

## CITY OF FORT SASKATCHEWAN

### **Bylaw C13-15 to Amend Land Use Bylaw C10-13 by Redistricting a Portion of SE ¼ Section of 19-54-22-W4M from UR - Urban Reserve District to RC – Comprehensively Planned Residential District**

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#### **Motions:**

1. That Council give second reading to Bylaw C13-15 to amend Land Use Bylaw C10-13 by redistricting a portion of SE ¼ Section of 19-54-22-W4M from UR - Urban Reserve District to RC – Comprehensively Planned Residential District.
2. That Council give third reading to Bylaw C13-15 to amend Land Use Bylaw C10-13 by redistricting a portion of SE ¼ Section of 19-54-22-W4M from UR - Urban Reserve District to RC – Comprehensively Planned Residential District.

#### **Purpose:**

The purpose of Bylaw C13-15 is to redistrict lands for Southfort Meadows Stage 5 from Urban Reserve (UR) to Comprehensively Planned Residential (RC). This Bylaw will facilitate the next phase of residential development within the Meadows neighbourhood. Among other uses and regulations, the RC District allows single detached dwellings, semi-detached dwellings, duplexes and townhouses.

#### **Background:**

An application was received from WSP Canada Inc. on behalf of Southfort Development Corp. This subject area is located south of Southfort Estates and east of the existing Southfort Meadows neighbourhood, and includes approximately 1.79ha (4.42ac).

At full build-out, the proposed redistricting is estimated to provide approximately 35 dwelling units. The estimated density for the subject area is approximately 30 du/ndrha, which achieves the Capital Region Growth Plan density targets of 25 – 30 du/ndrha.

A redistricting application for the subject area was contemplated earlier this year under Bylaw C5-15. Originally, the applicant proposed introducing a pilot project that would test combining the side yard setbacks. Bylaw C5-15 was amended to remove the pilot project, and the districting for the subject area remained UR. The applicant is now proposing the RC District, which is a conventional zone that requires a 1.5m side yard setback.

Bylaw C13-15 received first reading at the April 28, 2015 regular Council Meeting.

#### **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 SF-ASP is a Council approved statutory document that provides policy direction to guide land use decisions for this area. The SF-ASP designates this area as *Low Density Residential* which is defined as:

*Low density residential...shall include single detached, semi-detached, duplexes, and multi-attached (townhouses), and shall not exceed a density of 35du/ndrha.*

Zoning the subject area as RC is consistent with the *Low Density Residential* designation.

City planning documents place a high emphasis on access to passive and active recreation opportunities. The design of the subject area and surrounding area excels at integrating recreation, by providing close access to trails, naturalized areas, and parks.

As reflected in the previously mentioned plans, the Capital Region Growth Plan sets the density target for Fort Saskatchewan at 25-30du/ndrha. Currently, Southfort Meadows is achieving a density of 19.5du/ndrha. The estimated density for the subject area is 30du/ndrha. This increases the density for the Meadows to 22.4du/ndrha. The increase is substantial and balances the impact of the low density associated with previous stages.

As per the *Municipal Government Act* (MGA), adjacent landowners were notified by mail and advertisements were published in a local newspaper for two consecutive weeks. At the time this report was prepared, Administration received one phone call and one written response from an adjacent landowner, which is provided as Appendix "E". The concerns from the landowners included:

- At the time of purchase, the landowners operated under the assumption that surrounding properties would be single detached dwellings.
- The City should provide clear maps so homebuyers can have certainty regarding neighboring property types at the time of purchase.
- Expectation that Southfort Ridge provides semi-detached/duplex, and the Meadows provides move-up product.
- Increase density will impact privacy and traffic congestion.
- Increased density will create a sense of "being packed in like sardines."
- Concern that the more dense products will attract renters.
- Expectation that the premium cost associated with estate lots should ensure surrounding properties will be a similar housing type.

As a legislative and governing body, Council has an obligation to omit all arguments based on assumptions of people's behaviors. While there is a likelihood some of the units will be purchased as investment properties, Council cannot factor into its decision-making assumption about renters having negative behaviors, such as noisiness, or unsightly premises. Under Council approved bylaws, all residents of Fort Saskatchewan follow the same rules and standards.

The City does not guarantee exclusivity within a neighbourhood. On the contrary, we encourage well integrated communities as reflected in the principles of the CSP:

*A Welcoming Community*

*A Complete Community*

Providing different housing forms is how we ensure "*everyone has a place to call home*". There are residents who need more affordable housing options (new home buyers, service workers, divorcees, downsizing, etc.). There are also residents who prefer a more affordable housing option (personal preference, debt comfort level, lifestyle choice, etc.). As a welcoming and a complete community, our mandate is to provide for all.

In the 1970s, the approach for providing multiple housing forms was to concentrate certain housing types and demographics to certain areas. This strategy created a downward spiral of negative social consequences, where you are limited by the stigma associated with your address, positive role models leave the community, and the capital required to reverse the association is gargantuan. Today we recognized the mistakes of the past, and incorporate all housing forms into each neighbourhood to ensure we accommodate all needs.

According to the 2014 municipal census, the vast majority of homes in Fort Saskatchewan are single detached dwellings. Semi-detached and townhouses are a much smaller percentage:

Type	%
Single Detached	62.6
Semi-detached/Duplexes	11.5
Townhouses	5.3

Diversity in housing products is a critical strategy to ensure market stability. For example, if all housing forms are very similar, and the market fluctuates so that product is no longer desirable, the impact will be felt across the community. Since everyone experiences the impact, the support system is compromised. Incorporating multiple housing forms supports the community.

The landowners concerns indicated a desire for the City to provide guarantees on future housing products. The City does not have the ability to keep this type of promise. Under the MGA, all landowners have the right to apply to change their zoning. However, under the MGA, people who feel they may be impacted have the right to state their concerns to Council through the Public Hearing process. The redistricting process provides both interests access to those rights.

Instead of a guarantee, the City prepares statutory plans to indicate future plans and direction for the City's growth. These plans are amended from time to time to reflect Fort Saskatchewan's evolving status. Whenever a plan is amended, as was done in 2013 to the SF-ASP, the public were provided the opportunity to engage in setting the direction.

Bylaw C13-15 meets the goals and objectives expressed in Council approved plans.

### **Financial Implications:**

The City of Fort Saskatchewan would be responsible for regular maintenance of the roads and public lands servicing the developed area as part of 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 C13-15 to amend Land Use Bylaw C10-13 by redistricting a Portion of SE ¼ Section of 19-54-22-W4M from UR - Urban Reserve District to RC – Comprehensively Planned Residential District.
2. That Council not proceed with second and third reading to Bylaw C13-15, 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 C13-15 to amend Land Use Bylaw C10-13 by redistricting a Portion of SE ¼ Section of 19-54-22-W4M from UR - Urban Reserve District to RC – Comprehensively Planned Residential District.

**Attachments:**

1. Bylaw C13-15
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" - RC - Comprehensively Planned Residential District
6. Appendix "D" – Southfort Ridge/Meadows Outline Plan
7. Appendix "E" – Adjacent landowner concerns

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File No.: Bylaw C13-15

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