

CITY OF FORT SASKATCHEWAN

Bylaw C16-16 to Amend Land Use Bylaw C10-13 - Redistrict Lands covering Lot 15, Plan FORTSAS from UR - Urban Reserve District to DC(A)-07 – Direct Control-Commercial Centre (Highway 21 at Pineview)

Motion:

That Council give first reading to Bylaw C16-16, to amend Land Use Bylaw C10-13 by redistricting lands covering Lot 15, Plan FORTSAS from UR - Urban Reserve District to DC(A)-07 – Direct Control-Commercial Centre (Highway 21 at Pineview).

Purpose:

The purpose of this report is to present Council with information regarding a proposed commercial development located at 8705 Highway 21 (Lot 15 Plan Fortsas) and to request first reading of the associated bylaw.

Background:

The site is 7.71 ha (19.06 ac) in size and is located between Highway 21 and the Pineview neighbourhood. A 30 metre (98 ft.) wide park containing a trail exists between the site and detached dwellings. The lands are a remnant parcel from when the Pineview area was developed. There are no road connections into the neighbourhood. The site is zoned as “UR-Urban Reserve” in the Land Use Bylaw. This land use district is applied to areas that are undeveloped but have been identified for future development.

In January 2016, Urban Revision Consulting Inc. submitted an application to amend the Land Use Bylaw to permit new commercial development. The original application was to redistrict the site from “UR - Urban Reserve” to “C2 - Vehicle Oriented Retail and Service District.”

On February 18, 2016, the applicant hosted an information session at the Dow Centennial Centre. The purpose of this meeting was for the applicant to share the proposal with the community. Concerns raised related to traffic, land use, building height, noise, lighting, landscaping, parking, construction and security.

Based on these concerns, the applicant amended the proposed zoning from “C2 - Vehicle Oriented Retail” to “DC(A) - Direct Control (Administration)”. Direct control districts are applied to areas requiring site-specific controls, where the application of a conventional zoning would be insufficient. The Direct Control regulations were drafted to reduce the potential impact that the commercial development could have on the nearby residential area. This includes maximum building heights, architectural controls, noise mitigation measures and additional landscaping requirements.

On September 14, 2016, the applicant hosted a second information session at the Dow Centennial Centre. The purpose of this meeting was for the applicant to demonstrate how the new regulations addressed community concerns. Details regarding the proposed regulations and community concerns will be outlined in the subsequent report.

Plans/Standards/Legislation

The lands are designated as “General Urban Area (GUA)” in the City’s Municipal Development Plan. Further details regarding applicable policies can be found under Appendix D.

The following documents were submitted with the application:

- Traffic Impact Assessment
- Engineering Design Brief
- Phase 1 Environmental Assessment

These documents have been circulated for technical review and no major concerns have been raised. The Traffic Impact Assessment outlined the requirement for an all directional signalized intersection and a right-in/right-out along Highway 21. Further detailed engineering work would be required at the development permit stage and addressed through a Development Agreement.

Should Council give first reading to Bylaw C16-16, a public hearing will be scheduled. As per *Municipal Government Act* requirements, affected landowners will be notified by mail. In addition, an advertisement will be published in the local paper for 2 consecutive weeks prior to the hearing. The target date for the public hearing is November 22, 2016 and will be held in Council Chambers at 6:00 p.m.

Financial Implications:

Any costs associated with municipal infrastructure improvements would be incurred by the developer at the development permit stage.

Recommendation:

That Council give first reading to Bylaw C16-16, to amend Land Use Bylaw C10-13 by redistricting lands covering Lot 15, Plan FORTSAS from UR - Urban Reserve District to DC(A)-07 – Direct Control-Commercial Centre (Highway 21 at Pineview).

Attachments:

1. Bylaw C16-16
2. Schedule A to Bylaw C16-16
3. Appendix A - Aerial Map
4. Appendix B - UR - Urban Reserve District Regulations
5. Appendix C - Proposed DC(A)-07- Direct Control- Commercial Centre Regulations
6. Appendix D - Applicable Policies

File No.: Bylaw C16-16

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: October 4, 2016
Approved by:	Dean McCartney Acting Director, Planning Development	Date: October 19, 2016
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: October 19, 2016
Reviewed by:	Kelly Kloss City Manager	Date: October 19, 2016
Submitted to:	City Council	Date: October 25, 2016