

Bylaw 31-2019 Ardrossan Area Structure Plan – third reading (Ward 5)

Applicant: Strathcona County
Owner: Strathcona County
Legal: Block B; Plan 1107KS & Block C; Plan 2377NY
Location: East of Range Road 222 and South of 3 Avenue

Report Purpose

To provide information to Council to make a decision on third reading of a bylaw that proposes to change the policy area designation for 0.9 hectares (2.2 acres) of land within the Ardrossan Area Structure Plan (ASP) from institutional to commercial policy area; add policy direction for the commercial policy area; and update references and organization in the Ardrossan ASP to reflect current planning and development context.

Recommendation

1. THAT Bylaw 31-2019, a bylaw that proposes to:
 - change the policy area designation for 0.9 hectares (2.2 acres) of land within the Ardrossan ASP from institutional to commercial policy area;
 - add policy direction for the commercial policy area; and
 - update references and organization in the Ardrossan ASP to reflect current planning and development context,

be given third reading.

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 February 12, 2019 Priorities Committee provided administration direction that an analysis be conducted on the County-owned lands located at 3rd Avenue and Range Road 222 to determine the possibility of creating a parcel for commercial development. This review took into consideration parcel size, subdivision, zoning, utilities, access, impact on surrounding amenities, and involved discussions with the development industry to gain an understanding of their requirements to ensure commercial viability.

On April 9, 2019 Council was informed that the analysis was concluded and found that a suitable parcel size, servicing and access options are available to support a proposed commercial development at this location. In addition, the proposed plan will have no impact on the existing park development within the Ardrossan Recreation Centre lands. To enable consideration of commercial development at this location Council was informed that a number of planning applications would be required. These include:

1. An amendment to the Ardrossan ASP
2. Rezoning to a commercial zoning district
3. Subdivision to create a separate parcel

Following the April 9, 2019 update, Council approved the motion:

THAT administration prepare an ASP amendment, as well as rezoning, and subdivision applications to enable the opportunity for the disposition or sale of a portion of Plan 1107KS, Parcel B and Plan 2377NY, Block C, as set out in Enclosure 3 to the April 9, 2019 Ardrossan Commercial Update report.

As part of administration proceeding with the April 9, 2019 motion, a Public Engagement Plan was prepared in accordance with the County's Statutory Plan Procedure and a public meeting was held on June 6, 2019. The purpose of the public meeting was to inform and gather feedback from the public regarding the proposed amendment to the Ardrossan ASP and discuss the potential zoning district. The meeting was held at the Ardrossan Hall within the Ardrossan Recreation Centre. Advertisements for the meeting were also placed in the May 21, 2019 and May 28, 2019 issues of the Sherwood Park News.

Forty-one members of the public formally signed into the June 6, 2019, public meeting. Administration provided a presentation with an overview of the intended amendment to the Ardrossan ASP's land use concept (Enclosure 5) as well as the uses that could be considered as part of the potential land use district: C1 – Community Commercial Zoning District. Following the presentation, members of the public asked questions and provided comments on the proposal.

The following is a summary of the written input submitted at the public meeting as well as written submissions received as of June 25, 2019, for a total of 26 submissions.

Twenty-two submissions had an indication of support for additional commercial opportunity. The majority of these submissions included comments on the types of uses most desired by the respondents. Overall comments predominantly included a desire for food-oriented services such as a restaurant with a patio or lounge, grocery store, and convenience store. Gas station was a use that had split reaction of support and non-support within the comment sheets that specifically identified that use.

Four written submissions provided a strong indication of non-support for adding further commercial opportunity in the Hamlet. These submissions included statements that the existing Ardrossan ASP already identifies an adequate amount of undeveloped land that enables commercial development currently. Comment sheets included the perspective that County-owned land in this immediate area is very limited and should be kept for future County expansion of existing recreational facilities and park space.

Enclosure 9 includes a compilation of all written comments received from the engagement.

