

**Bylaw 6-2024 Text and Map Amendment to Land Use Bylaw 6-2015 (Ward 3)**

**Applicant:** B&A  
**Owner:** Pioneer Housing Foundation  
**Legal Description:** Lot 3, Block 11, Plan 9120631 (Pt. of SW 27-52-23-W4)  
**Municipal Address:** 100 Fir Street  
**Location:** North of Fir Street and east of Willow Street  
**From:** PS – Public Services  
**To:** DC87 – Direct Control

**Report Summary**

To provide information to Council to make decisions on first, second and third readings of a proposed bylaw that amends Land Use Bylaw 6-2015 by creating a new direct control district being DC87 – Direct Control District and rezoning approximately 1.17 hectares (2.89 acres) of land located at Lot 3, Block 11, Plan 9120631 from PS – Public Services zoning district to DC87 – Direct control district.

**Recommendations**

1. THAT Bylaw 6-2024, a bylaw that amends Land Use Bylaw 6-2015 by creating a new direct control district being DC87 – Direct Control district and rezoning approximately 1.17 hectares (2.89 acres) of land within Lot 3, Block 11, Plan 9120631 from PS – Public Services zoning district to DC87 – Direct Control district, be given first reading.
2. THAT Bylaw 6-2024 be given second reading.
3. THAT Bylaw 6-2024 be considered for third reading.
4. THAT Bylaw 6-2024 be given third reading.

**Our Strategic Goals**

Goal 2 - Healthy and Safe Community  
Goal 3 - Responsible Development  
Governance Requirement

Goal 2 Priority - A diversity of housing options that addresses affordability, aligns with community needs and responds to changing demographics

Goal 3 Priority - Growth and development that prioritizes community well-being and economic benefits

**Report**

The property at 100 Fir Street is the historical location of the Clover Bar Lodge seniors facility, which has since been relocated to a location on Iris Evans Way. The site now provides an opportunity to redevelop in a manner that continues to provide community housing at a location that benefits from many nearby amenities, including existing transit and commercial developments.

The applicant is proposing amendments to the Land Use Bylaw, which if adopted, would result in the creation of DC87 – Direct Control District.

A direct control district is a zoning district that applies to a specific parcel of land for specific development. The primary intent of the proposed DC87 district is to provide opportunity for residential uses in a manner that is sensitive to the surrounding context. This will include affordable housing and multi-generational housing on the property, in accordance with the development regulations of the district.

Public engagement for the proposal was conducted by the applicant, which included notices being mailed to neighbouring landowners and two public open houses. As a result, a number of residents provided feedback regarding the proposal. A summary of the resident feedback is noted in Enclosure 5, which includes comments relating to the following:

- Potential impacts on neighbouring properties;
- Potential impacts on area amenities; and
- Support for the development.

Subsequent to receiving feedback at the open houses, the applicant made revisions to their proposal to address the potential impacts on the neighbouring residential properties. As a result, the proposed maximum height for buildings was reduced to a maximum of height of 16m, which is less than the property's current Public Services zoning district maximum of 20m.

In addition, the proposal also provides transitioning to the existing abutting residential neighbours through reduced building heights and increased development setback requirements. For example, the maximum height of a building located within 20m of abutting R1A zoned properties is limited to 11m in height instead of 16 m, while the minimum setback to a building is 6m instead of 3m.

To address potential off-site parking impacts, on-site parking based on the number of units will be required, which will consist of a combination of underground and surface parking.

To address potential impacts relating to density on neighbouring properties and area amenities, the applicant has reduced the maximum number of units from 200 to 115. Although this is an increase from the previous Clover Bar Lodge, which had 75 units, the surrounding amenities can support the density increase.

As part of any future development permit application, there would be requirements for on-site amenity space, landscaping and screening. The existing Big Willow Park will not be impacted by the proposal.

Through public engagement processes there was also support for redevelopment of the property provided. Resident feedback identified a need for multi-generational and affordable housing options within the community.

The property is located within the Compact Development Policy Area of the Municipal Development Plan and the proposal aligns with the objectives and policies of the area.

### **Council and Committee History**

March 12, 2024      That the following motion, passed at the February 27, 2024 Council meeting, be rescinded:

THAT the motion on the floor for first reading of Bylaw 6-2024 be referred to Administration to work with the Applicant to further address the concerns that have been raised regarding setbacks, parking, density and height and return to Council with a report on or before July 23, 2024.

THAT Bylaw 6-2024, a bylaw that amends Land Use Bylaw 6-2015 by creating a new direct control district being DC87 – Direct Control district and rezoning approximately 1.17 hectares (2.89 acres) of land within Lot 3, Block 11, Plan 9120631 from PS – Public Services zoning district to DC87 – Direct Control district, be given first reading.

THAT Bylaw 6-2024 be given second reading.

February 27,  
2024

THAT the motion on the floor for first reading of Bylaw 6-2024 be referred to Administration to work with the Applicant to further address the concerns that have been raised regarding setbacks, parking, density and height and return to Council with a report on or before July 23, 2024.

February 14,  
2023

THAT enclosure 1 be created and added to the February 14, 2023 Pioneer Housing Foundation Update report, and remain confidential pursuant to sections 24 and 25 of the Freedom of Information and Protection of Privacy Act.

THAT Council in its capacity as sole member of Pioneer Housing Foundation approve an amendment to the agreement with Heartland Housing Foundation on the Fir Street (former Clover Bar Lodge) site to extend the condition precedent waiver dates as set out in enclosure 1 to item 3.3 Pioneer Housing Foundation Update on Fir Street Agreement; and

THAT an increase to the 2023 Fleet and Facilities Services operating budget to fund the related costs, as set out in enclosure 1 to item 3.3 Pioneer Housing Foundation Update on Fir Street Agreement, to be funded from Municipal Reserves, be approved.

October 4, 2022

THAT Council in its capacity as sole member of Pioneer Housing Foundation approve an agreement with Heartland Housing Foundation respecting the transfer of the Fir Street (former Clover Bar Lodge) site on the terms and conditions set out in enclosure 1 to item 3.4 Pioneer Housing Foundation Update on Fir Street Negotiations, which remains private pursuant to sections 16, 25 and 27 of the Freedom of Information and Protection of Privacy Act; and

THAT an increase to the Pioneer Housing Foundation budget of up to \$25,000 for related professional services fees in connection with the Fir Street transfer, with the source of funds being Municipal Reserves, be approved.

