

City of Fort Saskatchewan

C22-15 to Amend Land Use Bylaw C10-13 for Indoor Recreation Facilities and Outdoor Recreation Facilities in Commercial Districts.

Motion:

That Council give first reading to C22-15 to amend Land Use Bylaw C10-13 by making revisions to indoor and outdoor recreation facilities in commercial land use districts.

Purpose:

The purpose of this report is to present Council with information on C22-15 for their consideration.

Background:

A recent application brought to Administration's attention that indoor recreation facilities are not included in several commercial land use districts. Indoor recreation facilities provide for indoor sports and recreation activities including health and fitness centers, gymnasiums, and indoor courts.

In 2013, the adoption of Land Use Bylaw C10-13 included indoor recreation facilities as a new use. However, indoor recreation facilities were not included in several commercial districts. The intention of the Land Use Bylaw was never to exclude indoor recreation facilities from commercial areas, and as such Administration is bringing this item forward as a correction.

Proposed Bylaw C22-15 would make indoor recreation facilities discretionary uses in the C2, C3, and C4 commercial districts. Currently, indoor recreation facilities are not allowed as a permitted or discretionary use in any of these districts.

Indoor Recreation Facilities in Commercial Districts			
Indoor Recreation Facilities	Commercial District	Current	Proposed
	C2	Not allowed	Discretionary
	C3	Not allowed	Discretionary
	C4	Not allowed	Discretionary

C2- Vehicle Oriented Retail and Service District

C3- Commercial Shopping Centre District

C4- Central Business District

This bylaw would also amend the outdoor recreation facilities uses. It would make outdoor recreation facilities discretionary uses in the C2, C3, and C4 commercial districts. Outdoor recreation facilities provide for outdoor sports and recreation activities including outdoor courts and playfields.

Outdoor Recreation Facilities in Commercial Districts			
Outdoor Recreation Facilities	Commercial District	Current	Proposed
	C2	Permitted	Discretionary
	C3	Permitted	Discretionary
	C4	Discretionary	Discretionary

C2- Vehicle Oriented Retail and Service District

C3- Commercial Shopping Centre District

C4- Central Business District

By making indoor recreation facilities and outdoor recreation facilities discretionary uses in the C2, C3, and C4 districts, the City can standardize how these applications are reviewed and processed. This would include considering the potential impacts that these developments could have on neighboring businesses and land uses. This would also open the application to appeals by any parties who believe that they could be negatively impacted by the proposed development.

Bylaw C22-15 also proposes to amend the minimum parking requirements for indoor recreation facilities. Through our research into other municipalities' standards around indoor and outdoor recreation facilities, it was identified that Fort Saskatchewan's minimum parking requirement is substantially below the regional average. Appendix E shows a comparison of minimum parking requirements between neighboring municipalities.

Currently, the minimum number of parking stalls is 1 per 100m² (1,076ft²) of gross floor area. Under the current standard, an indoor recreation centre that is 1,000m² (10,764ft²) would only be required to provide 10 parking stalls.

The proposed amendment would change the minimum number of parking stalls to 1 per 10m² (108ft²) of gross floor area. This would make Fort Saskatchewan's minimum parking requirements similar to other municipalities. Increasing the minimum number of stall provided will reduce the potential parking impact that indoor recreational facilities could have on neighboring businesses and residential communities. The minimum parking requirement for outdoor recreation facilities will remain at the discretion of the Development Authority.

Plans/Standards/Legislation

Analysis on how this proposed amendment aligns with City policies will be outlined in the Public Hearing report to Council.

If Council gives C22-15 first reading, 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 December 8, 2015, or as soon as practical thereafter, and will be held in Council Chambers at 6:00 p.m.

Financial Implications:

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

Alternatives:

1. That Council give first reading to C22-15 to amend Land Use Bylaw C10-13 by making revisions to indoor and outdoor recreation facilities in commercial land use districts.
2. That Council not give first reading to C22-15, and advise how they wish to proceed.

Recommendation:

That Council give first reading to C22-15 to amend Land Use Bylaw C10-13 by making revisions to indoor and outdoor recreation facilities in commercial land use districts.

Attachments:

1. C22-15
2. Appendix "A" - C2 Regulations, Land Use Bylaw C10-13
3. Appendix "B" - C3 Regulations, Land Use Bylaw C10-13
4. Appendix "C" - C4 Regulations, Land Use Bylaw C10-13
5. Appendix "D" – Parking Regulations, Land Use Bylaw C10-13
6. Appendix "E" - Indoor Recreation Facility Parking Requirements Comparison

File No.: C22-15

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Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: November 13, 2015
Reviewed by:	Kelly Kloss City Manager	Date: November 13, 2015
Submitted to:	City Council	Date: November 24, 2015