Considering the input provided at the June 6, 2019 public meeting, administration prepared the ASP amendment outlined within Council's April 9, 2019, motion. The amendment includes the aspects as follows:

- a) The policy area designation for the 0.9 hectares (2.2 acres) area adjacent to the Ardrossan Recreation Complex has been changed from institutional policy area to commercial policy area in the ASP's land use concept;
- b) Additional Policy direction for the commercial policy area has been provided in Section 4.3 of the ASP (highlighted gray in Enclosure 6) to guide the future

development of the commercial properties within the Hamlet of Ardrossan. The policy provides direction on the types of commercial development expected to be implemented through the concurrent Land Use Bylaw amendment application. The type of development is consistent with what was provided as a result of public input. Policy also includes direction that the commercial areas are to be designed and oriented to have an interactive relationship with the hamlet by implementing strategies such as, but not limited to, pedestrian connections, double fronting commercial units and having patios face open space areas.

- c) References within the ASP have been updated to reflect changes that have occurred since its adoption.
- d) The ASP has been reorganized to provide for a more user-friendly document with the body of the document focused on policy direction and the supporting information summarized and relocated to appendices. Due to the change in organization, proposed Bylaw 31-2019 is intended to replace current Ardrossan ASP Bylaw 10-2014. Therefore, should Council adopt the currently proposed Bylaw 31-2019, previous Bylaw 10-2014 will be rescinded.
- e) Previously adopted amendment Bylaw 41-2017, which changed 2.22 hectares (5.49 acres) of land from New Residential (Single Detached 0.5 acre) area to New Residential (Single Detached 0.3 acre) area has been consolidated into the currently proposed ASP amendment. In this regard, should Council adopt the currently proposed Bylaw 31-2019, amendment bylaw 41-2017 will be rescinded.

Changes that are not purely updating terminology, reformatting or document organization are highlighted in gray within the proposed bylaw included as Enclosure 6.

Council held a Public Hearing for Bylaw 31-2019 on October 29, 2019.

Should Bylaw 31-2019 be adopted and concurrent rezoning Bylaw 32-2019 be given two readings, administration will proceed with the subdivision process to create a titled parcel for the subject area.

In accordance with the criteria contained within the Regional Evaluation Framework, the proposed ASP does not require approval from the Edmonton Metropolitan Region Board.

Council and Committee History

October 29, 2019 Council gave two readings to Bylaw 31-2019, a bylaw that proposes to change the policy area designation for 0.9 hectares (2.2 acres) of land within the Ardrossan ASP from institutional to commercial policy area; add policy direction for the commercial policy area; and update references and organization in the Ardrossan ASP to reflect current planning and development context.

July 16, 2019 Priorities Committee was provided an update on the public engagement conducted as part of a Council motion to add a commercial site in the Hamlet of Ardrossan as well as an overview of the next steps.

- April 9, 2019 Council approved that administration prepare an ASP amendment, as well as rezoning, and subdivision applications to enable the opportunity for the disposition or sale of a portion of Plan 1107KS, Parcel B and Plan 2377NY, Block C, as set out in enclosure 3 to the April 9, 2019 Ardrossan Commercial Update report.
- February 12, 2019 Priorities Committee approved that the February 12, 2019, Planning and Development Services report, Ardrossan Commercial, be referred to administration for further work and report by April 9, 2019 on determining a viable parcel size to accommodate future commercial development as well as prepare recommendations for the necessary Area Structure Plan amendment, rezoning and subdivision applications to support commercial development.
- January 29, 2019 Priorities Committee approved 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.
- July 4, 2017 Council adopted Bylaw 41-2017, a bylaw that amended Figure 10 of the Hamlet of Ardrossan ASP by changing 2.22 hectares (5.49 acres) of land within part of the SW 11-53-23-W4 from New Residential (Single Detached 0.5 acre) area to New Residential (Single Detached 0.3 acre) area.
- June 24, 2014 Council adopted the Ardrossan ASP Bylaw 10-2014.

Other Impacts

Policy: Statutory Plan Procedure

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend an ASP.

Interdepartmental: The proposed ASP amendment has been circulated to internal departments and external agencies. All applicable comments received have been addressed.

Master Plan/Framework: The area subject to the amendment is currently designated within the Hamlet Policy Area of the Municipal Development Plan.

Communication Plan

Letter.

Enclosures

- 1 Bylaw 31-2019
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Proposed land use concept
- 6 Proposed Ardrossan ASP with additions highlighted
- 7 Bylaw 10-2014 existing Ardrossan ASP
- 8 Bylaw 41-2017 amendment to Bylaw 10-2014
- 9 Public meeting summary and input