- September 14, 2021      THAT the Pioneer Housing Foundation Board undertake further negotiations to clarify and refine the Heartland Housing Proposal for the former Clover Bar Lodge site (the "Proposal"), as attached to the September 14, 2021 Pioneer Housing Foundation report, and report to Council with a recommended approach, including an outline of public engagement; and
- THAT the Proposal remain private pursuant to sections 16 and 24 of the Freedom of Information and Protection of Privacy Act.
- June 15, 2021      THAT enclosure 4 – Shortlisted Applicants be created and added to the June 15, 2021 Pioneer Housing Foundation (PHF) Update report and that the shortlist remain private until the shortlisted applicants are notified; and
- THAT Administration work with PHF to notify the shortlisted applicants and request submission of a detailed development proposal in accordance with the Expression of Interest attached to the June 15, 2021 Pioneer Housing Foundation Report; and
- THAT the request for the detailed proposal reiterate the original request to consider working with community partners that provide services to seniors and families, in accordance with the objects of Pioneer Housing Foundation.
- December 8, 2020      THAT Administration work with the Pioneer Housing Foundation Board to develop a report for Council's and the Board's consideration by the end of the second quarter of 2021 that outlines possible options for the Old Clover Bar Lodge site (Plan 912 0631 Block 11 Lot 3); and
- THAT Administration make appropriate arrangements for the maintenance of the Old Clover Bar Lodge property until such time as Pioneer Housing Foundation and the County have determined the future of the property.
- September 5, 2017      Council adopted Municipal Development Plan 20-2017.
- March 10, 2015      Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.

**Other Impacts****Policy:** N/A**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.**Financial/Budget:** N/A**Interdepartmental:** The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

**Master Plan/Framework:** Municipal Development Plan Bylaw 20-2017.

**Communication Plan**

Newspaper advertisement, letters to adjacent landowners, County website.

**Enclosures**

- 1 Bylaw 6-2024
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Summary of resident feedback
- 6 Bylaw 6-2024 presentation
- 7 Notification map

**BYLAW 6-2024**  
**A BYLAW TO AMEND BYLAW 6-2015 THE LAND USE BYLAW**

The *Municipal Government Act*, RSA 2000, c M-26, 640(2)(a) and 191(1), as amended, provides that a land use bylaw must divide the municipality into districts of the number and area the council considers appropriate, and that a bylaw may be amended; and

The purpose of this bylaw is to amend Bylaw 6-2015 to:

- a) create a new direct control zoning district being DC87 – Direct Control district within Schedule 'A': Direct Control Districts; and
- b) rezone approximately 1.17 hectares (2.89 acres) of land within Lot 3, Block 11, Plan 9120631 (Pt. SW 27-52-23-W4) to DC87 – Direct Control district;

Council enacts:

Amendments

1 Bylaw 6-2015 is amended as follows:

- (a) within Schedule 'A': Direct Control Districts, after DC85 – Direct Control District, add DC87 – Direct Control District as outlined on Schedule "A" attached to this bylaw;
- (b) approximately 1.17 hectares (2.89 acres) of land within Lot 3, Block 11, Plan 9120631 (Pt. SW 27-52-23-W4) is rezoned from PS – Public Services zoning district to DC87 – Direct Control district as outlined on Schedule "B" attached to this bylaw; and
- (c) within Schedule 'B': Overall Zoning District Mapbooks, Urban Service Area Map U2 and U6 be amended to reflect the change set out in section 1(b) of this bylaw.

