

Bylaw 47-2016 Text Amendment to Land Use Bylaw 6-2015 (Ward 4)

Owner: Rosedale Emerald Hills Holding Corp.
Applicant: Architecture Tkalcic Bengert
Legal Description: Lot 12, Block 155, Plan 152 4820
Location: South of Emerald Drive and East of Eton Boulevard

Report Purpose

To give three readings to a bylaw that proposes to amend the text of Land Use Bylaw 6-2015, Section 8.10 UV2: Emerald Hills Zoning District to add care centre, major to the list of permitted uses and to allow for limited surface parking within Land Use Area II.

Recommendations

1. THAT Bylaw 47-2016, a bylaw that proposes to amend the text of Land Use Bylaw 6-2015, Section 8.10 UV2: Emerald Hills Zoning District to add care centre, major to the list of permitted uses and to allow for limited surface parking within Land Use Area II, be given first reading.
2. THAT Bylaw 47-2016 be given second reading.
3. THAT Bylaw 47-2016 be considered for third reading.
4. THAT Bylaw 47-2016 be given third reading.

Council History

March 10, 2015 – Council adopted Land Use Bylaw 6-2015, with an effective date of May 11, 2015.

Strategic Plan Priority Areas

Economy: The proposal supports the strategic goal of promoting Strathcona County locally, nationally and internationally as a place that is open for business and investments.

Governance: To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, the Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed Land Use Bylaw text amendment.

Social: The proposal supports the strategic goal of building strong neighbourhoods/communities to support the diverse needs of our residents.

Culture: n/a

Environment: n/a

Other Impacts

Policy: n/a

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

Interdepartmental: The proposal has been circulated to internal County departments and external agencies. No objections were received.

Summary

Bylaw 47-2016 proposes to amend the text of Land Use Area II within the UV2: Emerald Hills Zoning District to:

- add care centre, major to the list of permitted uses; and
- allow for limited surface parking for the proposed care centre, major use.

As there are no child-care facilities currently located within the Emerald Hills Urban Village, the applicant would like to provide the opportunity for a child-care facility within a commercial unit on the main floor of the previously approved multiple-unit, seniors-care facility as shown in Enclosure 3. This proposed use will provide an important service for the surrounding residences.

The UV2 Zoning District currently requires that all parking be underground. In this regard, the applicant has requested that surface parking located next to the proposed care centre be considered in order to provide convenient parking for patrons to drop-off and pick-up children.

Communication Plan

Newspaper advertisement, letter

Enclosures

- 1 Urban Location Map
- 2 Location Map
- 3 Development Concept
- 4 Proposed Text Amendment
- 5 Bylaw 47-2016
- 6 Air Photo
- 7 Notification Map