

City of Fort Saskatchewan

Bylaw C10-15 to Amend Land Use Bylaw C10-13 by Redistricting a Portion of Lot B, 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:

That Council give first reading to Bylaw C10-15 to amend Land Use Bylaw C10-13 by redistricting a Portion of Lot B, 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 first reading.

Background:

This redistricting application was received from Qualico Communities on behalf of Westpark Land Company Ltd, and is located in the Westpark area, west of the existing Forest Ridge neighbourhood.

The purpose of Bylaw C10-15 is to redistrict lands in Forest Ridge Stage 11, and would redistrict two sections within this stage. The first redistricting adjacent to Woodbridge Link would be from PR - Parks and Recreation District to R3 - Small Lot Residential District (0.25 ha/0.618 ac). The second redistricting to the south would be from R3 - Small Lot Residential District to PR - Parks and Recreation District (0.37 ha/0.914 ac).

The purpose of this redistricting is to relocate a portion of park space. The Bylaw reconfigures a block of R3 - Small Lot Residential 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.

The proposed redistrictings would provide more Municipal Reserve (MR) lands for this stage of Forest Ridge than what was in the original design. The MR dedication provided for in this redistricting represents the last MR lands within the Forest Ridge neighbourhood, as identified in the Outline Plan attached to this report as Appendix B.

The Westpark Area Structure Plan identifies the large MR lot (Block 39, Lot 62 MR) as a potential school site. Therefore, it is important that the site has adequate frontage to roadways to accommodate vehicular and bus traffic.

If Council gives Bylaw C10-15 first reading, adjacent landowners will be notified by mail. As well, advertisements will be published in a local newspaper to notify community members of the scheduled Public Hearing. The target date for the Public Hearing is April 14, 2015, or as soon as practical thereafter, and will be held in Council Chambers at 6:00 p.m.

Plans/Standards/Legislation

The Municipal Development Plan and Area Structure Plan provide policy direction for the subject area. Further analysis regarding how this proposed amendment aligns within such existing City policies will be outlined in the subsequent Public Hearing report to Council.

Financial Implications:

Analysis on the financial considerations will be examined and outlined in the subsequent Public Hearing report to Council.

Alternatives:

1. That Council give first reading to Bylaw C10-15 to amend Land Use Bylaw C10-13 by redistricting a Portion of Lot B, 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 give first reading to Bylaw C10-15, 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 of 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

File No.: Bylaw C10-15

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: March 16, 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