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

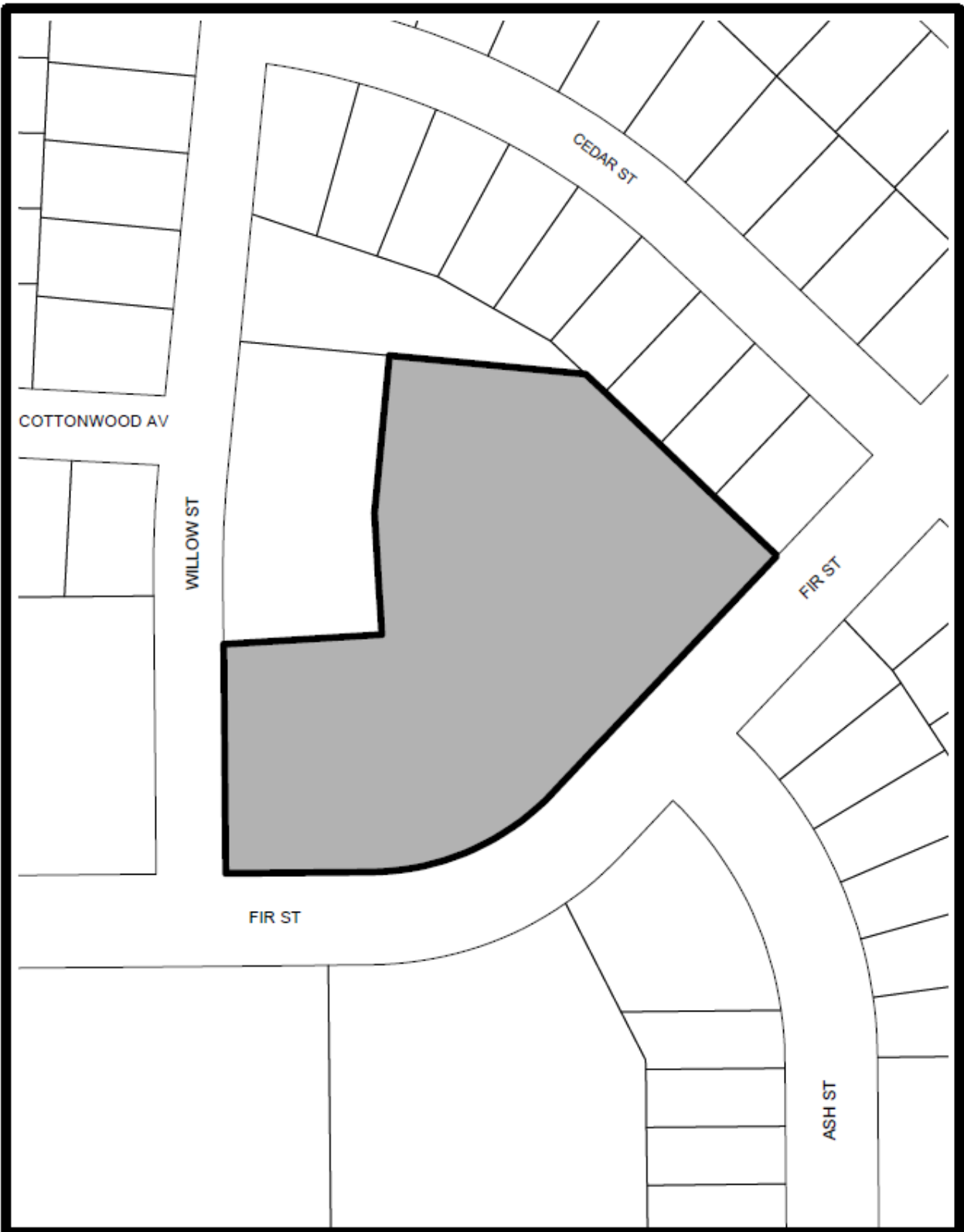
THIRD READING: \_\_\_\_\_

SIGNED THIS \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DIRECTOR, LEGISLATIVE AND LEGAL  
SERVICES

## DC 87 DIRECT CONTROL DISTRICT



**DC 87 DIRECT CONTROL DISTRICT****1) Purpose:**

- a) To establish a site specific Direct Control District to accommodate residential uses that includes affordable housing and related services that are appropriate for the site.

**2) Area of Application:**

- a) This district shall apply to Lot 3; Block 11; Plan 9120631, totaling approximately 1.17 hectares (2.89 acres), as shown on the above map.

**3) Uses:**

Subject to any fundamental use criteria for certain uses set out below, the uses for this district are:

Assisted Living Facility  
Care centre, intermediate  
Care centre, major  
Congregate housing  
Dwelling, apartment  
Dwelling, stacked townhouse  
Dwelling, townhouse  
Group home  
Recreation, community

**4) Fundamental Use Criteria:**

- a) The following uses shall not be located less than 20.0 m from a lot line abutting a R1A – Single Detached Residential A zoning district:

Assisted Living Facility  
Care centre, intermediate  
Care centre, major  
Congregate housing  
Group home, where there are more than six (6) residents  
Recreation, community

- b) The group home use shall be considered group home, major and group home, minor, as defined in Section 1.17 of the Land Use Bylaw.
- c) A development permit is not required for a group home where there are no more than six (6) residents.

**5) Development Regulations:**

- a) The maximum site coverage shall be 65%.
- b) The maximum height shall be 16.0 m.
- c) A minimum setback of 3.0m shall be provided from all lot lines.
- d) Despite, 5(b) and 5(c) above, the following regulations shall apply to a use located less than 20.0 m from a lot line abutting the R1A - Single Detached Residential A zoning district:
  - i. The maximum height shall be 11.0 m.
  - ii. A minimum setback of 6.0 m shall be provided from all from a lot lines.



**6) Other Regulations:**

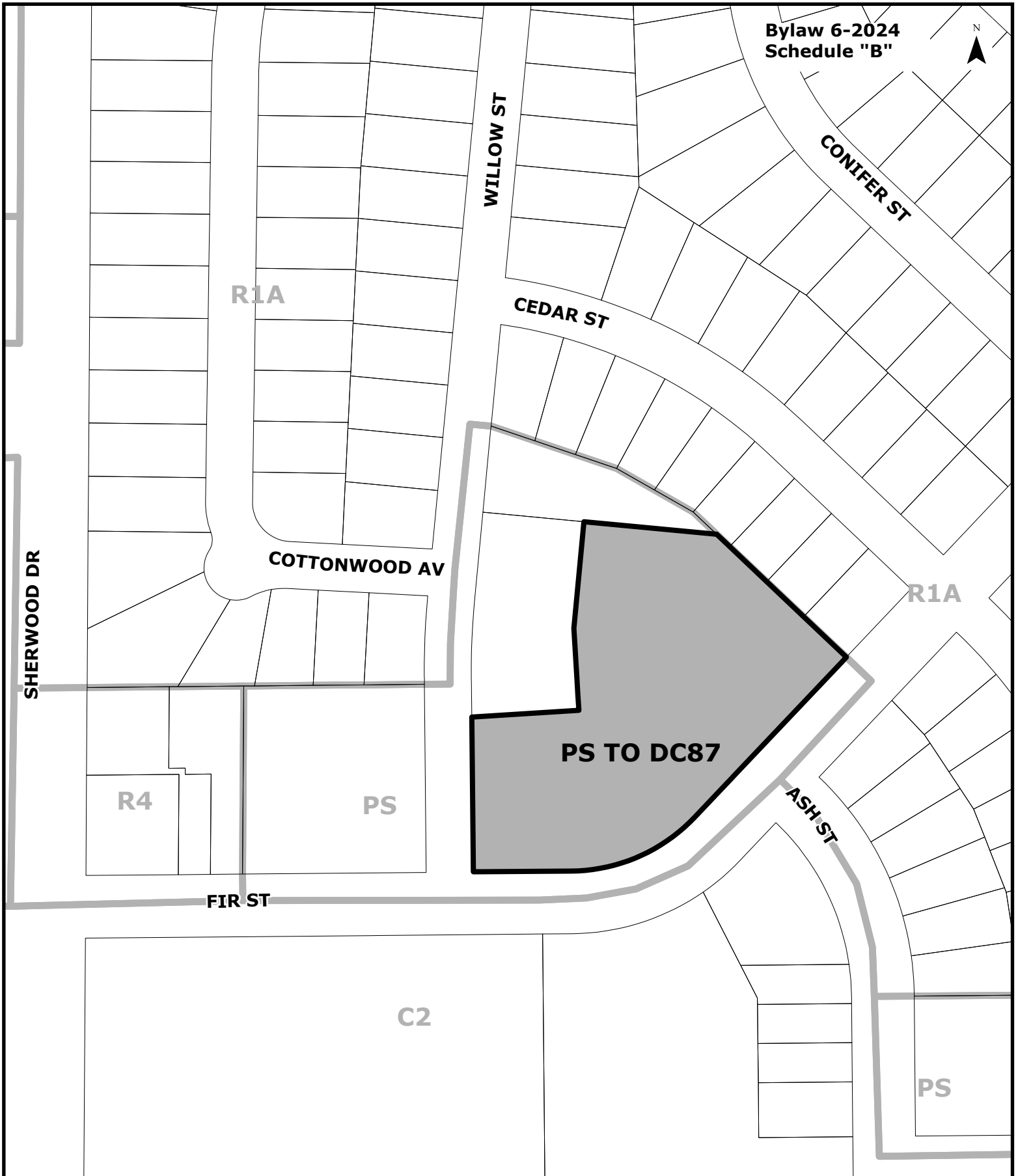
- a) The total number of required on-site parking for all uses shall be a minimum of 1.1 parking spaces per dwelling unit and sleeping unit, which consists of a combination of underground and surface parking spaces.
- b) There shall be no minimum parking requirement for non-residential uses.
- c) Despite 6(a) above, the Development Officer may reduce the minimum number of required parking spaces, supported by a parking analysis study prepared by a qualified professional.
- d) A parking area which is visible from an adjacent site in a residential Zoning District or from a road other than a lane, shall be screened through a combination of planting, fencing, and/or decorative structures.
- e) On-site parking at grade of 50 stalls or more shall be required to have a landscaped area within the parking lot.
- f) For the purpose of calculating amenity space, the Development Officer may consider any combination of common amenity space and/or private amenity space and Section 3.4.2 and Section 3.4.4 of the Land Use Bylaw are not applicable.
- g) Buildings shall contribute to the pedestrian experience through articulation of the façade, architectural features, projections, colour, lighting, and/or glazing.
- h) Section 3.5.13 of the Land Use Bylaw does not apply to development within this zoning district.
- i) On-site loading spaces shall not be located within the minimum setback.
- j) Overhangs, canopies, balconies, and other similar architectural projections shall be permitted to project a maximum of 2.5 m into the required setbacks, but in all cases at least 1.2 m between any portion of the building and the lot line shall be maintained.
- k) In addition to the regulations above, the listed uses are subject to the applicable regulations contained in the Land Use Bylaw unless such regulation is specifically excluded or modified by this Direct Control Zoning District.

