

CITY OF FORT SASKATCHEWAN

Bylaw C14-15 – to Close Road Plan 822 1665 and to consolidate into Lot 1, Block 37, Plan 102 6236

Motion:

1. That Council give second reading to Bylaw C14-15 to close a portion of Road Plan 822 1665 and to consolidate the remainder into Lot 1, Block 37, Plan 102 6236 in the Westpark area.
2. That Council give third reading to Bylaw C14-15 to close a portion of Road Plan 822 1665 and to consolidate the remainder into Lot 1, Block 37, Plan 102 6236 in the Westpark area.

Purpose:

The purpose of this report is to present Council with information on Bylaw C14-15 to close Road Plan 822 1665, and to request consideration of second and third reading.

Background:

On November 20, 2014, Lenac Developments Ltd., Quattro Capital Inc., and Mercyr Consulting Ltd., (collectively the “Purchaser”) submitted an Offer to Purchase a 0.49ha (1.211ac) portion of Road Plan 822 1665. The Offer to Purchase was approved by Council at its January 13, 2015 regular Council Meeting. A condition of the Offer to Purchase was that the subsequent Road Closure Bylaw would be approved.

On March 9, 2015, the Purchaser submitted a Road Closure Application to close the Road Right-of-Way legally described as Road Plan 822 1665 (Schedule “A”). The application was referred to the City of Fort Saskatchewan Project Management and Infrastructure Management Departments along with Alberta Transportation. No concerns were brought forward with regard to the proposed road closure by any of the referrals.

In consultation with Project Management, it was determined the portion of Road Right-of-Way is considered excess. Existing infrastructure has been designed to facilitate an expansion in the center, should an expansion of Highway 21 occur in the future. The likelihood of expanding the roadway further is minimal, but should it become necessary a curb and gutter road standard would be required, which would reduce the right-of-way width requirement.

If Bylaw C14-15 is approved, Road Plan 822 1665 will be closed. The Road Plan will be redistricted from its current zoning as UR (Urban Reserve District) to C2 (Vehicle Oriented Retail and Service District). The Road Plan can then be consolidated with the adjacent parcel of land (Lot 1, Block 37, Plan 102 6236) during the subdivision process. The subject land is designated as C2 in the Westpark area adjacent to Highway 21 and Wilshire Boulevard.

Bylaw C14-15 received first reading at the April 14, 2015 regular Council Meeting.

Plans/Standards/Legislation

The Municipal Development Plan (MDP) provides policy direction for the subject area, as a General Urban Area (GUA). The MDP identifies the commercial nodes along Highway 21 as important business and employment centers in the City. The MDP states that the City will concentrate future highway commercial developments areas along Highway 21 zoned for commercial uses.

The Westpark Area Structure Plan (ASP) states that all highway commercial and vehicle-oriented commercial uses be delegated to areas designated as commercial. An objective of the Westpark ASP is to support development of existing highway commercial lands to provide employment opportunities and to serve the needs of the community and the region.

Financial Implications:

The offer to purchase a portion of Road Plan 822 1665 was approved by Council at its January 13, 2015 regular Council Meeting. The funds were placed in the City's Land Purchase Reserve. Additional land tax revenue will be generated once these lands are consolidated with the adjacent parcel of land.

Alternatives:

1. That Council give second and third reading to Bylaw C14-15 to close a portion of Road Plan 822 1665 and to consolidate the remainder into Lot 1, Block 37, Plan 102 6236 in the Westpark area.
2. That Council not proceed with second and third reading to Bylaw C14-15, thus leaving the lands in their current legal designation, and advise how they wish to proceed.

Recommendation:

That Council give second and third reading to Bylaw C14-15 to close a portion of Road Plan 822 1665 and to consolidate the remainder into Lot 1, Block 37, Plan 102 6236 in the Westpark area.

Attachments:

1. Bylaw C14-15
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" - Westpark Outline Plan Development Concept
5. Appendix "C" - UR Urban Reserve District
6. Appendix "D" - C2- Vehicle Oriented Retail and Service District

File No.: Bylaw C14-15

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: April 17, 2015
Approved by:	Troy Fleming General Manger, Infrastructure and Community Services	Date: April 20, 2015
Reviewed by:	Kelly Kloss City Manager	Date: April 20, 2015
Submitted to:	City Council	Date: April 28, 2015