land Use Bylaw.

The amendment to the Outline Plan includes identifying locations of reduced setback (0.0 metre side yard) single-detached dwellings on the Concept Plan.

The amendment to the Land Use Bylaw includes adding a new special district, SLDR – Southpointe Low Density Residential District. The applicant is also proposing to redistrict lands from RC – Comprehensively Planned Residential District to SLDR – Southpointe Low Density Residential District.

Background:

In July of 2007, the [Southpointe Outline Plan](#) was accepted. The most recent update to date Southpointe Outline Plan was approved and accepted in January of 2018.

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On [January 25, 2022](#), the Southfort Area Structure Plan was amended, requiring Outline Plans to identify the proposed location and extent of non-conventional development types, such as reduced setback developments. The amendment was required to ensure seamless integration with the surrounding development and appropriate housing mix in the neighbourhood.

In [February of 2022](#), Council approved a redistricting application for a portion of NW ¼ 20-54-22-W4M from UR – Urban Reserve to RC – Comprehensive Planned Residential District.

On [July 5, 2022](#), the [Terms of Reference for Outline Plans](#) was amended. Through these amendments, the approving authority for Neighbourhood Structure Plans and Outline Plans transferred from Administration to Council.

In January of 2024, Stantec Consulting Ltd. on behalf of Southpointe Estates Inc., applied to amend the Land Use Bylaw.

Subsequently, in March of 2024, Stantec Consulting Ltd. on behalf of Southpointe Estates Inc., applied to amend the Southpointe Outline Plan. The amendments to the two planning documents are being processed concurrently.

On [April 23, 2024](#), Bylaw C5-24 received first reading.

Summary Analysis:

Amendments to the Southpointe Outline Plan and the Land Use Bylaw will enable the development of single-detached, reduced setback single-detached (0.0 metre side yard – otherwise known as zero lot line), semi-detached, and multi-attached dwellings on conventional and narrow lots.

If approved, the Southpointe Outline Plan amendment will:

- update the concept plan to identify the locations of reduced setback (0.0 metre side yard) single-detached dwellings.

If approved, Bylaw C5-24 will amend the Land Use Bylaw by:

- adding a new Special District SLDR – Southpointe Low Density Residential District; and
- redistricting land from RC – Comprehensively Planned Residential District to SLDR – Southpointe Low Density Residential District.

The subject area is in the Southpointe neighbourhood, west of 94 Street, south of a stormwater pond, and north of the future Southpointe neighbourhood commercial node. The subject area is adjacent to existing low density residential.

The proposed Land Use Bylaw amendment would redistrict 6.2 hectares (15.4 acres) from RC – Comprehensively Planned Residential District to SLDR – Southpointe Low Density Residential District. Based on the Tentative Plan of Subdivision (Appendix B), the SLDR District would apply to four blocks and 136 lots that would be intended for low density residential.

The proposed development includes a mix of four housing products:

- Single-detached dwellings on conventional lots;
- Reduced setback (0.0 metre side yard) single-detached dwellings on narrow lots;

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- Semi-detached dwellings on conventional lots; and
- Multi-attached dwellings (townhouses) on narrow lots.

Incorporating a mix of housing products into a neighbourhood is a recommended practice for urban development and is supported within the Municipal Development Plan and the Southfort Area Structure Plan. A diversity of housing options serves residents of different household sizes, lifestyles, and incomes, while supporting walkable neighbourhoods and housing affordability.

In 2022, the Southfort Area Structure Plan was amended to ensure all applications for reduced setback housing were evaluated on their own specific merits to ensure seamless integration with the surrounding development and appropriate housing mix in the neighbourhood. Administration supports the inclusion of zero lot line housing as proposed in Bylaw C5-24, as the tentative plan of subdivision indicates a balanced and diverse housing stock. This shift recognizes the value of integrating zero lot line homes with other housing types to meet diverse residential needs without compromising specific planning goals identified in the Municipal Development Plan.

The overall density of the area will remain within the threshold for low density residential, which is 35 dwelling units per net residential hectares (du/nrha).

The parking standard for multi-attached dwellings have been reduced from two to one parking stall on-site. This decrease applies solely to multi-attached dwellings. In contrast, single detached, reduced setback single detached, and semi-detached dwellings are required to have two parking stalls on-site. The multi-attached dwellings are lane accessed which provide on-street parking options. Additionally, they are situated across from single detached dwellings with front-access garages, providing four parking stalls per lot.

Since the amendments proposes a new district, a Technical Report has been prepared (Appendix C). The report outlines the planning justification for Administration's support of the proposed applications.

Financial Implications:

The Developer is 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, fire, policing, snow removal, and utilities.

Internal/External Impacts:

The amendment applications were circulated to internal City departments for review and comment. Operational concerns were identified, specifically related to the potential need for future parking enforcement. While parking enforcement could be required in the future, the City is positioned to respond to issues as they arise.

The Tentative Plan of Subdivision includes a lane. Due to the length of the lane, a storm drainage system will need to be included for the alley. This feedback will be addressed at the engineering drawing review phase.

The application was also circulated to external agencies. No concerns were identified.

Diversity Impacts:

The proposed SLDR District incorporates four housing forms. Providing a variety of housing types can help provide the lifestyle preferences of a diverse population, accommodate all members of the community, create interest in the streetscape, improve walkability, and support market affordability.

Risk Analysis:

Finding ways to integrate housing diversity into the city’s developing neighbourhoods aligns with the goals and objectives in the Municipal Development Plan. This configuration leverages the benefits of mixed housing types to create an inclusive neighborhood designed to meet a broad range of household needs. Defeating the amendment applications would deny an opportunity to increase diversity within the housing stock and could also discourage future applications.

Plans/Standards/Legislation:

The proposed development is consistent with the “Developing Neighbourhood” policies of the [Municipal Development Plan](#) and the [Southfort Area Structure Plan](#). The Southfort Area Structure Plan is the parent statutory plan to the Southpointe Outline Plan.

City’s Strategic Plan

Goal - Well-Planned Community and Resilient Economy (strategically plan, prepare, and manage responsible and sustainable growth for our residents and businesses).

Communication Plan:

Administration provided notice 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 social media feeds. Notices were mailed to all property owners within 100 metres of the area being redistricted.

Alternatives:

1. That Council maintain the Land Use Bylaw by defeating the recommend motion.
2. That Council refer this item back to Administration to obtain more information for _____.

Administrative Recommendation:

1. That Council approves amendments to two planning documents: the Southpointe Outline Plan, and the Land Use Bylaw.

Attachments:

1. Appendix A – Bylaw C5-24
2. Appendix B – Maps
3. Appendix C – Technical Report

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Approved by: Shree Shinde Date: April 25, 2024
Director, Planning & Development

Approved by: Craig Thomas Date: April 26, 2024
Director, Planning & Development

Approved by: Janel Smith-Duguid Date: May 2, 2024
Deputy City Manager, Infrastructure & Planning Services

Approved by: Troy Fleming Date: May 3, 2024
City Manager