**7) Variances:**

- a) The Development Officer may grant variances in accordance with Section 2.16 of the Land Use Bylaw.
- b) Despite 7(a) above, the Development Officer shall not consider a variance to the following:
  - i. building height; and
  - ii. to any regulations for uses within 20.0 m of a lot line abutting a R1A – Single Detached Residential A zoning district.

**8) Development Permits:**


- a) A Development Officer shall consider and decide upon all development permit applications in this district.



## AMENDMENT MAP

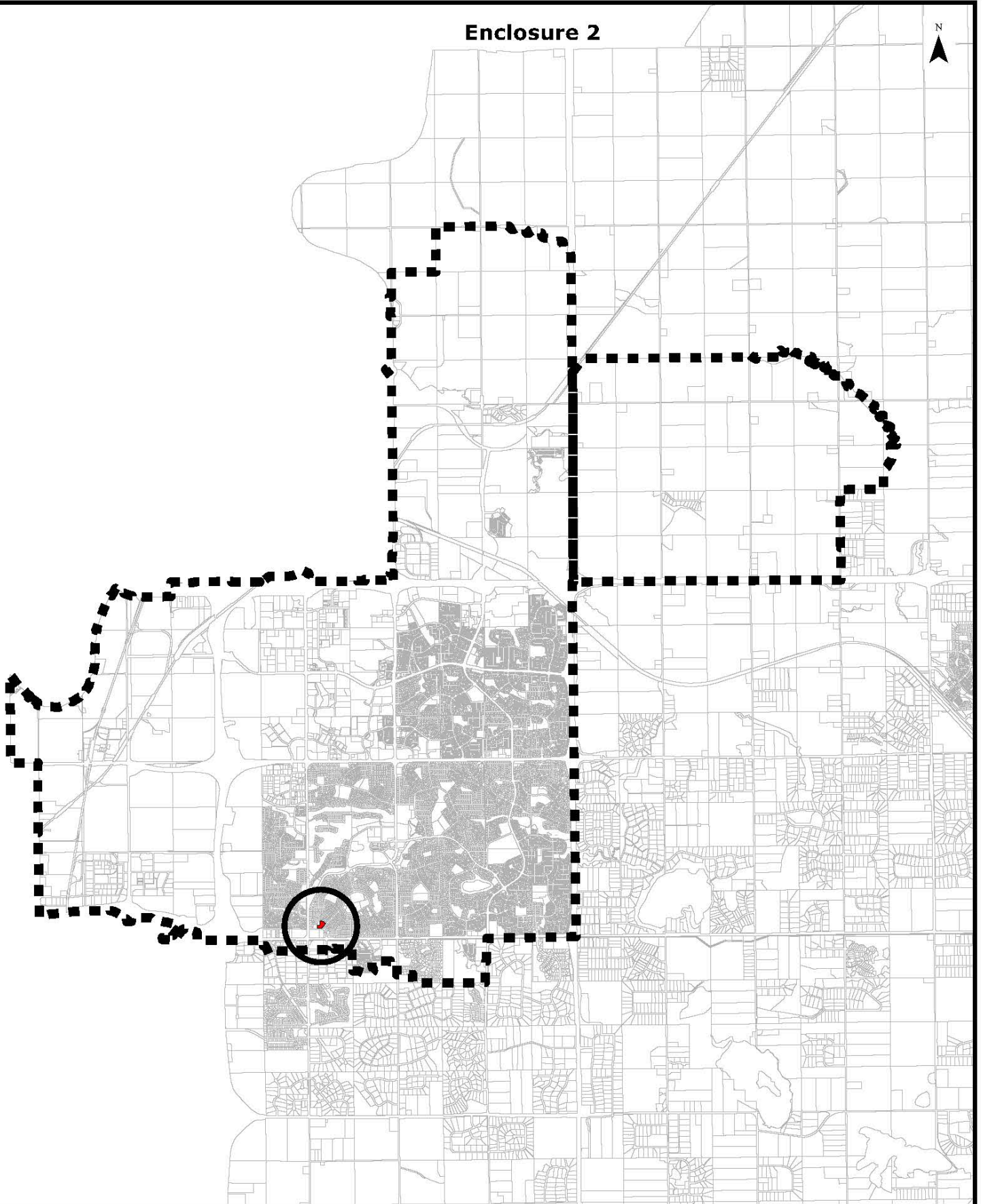
**LOT 3 BLOCK 11 PLAN 9120631  
100 FIR ST**

