

City of Fort Saskatchewan

Bylaw C10-15 - Amend Land Use Bylaw C10-13 - Redistricting a Portion of Lot B, Block 25, Plan 042 6931 from PR - Parks and Recreation District to R3 - Small Lot Residential District, and from R3-Small Lot Residential District to PR - Parks and Recreation District - Forest Ridge Stage 11

Motion:

1. That Council give second reading to Bylaw C10-15 to amend Land Use Bylaw C10-13 by redistricting a Portion of Lot B, Block 25, Plan 042 6931 from PR - Parks and Recreation District to R3 - Small Lot Residential District, and from R3 - Small Lot Residential District to PR - Parks and Recreation District for Forest Ridge Stage 11.
2. That Council give third reading to Bylaw C10-15 to amend Land Use Bylaw C10-13 by redistricting a Portion of Lot B, Block 25, Plan 042 6931 from PR - Parks and Recreation District to R3 - Small Lot Residential District, and from R3 - Small Lot Residential District to PR - Parks and Recreation District for Forest Ridge Stage 11.

Purpose:

The purpose of this report is to present Council with information on Bylaw C10-15 for Forest Ridge Stage 11, and to request consideration of second and third reading.

Background:

On February 23, 2015 Administration received a redistricting application from Qualico Communities on behalf of Westpark Land Company Ltd. The proposed redistricting is in the Westpark area, west of the existing Forest Ridge neighbourhood. This application represents part of Forest Ridge Stage 11.

Bylaw C10-15 will redistrict two sections of lands within this stage:

1. From PR - Parks and Recreation District to R3 - Small Lot Residential District (0.25 ha/0.618 ac) adjacent to Woodbridge Link.
2. From R3 - Small Lot Residential District to PR - Parks and Recreation District (0.37 ha/0.914 ac) to the south.

The purpose of this redistricting is to relocate a portion of park space. The Bylaw reconfigures a block of R3 lots to allow for increased accessibility from surrounding areas to the large park. This new configuration would create a mid-block access, providing better visibility and pedestrian access to the site.

Plans/Standards/Legislation:

The Community Sustainability Plan (CSP) encourages the incorporation of “the natural environment, greenways and parks in the overall design of the City”. The Municipal Development Plan (MDP) provides policy direction for the subject area, as a Developing Community Area (DCA). The Westpark Area Structure Plan (WP-ASP) provides policy direction for the subject area as Low Density Residential and Park.

The MDP, CSP, and the WP-ASP support integrating park and recreational spaces within residential land uses. The park space within this redistricting will provide trail connections and recreational opportunities for the surrounding community.

The WP-ASP identifies the large MR lot (Block 39, Lot 62 MR) as a potential school site. It is important that the site has adequate frontage to roadways to potentially accommodate vehicular and bus traffic.

Financial Implications:

The City of Fort Saskatchewan would be responsible for regular maintenance of the roads, public lands, park and park facilities, and usual municipal operations (waste pickup, fire, policing, snow removal, utilities, roads and the related hardware, future infrastructure, etc.).

Alternatives:

1. That Council give second and third reading to Bylaw C10-15 to amend Land Use Bylaw C10-13 by redistricting a Portion of Lot B, Block 25, Plan 042 6931 from PR - Parks and Recreation District to R3 - Small Lot Residential District, and from R3 - Small Lot Residential District to PR - Parks and Recreation District for Forest Ridge Stage 11.
2. That Council not proceed with second and third reading to Bylaw C10-15, thus leaving the lands in their current legal designation, and advise how they wish to proceed.

Attachments:

1. Bylaw C10-15
2. Schedule "A" - Map Amendment to Appendix A- Land Use Map Bylaw C10-13
3. Appendix "A" - Orthophoto with Existing Land Use Districts
4. Appendix "B" - Forest Ridge Outline Plan Development Concept
5. Appendix "C" - R3 – Small Lot Residential District Land Use Bylaw C10-13 regulations
6. Appendix "D" - PR – Parks and Recreation District Land Use Bylaw C10-13 regulations

7. Appendix “E” - Policy Evaluation for Forest Ridge Stage 11 Redistricting

File No.: Bylaw C10-15

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: April 7, 2015
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: April 8, 2015
Reviewed by:	Brenda Rauckman Acting City Manager	Date: April 8, 2015
Submitted to:	City Council	Date: April 14, 2015