

CITY OF FORT SASKATCHEWAN

Bylaw C17-16 to Amend Land Use Bylaw C10-13 - Redistrict Lots 17 – 18, Block 22, Plan 1523644 from DC(C) - Direct Control (Council) to DC(A)-08 - Direct Control – 99th Avenue Residential Mixed Use Centre

Motion:

That Council give first reading to Bylaw C17-16 to amend Land Use Bylaw C10-13 by redistricting Lots 17 – 18, Block 22, Plan 1523644 from DC(C) – Direct Control (Council) to DC(A)-08 – Direct Control – 99th Avenue Residential Mixed Use Centre.

Purpose:

The purpose of this report is to present Council with information on the old hospital site at 9430-95 Street (Lots 17-18, Block 22, Plan 1523644) and to request consideration of first reading of the associated bylaw.

Background:

The site is 2.31 ha (5.72 ac) in size and is located at the intersection of 99 Avenue and 95 Street. The residential neighbourhoods of Bridgeview and Sherridon are located across the street. Abutting the site is Dr. Turner Lodge which accommodates seniors housing.

In June 2013, Council approved Bylaw C12-13 which redistricted the old hospital lands from PS (Public Service) to DC(C) Direct Control Council. Council also adopted the *Old Health Centre Site Redevelopment Brief*.

In February 2015, Council gave approval to subdivide and market the site. It was subdivided into a 1.81 ha (4.48 ac) lot, and a 0.50 ha (1.24 ac) lot. Both lots were marketed for sale.

In June 2016, Council approved the sale of the lands at a market value as determined by professional appraiser. A professional appraiser has been selected and is working with Administration. Through this process, site specific zoning regulations have been drafted, as outlined in Appendix B. The principles outlined in the *Old Health Centre Redevelopment Brief* were used to create the DC(A)-08 regulations.

The regulations have been written for the development of a residential mixed use centre. The intent is to create an area of high-density residential development with supporting neighbourhood level commercial and retail uses. Residential developments include apartment buildings and townhouses units. Apartment buildings can include spaces for commercial and retail business on the ground level.

Summary of DC(A)-08 Regulations

- Maximum 12 storey building height at the centre of the site.
- Maximum 4 storey building height along 99 Avenue and 95 Street.
- Building height transition from the centre of the site to the perimeter near existing low-density residential development.
- Apartment buildings can include commercial businesses on the ground level.
- Commercial businesses include retail and convenience stores, personal services, and restaurants.
- High quality building materials like brick, masonry, and stucco are encouraged.

Plans/Standards/Legislation

The lands are designated as “Residential Mixed Use Centre (RMU)” in the City’s *Municipal Development Plan*. The lands are subject to the *Old Health Centre Site Redevelopment Brief*. Further details regarding applicable policies can be found under Appendix C.

The lands are currently zoned DC(C) - Direct Control (Council). Under this zoning, Council is the Development Authority, which reviews and approves development. Development permits for this site would be considered and approved based upon the proposals brought forward.

Bylaw C17-16 would change the zoning to DC(A)-08 - Direct Control (Administration). Administration would be the Development Authority, which reviews and approves development. The DC(A)-08 regulations would be used for the review and approval of development permits.

Should Council give first reading to Bylaw C17-16, 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 8, 2016 and will be held in Council Chambers at 6:00 p.m.

Financial Implications:

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

Recommendation:

That Council give first reading to Bylaw C17-16 to amend Land Use Bylaw C10-13 by redistricting Lots 17 – 18, Block 22, Plan 1523644 from DC(C) – Direct Control (Council) to DC(A)-08 – Direct Control – 99th Avenue Residential Mixed Use Centre.

Attachments:

1. Bylaw C17-16
2. Schedule A to Bylaw C17-16
3. Appendix A - Aerial Map
4. Appendix B - Proposed DC(A)-08 Direct Control 99th Ave Residential Mixed Use Centre
5. Appendix C - Applicable Policies
6. Appendix D - Bylaw C16-10 Municipal Development Plan - Land Use Concept Map

File No.: Bylaw C17-16

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: October 11, 2016
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Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: October 19, 2016
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Reviewed by:	Kelly Kloss City Manager	Date: October 19, 2016
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Submitted to:	City Council	Date: October 25, 2016
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