FROM : PS - Public Services  
TO: DC87 - Direct Control District

 AREA OF PROPOSED REZONING  
APPROX. 1.17 ha (2.90 ac)

**FILE NUMBER: 2023A011**

## Enclosure 2



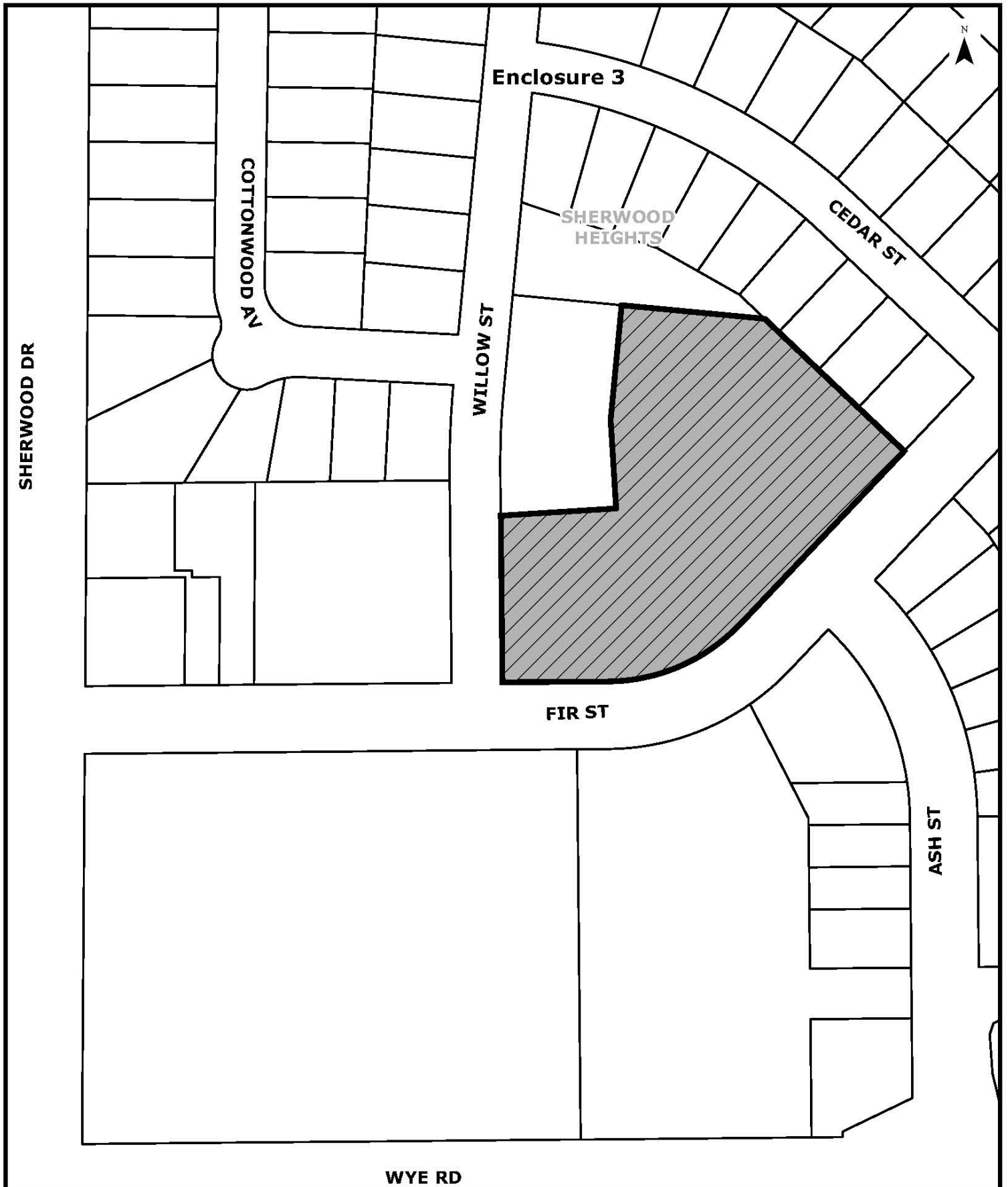
### URBAN LOCATION MAP

**LOT 3 BLOCK 11 PLAN 9120631  
100 FIR ST**

 **TITLED AREA**

**FILE NUMBER: 2023A011**

 **STRATHCONA  
COUNTY**  
DATE DRAWN: Oct 12, 2023



## LOCATION MAP

LOT 3 BLOCK 11 PLAN 9120631  
100 FIR ST

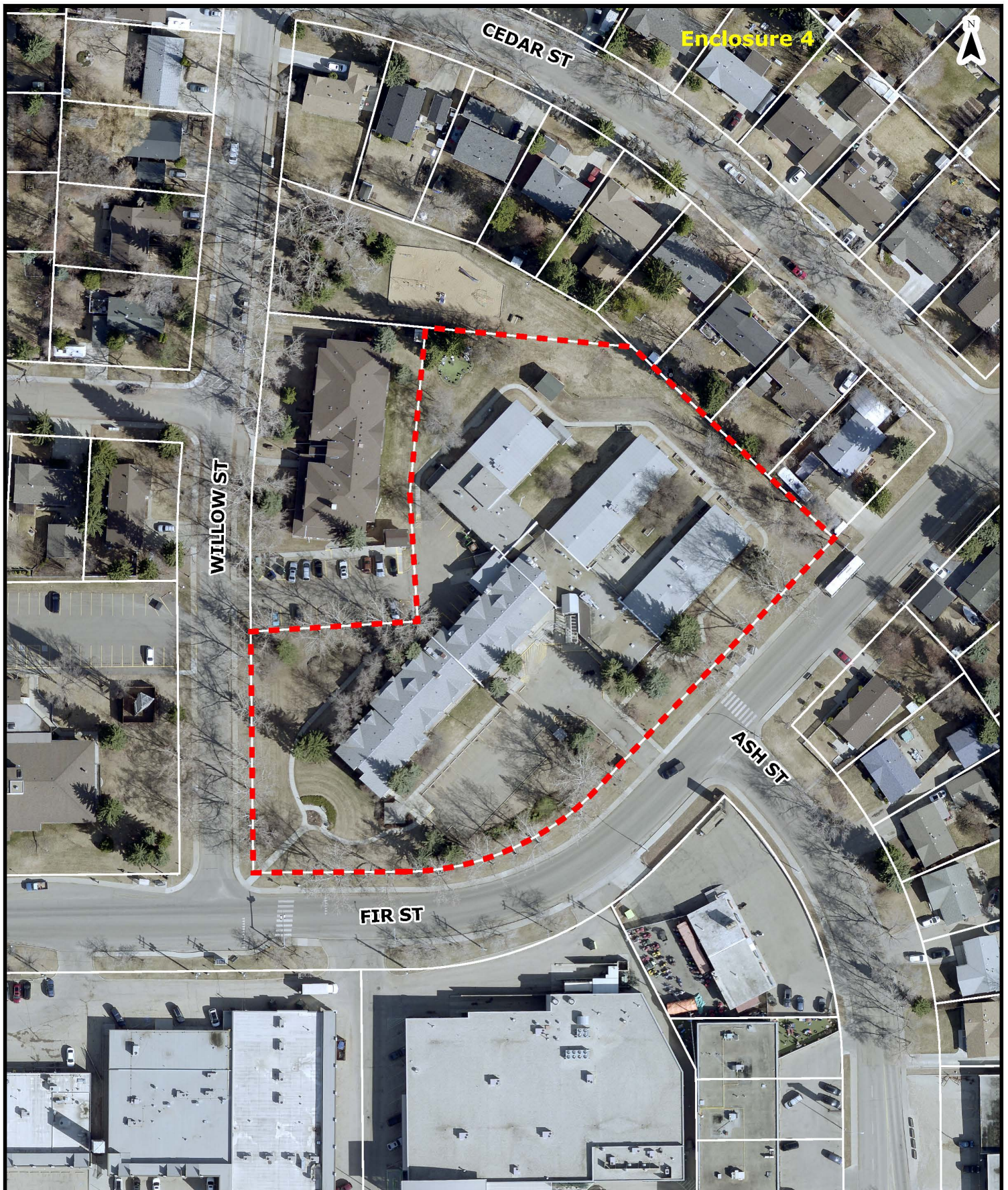
 TITLED AREA

 AREA OF PROPOSED REZONING

FILE NUMBER: 2023A011

 STRATHCONA  
COUNTY  
DATE DRAWN: Oct 17, 2023





## AIRPHOTO MAP

**LOT 3 BLOCK 11 PLAN 9120631  
100 FIR ST**

 **AREA OF PROPOSED REZONING**

**FILE NUMBER: 2023A011**

 **STRATHCONA  
COUNTY**  
