

Priorities Committee Meeting_Feb12_2019

STRATEGIC INITIATIVE AND UPDATE**Ardrossan Commercial****Report Purpose**

To provide the Priorities Committee information on the consideration of potential commercial development at the south-east corner of 3rd Avenue and Range Road 222 in Ardrossan.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 6 - Provide facilities and services that are available and accessible to residents

Report

On January 29, 2019, the Priorities Committee approved the following motion:

That the January 29, 2019 report, Ardrossan Regional Park Update, be referred to administration for further work on future growth trends that would account for commercial activity site specific to 3rd Avenue and Range Road 222; and that a report be provided by the end of the first quarter of 2019.

In 2014, Council approved the Ardrossan Area Structure Plan (ASP) Bylaw 10-2014. As noted in Bylaw 10-2014, information from the 2009 Council approved Ardrossan Community Recreation Master Plan was included in the ASP to help guide future provision of community facilities, parks, and open spaces in Ardrossan.

In 2017, Council approved the Strathcona County Outdoor Aquatic Spray Deck and Spray Park Strategy which recommended a recirculating spray park and amenities be developed in Ardrossan. The community determined the elements of the regional park which are reflected in the final design.

In accordance with Council-approved ASP and the Ardrossan Community Recreation Master Plan, the Ardrossan Recreation Complex was revitalized in 2012 and the Ardrossan Spray Park and Playground commenced construction in June 2018. The remaining construction scheduled for 2019 is intended to complete the development of the Ardrossan Regional Park (Enclosure 1).

Prior to commencing the remaining park improvements this spring, Council requested administration bring forward a report outlining the opportunities and challenges should Council choose to forgo the remaining park improvements at the corner of 3rd Avenue and Range Road 222 and replace with a possible future commercial development.

The County's Municipal Development Plan (MDP) policy supports this type of commercial use for a growth hamlet such as Ardrossan. Council has the ability to change the land use from institutional to commercial should they so choose. The following are items for Council to consider in determining a land use change:

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Opportunities for Commercial:

The County's MDP provides policy direction that the County will ensure a range of services to meet the day-to-day needs of residents. In accordance with the MDP, the Ardrossan ASP does identify an area as Mixed Use Development which could accommodate future commercial development (see Enclosure 1).

The lands identified by Council are currently identified in the Ardrossan ASP as Institutional Lands. This designation is consistent with the existing and future land uses proposed within the Ardrossan Community Recreation Master Plan.

There are lands identified for commercial development in the Ardrossan ASP. These lands are privately held and may be developed some time in the future depending on market demand. During the ASP public consultation in 2011 and 2012, it was indicated as a key issue from the public, that there was a need for more commercial land uses in Ardrossan.

Should Council choose to reallocate these lands from institutional to commercial, an ASP amendment as well as rezoning and subdivision applications would be required. These applications could be processed concurrently.

To supplement the ASP amendment, a Traffic Impact Assessment (TIA) would be required to address the change in land use and to determine location and type of access acceptable to service the proposed new parcel. In addition, the TIA would also determine any required necessary widening and acceleration/deceleration lanes for both RR 222 and 3rd Avenue.

To determine if there are safety concerns regarding the interface between a commercial development (such as a gas station) and the adjacent spray park, RCMP and Enforcement Services was contacted, and they indicated they do not foresee any issues with such a commercial project being developed in this area.

Challenges to a change in land use from Institutional to Commercial:

While there is a community desire for commercial development in Ardrossan, Council has already approved the planning, design, funding and construction of park amenities for this location and is scheduled to open in 2019.

Implications for delaying construction and community impacts

- The community's vision of the Ardrossan Regional Park (collected through public engagement) is included in the current park design. This vision includes a gathering space north of the outdoor rink and includes picnic areas, granular trails, winter skating pathway, edible landscaping and trail and park lighting for park users. If delayed, this space will not be conducive for programming and will have no gathering area/greenspace as part of the spray park and playground amenity.
- 2019 construction is currently being discussed with the contractor. Materials to complete the park are scheduled to be ordered in February. If materials are not ordered in February it could potentially delay construction.
- If these lands were to subdivide for commercial development, a new drainage plan would be required for both the Ardrossan Recreation Complex and the Ardrossan Regional Park and subsequently drainage would need to be reconstructed based on the new drainage plan. This could potentially delay the Ardrossan Spray Park and Playground opening.

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- There is a potential for increased construction costs as a result of redesigning the park.
- Public Engagement with the Ardrossan community and stakeholders would be required if there are changes to the Ardrossan Regional Park.

Council and Committee History

December 6, 2018	Council approved the 2019 capital budget
November 28, 2017	Council approved the 2018 capital budget
February 21, 2017	Council approved the Outdoor Aquatic Spray Deck and Spray Park Strategy
June 24, 2014	Council adopted the Ardrossan Area Structure Plan Bylaw 10-2014
December 8, 2009	Council approved the Ardrossan Community Recreation Masterplan.

Other Impacts**Policy:** N/A**Legislative/Legal:** N/A**Interdepartmental:** Transportation and Agriculture Services; Recreation, Parks and Culture; Utilities, Planning and Development Services; Corporate Finance; Transportation Planning and Engineering**Master Plan/Framework:** Ardrossan Community Recreation Master Plan (2009)**Enclosure**

- 1 Ardrossan Regional Park Design
- 2 Development Concept – Ardrossan Area Structure Plan