

CITY OF FORT SASKATCHEWAN

Bylaw C16-17 - 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, and RC - Comprehensively Planned Residential District, - Windsor Pointe, Stage 2

Motion:

That Council give second and third readings to Bylaw C16-17 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, and RC - Comprehensively Planned Residential District.

Purpose:

To present Council with information regarding the redistricting application for Windsor Pointe Stage 2 and to request consideration of second and third readings of the associated bylaw.

Background:

At the September 12, 2017 regular meeting, Council approved first reading to Bylaw C16-17 for Windsor Pointe, Stage 2. Windsor Pointe is located in the southwest corner of Westpark and is the last neighborhood to be developed in the area. The Windsor Pointe neighbourhood is approximately 25.38 ha (62.71 ac) in size and at full build out it will accommodate an estimated 1,455 residents. A redistricting application for Stage 1 was approved by Council on April 11, 2017.

In August 2017, Landrex Inc. submitted a redistricting application to rezone lands for Stage 2. The lands proposed for redistricting are 3.10 ha (7.66 ac) in size, and are located west of Windsor Pointe Stage 1.

The subject lands are currently zoned as Urban Reserve which means they have been identified for future development. This Bylaw amendment would redistrict the lands to R3 (Small Lot Residential) and RC (Comprehensively Planned Residential) Districts. The R3 District allows for single-detached dwellings. The RC District allows for single-detached and semi-detached (two dwellings attached side by side) dwellings. An associated subdivision application for 33 single-detached lots, and 18 semi-detached lots is currently under review.

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. In accordance with the Windsor Pointe Outline Plan, Westpark Drive will be completed at a build out of 150 lots in Windsor Pointe.

The sanitary sewer line has already been constructed, and follows the proposed route of Westpark Drive. The sanitary line connects from Westpark Drive in the north to Woodhill Lane in the south. Both water and storm water lines are present in the Wilshire Boulevard right-of-way. New development in Windsor Pointe can connect to the existing water and storm water lines 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 part of Forest Ridge being developed by Qualico. Currently 7.68 ha (18.98 ac) of this site have been redistricted, and are approved for subdivision.

Lane Access

The Windsor Outline Plan identifies the location of the lane product in the south east portion of the neighbourhood, recognizing the limited opportunity to provide this product in the rest of the Plan area. Stage 2 is one of the few areas in Windsor Pointe that allows for cul-de-sac development with front attached garages and rear lane accessed garages, providing a mix of housing products and a varied streetscape.

City policies support the use of rear lanes and garages for parking and waste collection. Even though the proposed R3 district allows front attached garages, through the engineering design approvals rear detached garages will be required where a lane is available to maximize use of the infrastructure. Ensuring maximized use of the lane assists the City from an ongoing maintenance perspective, in that:

- Rear lanes help in parking congestion, particularly in cul-de-sacs.
- Rear lanes allow for more street oriented development. Buildings with porches, balconies, and windows that face streets, parks and plazas help put more 'eyes on the street' and enhance safety in the neighbourhoods;
- Rear garages allow for adequate snow storage in the front yard, especially in the cul-de-sac developments; and
- Rear garages in a cul-de-sac assist with waste storage.

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.

Community Feedback:

The Public Hearing for Bylaw C16-17 was advertised as per the requirements of the *Municipal Government Act*. Landowners within 100 meters of the site received a notification in the mail. In addition, an advertisement was published in the local newspaper for 2 consecutive weeks prior to the hearing.

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

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 pickup, fire, policing, snow removal, utilities and related infrastructure.)

Attachments:

1. Bylaw C16-17
2. Schedule A to Bylaw C16-17

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 C16-17

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: September 14, 2017
Approved by:	Janel Smith-Duguid Acting General Manager, Infrastructure & Planning Services	Date: September 18, 2017
Reviewed by:	Troy Fleming City Manager	Date: September 20, 2017
Submitted to:	City Council	Date: September 26, 2017