

## **City of Fort Saskatchewan**

### **Bylaw C24-14 – Amend Land Use Bylaw C10-13 – Redistricting NE ¼ Sec. 20-54-22-W4 from UR (Urban Reserve District) to R3 (Small Lot Residential District), R4 (Lane Lot Residential District), R5 (Semi-Detached and Duplex Residential District, and PR (Parks and Recreation District) – Sienna Stage 6.**

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#### **Motion**

1. That Council give second reading to Bylaw C24-14 to amend Land Use Bylaw C10-13 by redistricting part of NE ¼ Sec. 20-54-22-W4 from Urban Reserve District (UR) to Small Lot Residential District (R3), Lane Lot Residential District (R4), Semi-Detached and Duplex Residential District (R5), and Parks and Recreation District (PR) for Sienna Stage 6.
2. That Council give third reading to Bylaw C24-14 to amend Land Use Bylaw C10-13 by redistricting part of NE ¼ Sec. 20-54-22-W4 from Urban Reserve District (UR) to Small Lot Residential District (R3), Lane Lot Residential District (R4), Semi-Detached and Duplex Residential District (R5), and Parks and Recreation District (PR) for Sienna Stage 6.

#### **Purpose**

The purpose of this report is to present Council with information and to request that consideration be given for second and third reading to Bylaw C24-14.

#### **Background**

On April 19, 2013 Administration received a redistricting application from Qualico Communities. The application proposed to redistrict a portion of NE ¼ Sec. 20-54-22-W4 from UR to R3, R4, and RC. The proposal was supported by Administration and was brought forward for first reading as Bylaw C18-13. However, the application was tabled by Council at the June 11, 2013 Council meeting due to the Land Use Bylaw update, which was underway. The Land Use Bylaw update included an increase to sideyard setbacks, and Council felt it was prudent to allow the Land Use Bylaw update to conclude prior to approving Bylaw C18-13.

Once the application was tabled by Council, the applicant requested that the application be put on hold. The application was subsequently cancelled.

Bylaw C24-14 was given first reading by Council on October 25, 2014. Bylaw C24-14 proposes a revised redistricting to this area, which includes a mix of R3, R4, R5, and PR land use districts. Among other uses and subject to the regulations, these zones allow single detached dwellings, semi-detached dwellings, and duplex dwellings. This application represents Stage 6 of the Sienna lands.

The Sienna Stage 6 redistricting application was submitted with an application to subdivide 5.39ha (13.3 ac) of land creating 75 residential lots and a park. Although the subdivision application can be processed concurrently with the redistricting application, subdivision approval will not be considered unless Council approves the proposed redistricting.

#### **Plans/Standards/Legislation**

- Community Sustainability Plan (CSP) - generally encourages a “wide range of housing” and the development of “mixed use neighbourhoods”.
- Municipal Development Plan (MDP) - provides policy direction for the subject area, as a Developing Community Area.
- Southfort Area Structure Plan (SF-ASP) - provides policy direction for the subject area as Low Density Residential.

The proposed redistricting is estimated to provide 75 dwelling units, with a mix of front access single family, lane access single family and semi-detached dwellings. The MDP, CSP, SF-ASP, and Capital Region Growth Plan support a variety of lot sizes and housing forms to accommodate all residents in the community. This redistricting achieves a mix of housing types in order to accommodate a range of demographics within the community. The proposed green space within the proposed redistricting area provides trail connections, recreation opportunities and neighbourhood gathering space for the surrounding community.

As such, the redistricting and subsequent development proposed in Bylaw C24-14 is consistent with the land use policy direction for this area of Fort Saskatchewan, and Administration is supportive of the proposed redistricting.

### **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 C24-14 to amend Land Use Bylaw C10-13 by redistricting part of NE ¼ Sec. 20-54-22-W4 from Urban Reserve District (UR) to Small Lot Residential District (R3), Lane Lot Residential District (R4), Semi-Detached and Duplex Residential District (R5), and Parks and Recreation District (PR) for Sienna Stage 6.
2. That Council not give second and third reading to Bylaw C24-14, and advise how they wish to proceed.

### **Attachments**

1. Bylaw C24-14
2. Bylaw C24-14 Schedule "A" – Map Amendment to Figure 12 of Bylaw C10-13
3. Appendix "A" - Air Photo with existing Land Use Districts
4. Appendix "B" – R3 – Small Lot Residential District regulations
5. Appendix "C" – R4 – Lane Lot Residential District regulations
6. Appendix "D" – R5 – Semi-Detached and Duplex Residential District regulations
7. Appendix "E" – PR – Parks and Recreation District regulations
8. Appendix "F" – Sienna Outline Plan – Land Use Concept

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File No.: Bylaw C24-14

Prepared by:	Claire Negrin Long Range Planner	Date: March 12, 2015
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: March 19, 2015
Reviewed by:	Kelly Kloss City Manager	Date: March 19, 2015
Submitted to:	City Council	Date: March 24, 2015