

CITY OF FORT SASKATCHEWAN

Bylaw C1-17 - Amend Land Use Bylaw C10-13 – Redistricting Part of NW, SW 24-54-23 W4M from UR - Urban Reserve to R3 - Small Lot Residential District, RC - Comprehensively Planned Residential District, and PU - Public Utility District - Windsor Pointe, Stage 1

Motion:

That Council give first reading to Bylaw C1-17 to amend Land Use Bylaw C10-13 by redistricting part of NW, SW 24-54-23 W4M from UR - Urban Reserve to R3 - Small Lot Residential District, RC - Comprehensively Planned Residential District, and PU - Public Utility District.

Purpose:

To present Council with information regarding the redistricting application for Windsor Pointe Stage 1 and to request consideration of first reading of the associated bylaw.

Background:

Windsor Pointe is located in the southwest corner of Westpark and is the last neighborhood to be developed in the area. Overall, it will be approximately 25.38 ha (62.71 ac) in size and at full build out, it will accommodate an estimated 1,455 residents. Westpark Drive will be extended to serve as the main collector road for this neighbourhood. The area will be well serviced by trails connecting to West River's Edge Park. The built form for this area will be low-density in character. It will have to meet the Capital Region Board's applicable density target of 25-30 dwelling units per net residential hectare.

In November 2016, Landrex Inc. submitted a redistricting application to initiate development of the first stage of the Windsor Pointe neighborhood. An associated subdivision application was also submitted. Upon review of the original submission, it was determined that the proposed lot sizes did not meet applicable zoning requirements. Working with Administration, the applicant has revised the proposal and has amended their applications accordingly.

The lands proposed to be redistricted are 2.53 ha (6.23 ac) in size, and are located at the west end of Wilshire Boulevard. The land is currently zoned as Urban Reserve which means it has been identified for future development. This Bylaw would redistrict the lands for residential and public utility purposes. The R3 (Small Lot Residential) and RC (Comprehensively Planned) Districts would accommodate single-detached dwellings, some of which will have rear lane access. A PU - Public Utility lot is located at the southeast corner of the site. This lot would be set aside to accommodate overland drainage.

Plans/Standards/Legislation

The lands are designated as "Developing Community Area (DCA)" in the City's *Municipal Development Plan*. The lands are designated as "Low Density Residential" in the *Westpark Area Structure Plan*. Further details regarding applicable policies can be found under Appendix B.

Should Council give first reading to Bylaw C1-17, a Public Hearing will be scheduled as per *Municipal Government Act* requirements. Affected landowners will be notified by mail, and an advertisement will be published in the local paper for two consecutive weeks prior to the Hearing. The target date for the Public Hearing is April 11, 2017 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.

Attachments:

1. Bylaw C1-17
2. Schedule A to Bylaw C1-17
3. Appendix A - Aerial Map
4. Appendix B - Related Policies
5. Appendix C - R3- Small Lot Residential District Regulations
6. Appendix D - RC- Comprehensively Planned Residential District Regulations
7. Appendix E - Westpark Area Structure Plan- Land Use Concept Map
8. Appendix F - Windsor Pointe Outline Plan- Land Use Concept Plan

File No.: Bylaw C1-17

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: March 1, 2017
Approved by:	Janel Smith-Duguid Acting Director, Special Projects	Date: March 2, 2017
Reviewed by:	Troy Fleming Acting City Manager	Date: March 8, 2017
Submitted to:	City Council	Date: March 14, 2017