

Bylaw 46-2016 Text Amendment to Land Use Bylaw 6-2015 (Ward 1)

Applicant: Bruno Salvalaggio
Owners: Savona – CITP Inc.
Legal Description: Lot 10, Block 2, Plan 162 2568
Location: North of Festival Lane, West of Festival Avenue

Report Purpose

To give three readings to a bylaw that proposes to amend the text in Land Use Bylaw 6-2015 to add Care Centre, Major to the listed permitted uses for Area II (Mixed Use) in the UV1 Centre in the Park Zoning District.

Recommendations

1. THAT Bylaw 46-2016, a bylaw to amend the text in Land Use Bylaw 6-2015 to add Care Centre, Major to the listed permitted uses for Area II (Mixed Use) in the UV1 Centre in the Park Zoning District, be given first reading.
2. THAT Bylaw 46-2016 be given second reading.
3. THAT Bylaw 46-2016 be considered for third reading.
4. THAT Bylaw 46-2016 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 supports the strategic goal of promoting Strathcona County as a place that is open for business and investments.

Governance : To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, 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 supports 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 that Council may, by bylaw, amend the Land Use Bylaw.

Interdepartmental: The proposal has been circulated to internal County departments and external agencies.

Summary

A three-storey commercial building received development permit approval on the subject parcel and the applicant is proposing that the third storey of this building (783 m² or

8428 ft²) be dedicated to a daycare facility with a capacity of approximately 170 children and 20 staff members. The first storey is currently planned to accommodate food-service establishments and the second storey is planned to be office space. Amending the Land Use Bylaw by adding Care Centre, Major as a permitted use to Area II would enable a development permit to be considered for the daycare facility.

Currently, Strathcona County's Land Use Bylaw 6-2015 lists Care Centre, Intermediate as a permitted use in Area II – Mixed Use Area of the UV1 – Centre in the Park Zoning District. However, this use only allows for the provision of care or supervision from seven – 20 persons. Care Centre, Major is defined as:

“a use intended to provide care or supervision and may include educational services for more than 20 persons during the day or evening which is authorized by the Province of Alberta. This includes group daycare centres, out-of-school care centres, nursery or play schools, and drop-in centres.”

As per the requirements of Land Use Bylaw 6-2015, as this is a site-specific text amendment, adjacent landowners within a 60-metre radius from the subject property were notified of the application. A number of written comments were received from adjacent landowners indicating that they had concerns with respect to this proposal. Their concerns were primarily traffic congestion, pedestrian safety, and children being picked up and dropped off at the street-level entrance to the building rather than in the underground parkade provided for this purpose. The applicant hosted a public information meeting on November 30, 2016 to address these concerns.

With regard to parking, the minimum total parking requirement for the currently contemplated uses (restaurant, office and daycare) in the three-storey commercial building would be 206 spaces as per the Land Use Bylaw. However, the parking supply on this property is proposed to be 122 spaces. The applicant has provided a shared-use parking assessment as part of the amendment application, which identifies a peak parking demand of 120 spaces, which could be accommodated by the proposed parking supply. The utilization of shared-use parking is in keeping with the Urban Village character of Centre in the Park.

The minimum parking required for a Care Centre, Major with 170 children and 20 staff would be 27 parking spaces. The applicant proposes to have 12 – 15 spaces dedicated to daycare pick-up/drop-off for two hours each weekday morning and late afternoon. In addition, a concierge service to drop off and pick up small groups of children to and from the underground parking is also proposed to reduce parking demand associated with this use. In this regard, the proposed use would not unduly impact the currently proposed parking supply. Parking requirements will be reviewed with each development permit application for a new use in the building.

With regard to traffic, a Traffic Impact Assessment (TIA) was initially prepared in July 2015 for the subject property as well as Lot 9, Block 2, Plan 162 2568 and Lot 2, Block 2, Plan 162 2574 and which was approved by the County. However, as the initial TIA had not contemplated a daycare use in the building, an addendum to the TIA has been prepared for this amendment application to address the proposed Care Center, Major use in the commercial building.

In summary, the addition of a Care Center, Major use in the district would allow for a development permit application for a proposal to accommodate a daycare with approximately 170 children and 20 staff to be reviewed.

Communication Plan

Newspaper advertisement, letter

Enclosures

1. Urban Location Map
2. Location Map
3. Notification Map
4. Proposed Text Amendment to Land Use Bylaw 6-2015 with proposed use shaded
5. Bylaw 46-2016
6. Air Photo