DATE DRAWN: Oct 12, 2023





2001 Sherwood Drive  
Sherwood Park AB, T8A 3W7

Strathcona County *Files: 2023A011*

**Re: Summary of Resident Feedback  
Proposed Rezoning and Site-Specific Text Amendment to Land Use Bylaw  
6-2015  
Proposed DC87 – Direct Control District  
Lot 3, Block 11, Plan 9120631 (Pt. of SW 27-52-23-W4)  
Strathcona County**

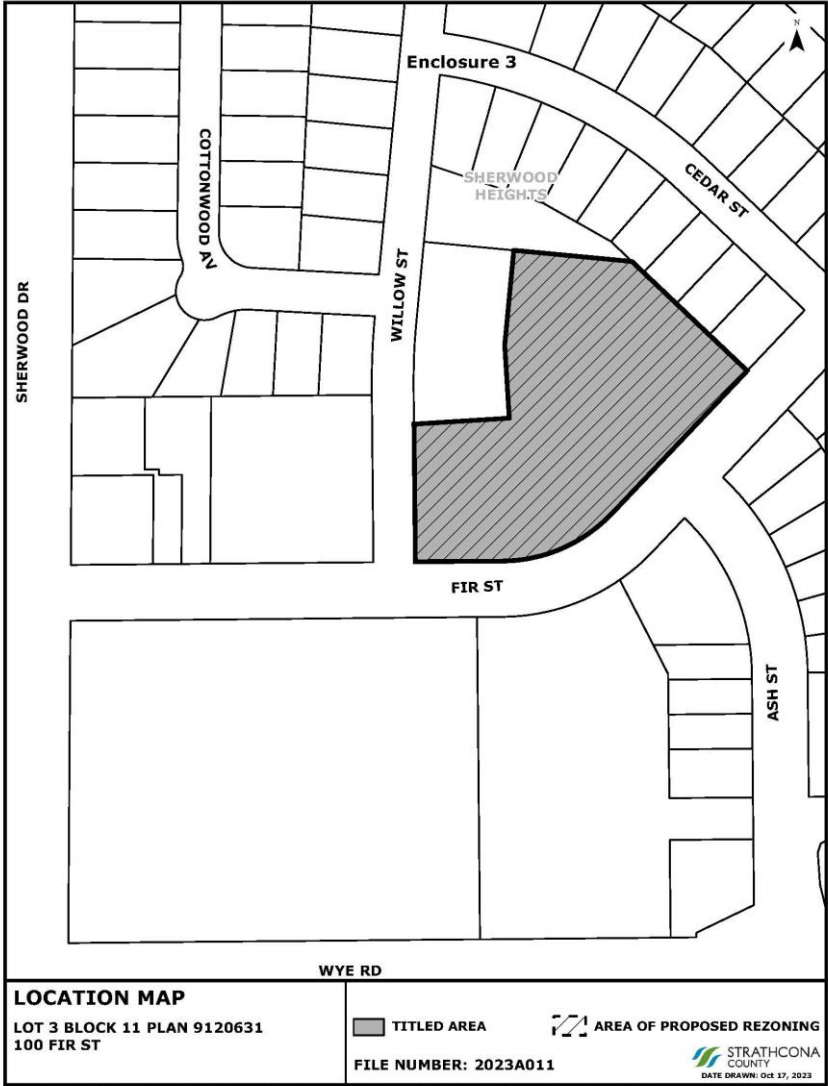
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In accordance with the Land Use Bylaw, public engagement for the proposal was conducted by the applicant, which included notices being mailed to neighbouring landowners and two public open houses. As a result, a number of residents provided feedback regarding the proposal. A summary of resident feedback is noted below:

