

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

Motions:

1. That Council give second 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.
2. That Council give third 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 second and third readings of the associated bylaw.

Background:

This redistricting application was submitted by Landrex Inc. Windsor Pointe Stage 1 is 2.53 ha (6.23 ac) in area, and located at the west end of Wilshire Boulevard. The land is currently zoned as UR (Urban Reserve District), which means it has been identified for future development. This Bylaw would redistrict the lands to R3 (Small Lot Residential District), and RC (Comprehensively Planned District), which would accommodate single detached lots. A PU (Public Utility) lot is located at the southeast corner of the site. This lot would be set aside to accommodate overland drainage.

The associated subdivision application is for 38 single detached lots. The subdivision proposal includes a mix of rear lane and front attached garages. This will provide a variety of housing types. The rear lane will offer additional opportunity for on-street parking, soft landscaping and tree planting.

At full build out, the Windsor Pointe community will be approximately 25.38 ha (62.71 ac) in area, and will accommodate an estimated 1,455 residents. The built form for this area will be low-density in character, which includes single detached, semi-detached, duplex, and townhouse housing types.

Bylaw C1-17 received first reading at the March 14, 2017 regular Council meeting.

Existing and Proposed Servicing

Westpark Drive will be extended to serve as the main collector road for Windsor Pointe. This would be the last phase in the completion of Westpark Drive. There are 4 proposed trail

connections that will link Windsor Pointe to West River's Edge Park. The neighbourhood will also be connected to several existing and planned trails along Pointe Aux Pins trail and Wilshire Boulevard.

The sanitary sewer line is already in place for this area of Westpark. The line connects from Westpark Drive in the north to Woodhill Lane in the south. The sanitary sewer line follows the proposed route of Westpark Drive. Both water and storm water lines are present in the area. New development in Windsor Pointe can connect to the existing water and storm water lines already in place along Wilshire Boulevard.

The 28.28 ha (69.89 ac) parcel of land directly east of Windsor Pointe between Woodbridge Boulevard and Wilshire Boulevard is being developed by Qualico. Currently 7.68 ha (18.98 ac) of this site have been redistricted, and are approved for subdivision.

Referrals

Strathcona County submitted a response letter to this redistricting which has been included as Appendix G. The City has been working with Strathcona County to ensure that their concerns have been addressed. The City will be upgrading a section of Township Road 543 as agreed upon with the County. As a condition of subdivision approval, detailed engineering plans will be sent to Strathcona County for review and comment.

Community Feedback:

At the time of writing this report, no comments from the public had been received.

Plans/Standards/Legislation

The *Municipal Development Plan* (MDP) designates this area as "Developing Community Area (DCA)". The MDP supports greenfield development that follows a logical pattern of phasing and provide a variety of housing types.

The *Westpark Area Structure Plan* designates this area as "Low Density Residential". The Plan encourages quality residential development that provides for long-term residential growth and ensures a variety of housing forms.

Further details regarding applicable policies can be found under Appendix B.

Financial Implications:

The developer will be required to pay levies based on applicable rates. The City would be responsible for future maintenance of the roads and standard municipal operations (waste pick-up, fire, policing, snow removal, utilities and related infrastructure).

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
9. Appendix G - Letter from Strathcona County

File No.: Bylaw C1-17

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: March 28, 2017
Approved by:	Dean McCartney Acting Director, Planning and Development	Date: March 31, 2017
Reviewed by:	Troy Fleming Acting City Manager	Date: April 5, 2017
Submitted to:	City Council	Date: April 11, 2017