

Bylaw 38-2019 map and text amendments to Land Use Bylaw 6-2015

Applicant: Select Engineering Consultants Ltd.
Owner: 2041387 Alberta Ltd.
Legal: Lot A, Plan 6676KS (NE 10-53-23-W4)
Location: South of Pembina Road and West of Sherwood Drive
From: AD - Agriculture: Future Development
To: MU1 - Centennial Mixed Use

Report Purpose

To provide information to Council to make a decision on first, second and third reading of a bylaw that proposes to add a new site specific zoning district, MU1 - Centennial Mixed Use 1 Zoning District; rezone Lot A, Plan 6676KS consisting of approximately 4.00 hectares (9.88 acres) within the NE 10-53-23-W4 from AD - Agriculture: Future Development Zoning District to MU1 - Centennial Mixed Use 1 Zoning District in accordance with the Mixed Use Overlay Area of the Centennial Area Structure Plan; and amend Section 1.17 Definitions by adding definitions for "Podium" and "Tower".

Recommendations

1. THAT Bylaw 38-2019, a bylaw which proposes to amend Land Use Bylaw 6-2015 to:
 - add a new site-specific zoning district, MU1 - Centennial Mixed Use 1 Zoning District;
 - rezone Lot A, Plan 6676KS consisting of approximately 4.00 hectares (9.88 acres) within the NE 10-53-23-W4 from AD - Agriculture: Future Development Zoning District to MU1 - Centennial Mixed Use 1 Zoning District; and
 - add definitions for "Podium" and "Tower",be given first reading
2. THAT Bylaw 38-2019 be given second reading.
3. THAT Bylaw 38-2019 be considered for third reading.
4. THAT Bylaw 38-2019 be given third reading.

Our Prioritized Strategic Goals

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

Goal 7 - Provide opportunities for public engagement and communication

Report

The subject property is located within the Compact Development Policy Area of the Municipal Development Plan. The subject property is within the Mixed Use Overlay Area of the Centennial Area Structure Plan which directs development in the area to incorporate a mix of apartment-style residential, commercial and community services.

The proposed bylaw will add a new site-specific zoning district, MU1 - Centennial Mixed Use 1 Zoning District and rezone Lot A, Plan 6676KS to the new MU1 - Centennial Mixed Use 1 Zoning District, to support achieving the objectives and polices of the Mixed Use Overlay Area of the Centennial Area Structure Plan.

The area is intended to provide the opportunity for a mixture of uses that include medium and high-density apartment-style residential, community and seniors housing, commercial and local community services. Site development is intended to be efficient and compact to promote the ability for expansion and intensification. As well, the area will promote opportunities for active transportation with access to open spaces, everyday services, major public services and transportation services.

Additionally, in support of height regulations within the new MU1 – Centennial Mixed Use 1 Zoning District, the addition of two definitions, “Podium” and “Tower” is required.

Council and Committee History

September 5, 2017 Council adopted Municipal Development Plan Bylaw 20-2017.

May 12, 2017 Council adopted Centennial Area Structure Plan Bylaw 28-2017.

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

Other Impacts

Policy: Redistricting (Map Amendment) Bylaws Policy SER-008-022.

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

Interdepartmental: The proposed amendment has been circulated to internal departments and external departments. No objections were received.

Communication Plan

Newspaper Ad, Letter

Enclosures

1	Bylaw 38-2019
2	Urban location map
3	Location map
4	Air photo
5	Notification map