

Bylaw 58-2017 Proposed Text Amendment to Land Use Bylaw 6-2015

Applicant: Qualico Communities

Report Purpose

To provide information to Council to make a decision on first, second and third reading of a bylaw that proposes to amend the text in the R3 Low to Medium Density Multiple Residential zoning district of Land Use Bylaw 6-2015 to reduce the minimum lot widths for a townhouse dwelling unit and to add development regulations for accessory buildings and accessory structures.

Recommendations

1. THAT Bylaw 58-2017, a bylaw that proposes to amend the text in the R3 Low to Medium Density Multiple Residential zoning district of Land Use Bylaw 6-2015 to reduce the minimum lot widths for a townhouse dwelling unit and to add development regulations for accessory buildings and accessory structures, be given first reading.
2. THAT Bylaw 58-2017 be given second reading.
3. THAT Bylaw 58-2017 be considered for third reading.
4. THAT Bylaw 58-2017 be given third reading.

Council History

March 10, 2017 – Council adopted Land Use Bylaw (LUB) 6-2015, with an effective date of May 11, 2015.

Strategic Plan Priority Areas

Economy: The proposal supports the strategic goal of effective and efficient municipal infrastructure by creating the potential for higher residential densities in the R3 zoning district provided they are in accordance with approved Area Structure Plans.

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. This Bylaw requires a public hearing.

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

Summary

The purpose of Bylaw 58-2017 is to amend the text of the R3 Low to Medium Density Multiple Residential Zoning District of LUB 6-2015 to:

- a) reduce the minimum required lot widths for townhouse dwelling units; and
- b) add development regulations for accessory buildings and accessory structures.

The applicant is proposing to reduce the minimum required lot widths for townhouse developments to accommodate a product that the developer has been using in the region. The proposed reduction in lot widths creates the potential for diversified market housing options within the R3 zoning district. The proposed amendment also increases density to strive towards meeting the Edmonton Metropolitan Region Board's density targets, and reflects current regional market trends.

The proposed addition of development regulations for accessory buildings and accessory structures is intended to address the current absence of regulations specific to accessory buildings and structures in the R3 zoning district. The proposed accessory development regulations reflect regulations in comparable zoning districts of the LUB that allow for consideration of similar residential forms as the R3 zoning district.

Communication Plan

Newspaper advertisement, website

Enclosures

- 1 Bylaw 58-2017
- 2 Strikethrough and shading showing proposed text amendments