

Bylaw 14-2016 Text Amendment to Land Use Bylaw 6-2015

Owner: Strathcona County
Applicant: Cameron Development Corp.
Location: North of Festival Avenue and West of Sherwood Drive
Legal: Lot 1 Block 2 Plan 042 6527

Report Purpose

To give three readings to a bylaw that proposes to amend the regulations related to maximum and minimum building height, minimum site coverage, central pathway requirements, landscaping provisions and building façade treatment specific to Area III of the UV1 – Centre in the Park Zoning District within Land Use Bylaw 6-2015.

Recommendation

1. THAT Bylaw 14-2016, a bylaw that proposes to amend the regulations related to maximum and minimum building height, minimum site coverage, central pathway requirements, landscaping provisions and building façade treatment specific to Area III of the UV1 – Centre in the Park Zoning District, be given first reading.
2. THAT Bylaw 14-2016 be given second reading.
3. THAT Bylaw 14-2016 be considered for third reading.
4. THAT Bylaw 14-2016 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 facilitates potential future development within the Urban Service Area that will utilize existing municipal infrastructure, while also supporting the strategic goal to promote Strathcona County as a place that is open for business and investment by enabling an increase in space for commercial opportunity.

Governance: 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 facilitates the potential future development of a mixed use community in accordance with the Centre in the Park Area Redevelopment Plan, thereby supporting 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 Council the authority to amend the Land Use Bylaw.

Interdepartmental: The proposed amendment has been circulated to internal departments and external agencies.

Summary

The proposed text amendments to the regulations under Area III of the UV1 – Center in the Park Urban Village District in Land Use Bylaw 6-2015 would allow for the following:

1. A 4.8 m wide protected open space/pathway, instead of a 10.0 m wide pathway, linking the Urban Square and the northern intersection of Festival Way and Sherwood Drive, to allow for sufficient space for surface parking for future commercial development. The proposed amendment also includes additional regulations to prevent encroachment of parked vehicles onto the pathway, as well as hard and soft landscaping requirements for the site in addition to the minimum landscaping requirements currently included in Land Use Bylaw 6-2015.
2. A minimum site coverage of 35%, reduced from a minimum of 40%, allowing for sufficient space for surface parking and the pathway for future commercial development.
3. A maximum building height of 18.9 m for buildings containing residential units, increased from 16.0 m to allow for an additional floor to provide residential amenity space while also serving as a signature architectural feature.
4. A minimum building height of 6.1 m for buildings fronting Sherwood Drive, reduced from 8.0 m, to provide more appropriately scaled buildings along the sidewalk abutting Sherwood Drive so as to promote pedestrian-oriented character.
5. Entrances to buildings to be located on the building facades facing the internal Urban Square as well as along the frontages to Festival Avenue and Sherwood Drive.
6. Building facades along Festival Avenue, Sherwood Drive and the Urban Square to incorporate a combination of solid walls and storefront glazing and entrances. Solid up stand walls along Festival Avenue are to be minimized with landscape features and treatment.

These proposed amendments will facilitate increased commercial opportunity as well as future mixed use development on this site which contributes to meeting the diverse needs of the residents of the County. The proposed amendments are supported by the Center in the Park Steering Committee.

Communication Plan

Newspaper advertisement, letter

Enclosure

- 1 Urban Location Map
- 2 Location Map
- 3 Notification Map
- 4 Proposed Text Amendment to Land Use Bylaw 6-2015 with strikethrough and shading
- 5 Bylaw 14-2016
- 6 Air Photo