- Potential impacts of the development on existing residential (i.e., height, setbacks, transitioning, number of units, adequate on-site parking, and vehicle access)
- Consideration of seniors (i.e., alignment with Apple Blossom Manor, meeting space for seniors, senior programming, and services)
- Consideration of integration within the community (i.e., trails, community amenities)
- Potential decrease in property values
- Potential increase in traffic
- Potential noise impacts
- Potential safety concerns
- Potential light pollution
- Potential impact on privacy for abutting residential
- Potential impact on community character
- Potential overcrowding due to increased population and increased density
- Potential impact on green space and existing parks (i.e., Big Willow Park)
- Potential construction impacts
- Potential impact on school capacities
- Potential impact on existing trees
- Potential impact on off-site parking
- Support of convenient location (i.e., close proximity to transit and commercial)
- Support of expanding affordable housing and multi-generational housing
- Support of redevelopment of the site

**Map and text amendment to  
Land Use  
Bylaw 6-2015 (Ward 3)**  
Bylaw 6-2024

# Location map





# DC 87 Direct Control District

## STRATHCONA COUNTY

## LAND USE BYLAW 6-2015

### DC 87 DIRECT CONTROL DISTRICT

#### 1) Purpose:

- a) To establish a site specific Direct Control District to accommodate residential uses that includes affordable housing and related services that are appropriate for the site.

#### 2) Area of Application:

- a) This district shall apply to Lot 3; Block 11; Plan 9120631, totaling approximately 1.17 hectares (2.89 acres), as shown on the above map.

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Subject to any fundamental use criteria for certain uses set out below, the uses for this district are:

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Dwelling, townhouse  
Group home  
Recreation, community

#### 4) Fundamental Use Criteria:

- a) The following uses shall not be located less than 20.0 m from a lot line abutting a R1A – Single Detached Residential A zoning district:

Assisted Living Facility  
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Congregate housing  
Group home, where there are more than six (6) residents  
Recreation, community

- b) The group home use shall be considered group home, major and group home, minor, as defined in Section 1.17 of the Land Use Bylaw.
- c) A development permit is not required for a group home where there are no more than six (6) residents.

#### 5) Development Regulations:

- a) The maximum site coverage shall be 65%.
- b) The maximum height shall be 16.0 m.
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## STRATHCONA COUNTY

## LAND USE BYLAW 6-2015

### 6) Other Regulations:

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- b) There shall be no minimum parking requirement for non-residential uses.
- c) Despite 6(a) above, the Development Officer may reduce the minimum number of required parking spaces, supported by a parking analysis study prepared by a qualified professional.
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- g) Buildings shall contribute to the pedestrian experience through articulation of the façade, architectural features, projections, colour, lighting, and/or glazing.
- h) Section 3.5.13 of the Land Use Bylaw does not apply to development within this zoning district.
- i) On-site loading spaces shall not be located within the minimum setback.
- j) Overhangs, canopies, balconies, and other similar architectural projections shall be permitted to project a maximum of 2.5 m into the required setbacks, but in all cases at least 1.2 m between any portion of the building and the lot line shall be maintained.
- k) In addition to the regulations above, the listed uses are subject to the applicable regulations contained in the Land Use Bylaw unless such regulation is specifically excluded or modified by this Direct Control Zoning District.

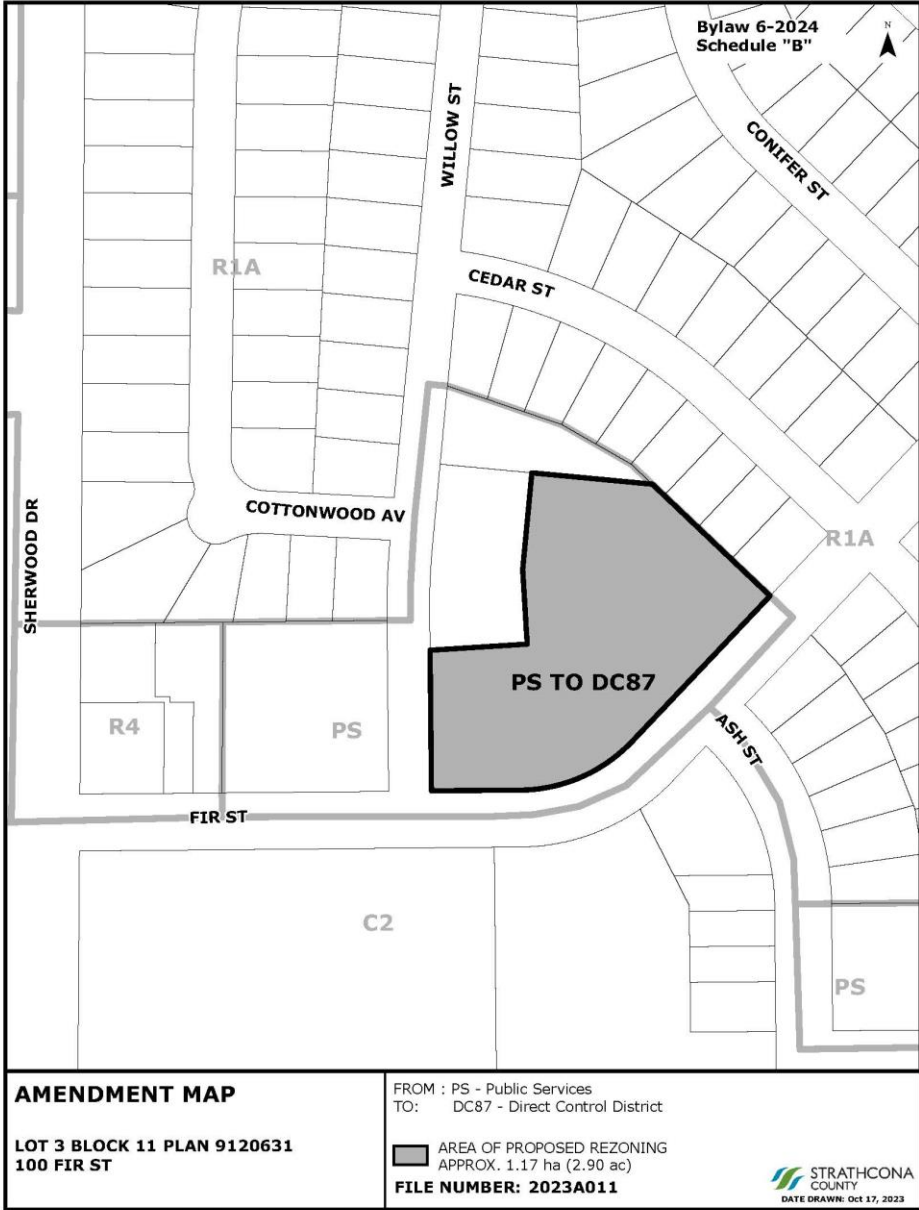
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  - ii. to any regulations for uses within 20.0 m of a lot line abutting a R1A – Single Detached Residential A zoning district.

### 8) Development Permits:

- a) A Development Officer shall consider and decide upon all development permit applications in this district.

# Schedule "B"



S:\PDS\_GISWork\Branch Requests\Land Development Planning\Current Planning\4070 Land Use\_Zoning Amendments\2023\2023A011 - Heartland Housing DC

# Recommendations

1

THAT Bylaw 6-2024, a bylaw that amends Land Use Bylaw 6-2015 by creating a new direct control district being DC87 – Direct Control district and rezoning approximately 1.17 hectares (2.89 acres) of land within Lot 3, Block 11, Plan 9120631 (Pt. of SW 27-52-23-W4) from PS – Public Services zoning district to DC87 – Direct Control district, be given first reading.

2

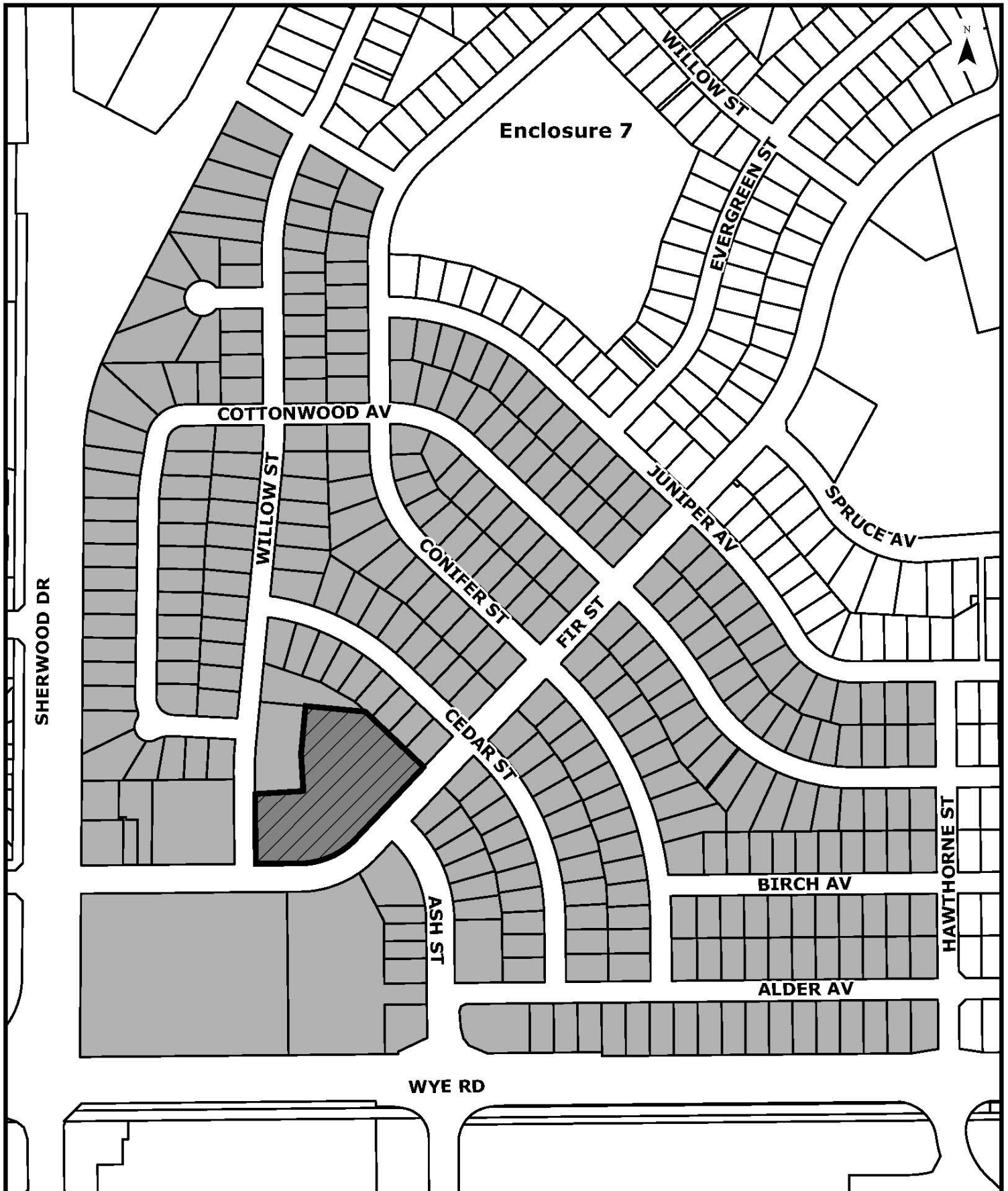
THAT Bylaw 6-2024 be given second reading.

3

THAT Bylaw 6-2024 be considered for third reading.

4

THAT Bylaw 6-2024 be given third reading.



## NOTIFICATION MAP

LOT 3 BLOCK 11 PLAN 9120631  
100 FIR ST

 TITLED AREA

 NOTIFICATION AREA

 AREA OF PROPOSED REZONING

FILE NUMBER: 2023A011

 STRATHCONA  
COUNTY  
DATE DRAWN: Jan 17, 2024