



Council Meeting

Jubilee Centre Council Chamber
9909 Franklin Avenue, Fort McMurray

Thursday, June 12, 2014
4:00 p.m.

Agenda

Call To Order

Public Hearings and Related Reports

1. Land Use Bylaw Amendment - A portion of Lot 2, Block 1, Plan 102 1640
(Parsons Creek) - Bylaw No. 14/017
 - public hearing
 - 2nd and 3rd readings

Adjournment

**Subject: Land Use Bylaw Amendment – A Portion of Lot 2, Block 1,
Plan 102 1640 (Parsons Creek) – Bylaw No. 14/017****APPROVALS:**

Felice Mazzoni, Director
Henry Hunter, Executive Director
Marcel Ulliac, Interim Chief Administrative Officer

Administrative Recommendation(s):

1. THAT Bylaw No. 14/017 be amended by deleting the existing Schedule A and replacing it with the revised Schedule A, dated June 12, 2014.
2. THAT Bylaw No. 14/017, being an amendment to Land Use Bylaw No. 99/059 specific to a portion of Lot 2, Block 1, Plan 102 1640 (Parsons Creek), be read a second time.
3. THAT Bylaw No. 14/017 be read a third and final time.

Summary:

The Regional Municipality of Wood Buffalo has received an application to amend the Land Use Bylaw to redesignate the second phase of development in Parsons Creek (Lot 2, Block 1, Plan 102 1640) from Urban Expansion District (UE) to Neighbourhood District (ND), Mixed Development District (MDD), Multi-Family Residential District (MFD), Public Service District (PS), Town Centre District (TCD), Parks and Recreation District (PR). The addition of these lands will allow for the development of Phase 2 of Parsons Creek, consistent with the overall design vision for Parsons Creek.

The authority to amend the Land Use Bylaw is vested with Council under the *Municipal Government Act*.

Background:

Consisting of approximately 817 hectares, Parsons Creek is a master-planned community being developed by the Government of Alberta. To facilitate the development of Parsons Creek, Council approved the Land Use Bylaw amendment for Phase One on January 25, 2011 (Bylaw No. 11/001). Subsequent amendments to Phase One were presented to Council on November 26, 2013, with Bylaw No. 13/040 (Multi-family) being approved and Bylaw No. 13/041 (Public Services) being deferred.

The Parsons Creek Phase 2 area for development is approximately 187.70 ha.

Bylaw 14/017 was presented to Council for first reading on April 22, 2014, and the public hearing was conducted on May 13, 2014. At that time, Council expressed concerns over the proposed density and directed Administration to revise the plans to reduce the proposed multi-

family density and add additional single-family residential space, including manufactured homes. Council also requested a comparison of the proposed densities in Parsons Creek to those of existing neighborhoods in the area.

The original proposal for Bylaw 14/017 consisted of 67.21 hectares (ha) of single-family residential lands, 25.85 ha of multi-family residential lands (which also allow for limited commercial opportunities), and 20.75 ha of commercial lands. This would have allowed a potential development of up to 1333 single-family residential units and up to 1848 multi-family residential units. In revising the land use mix, staff has proposed a conversion of 5.97 ha of multi-family residential lands to single-family residential lands. This would result in a reduction of the maximum multi-family units from 1848 to 1357, and an increase in single-family residential units from a potential maximum of 1333 to 1464. These lands include blocks within the Water Front District and the Multi-Family District, and the changes are summarized in Table 1 and the land use map shown as Attachment 2. Additionally, Manufactured Homes are now identified as Discretionary Uses in Block 13 of Parsons Creek Phase 2 (identified as “Site B” on Attachment 3.

Table 1: Areas and densities in affected land uses

Land Use Allocation	Current Design		New Design	
	Area (ha)	Maximum Potential Units	Proposed Area (ha)	Maximum Potential Units
Neighborhood District (Single Family Residential)	67.21	1333	73.18	1464
Mixed Development District	10.14	404	10.14	404
Water Front District	4.82	190	2.88	163
Multi-Family District	10.89	1254	6.86	790
Town Centre	20.75		20.75	
Total multi-family units		1848		1357

In studying existing neighborhoods, staff selected the Timberlea and Stone Creek neighborhoods as both examples of older and newer developments as well as both being in immediate proximity to Parsons Creek. Staff studied both the ratios of single-family residential to multi-family residential as well as single-family residential to commercial lands.

In Timberlea, the ratio of single-family residential lands to multi-family residential lands (in hectares) is 3:1, or for every 3 ha of single-family residential land there is 1 ha of multi-family residential land. Also, for every 10 ha of single-family residential land in Timberlea there is 1 ha of commercial land (10:1). Stone Creek was developed to similar ratios, with a ratio of single-family residential to multi-family lands at 3:1, and single-family residential to commercial lands at 6:1. The original design for Parsons Creek Phase 2 proposed a ratio of single-family residential lands to multi-family residential lands of 3:1 hectares, and a ratio of single-family residential lands

to commercial lands of 3:1. The proposed revisions to the Phase 2 land allocations alter the Parsons Creek ratios to 4:1 hectares for single-family residential to multi-family residential, and 3.5:1 hectares of single-family residential lands to commercial lands. These ratios are summarized in Table 2.

Table 2: Ratios of Single-Family Residential land to Multifamily and Commercial land in hectares

	Timberlea	Stone Creek	Parsons Creek Original Design	Parsons Creek Revised Design
Multi-family/Mix Use	3:1	3:1	3:1	4:1
Commercial	10:1	6:1	3:1	3.5:1

To summarize, the original proposal of single-family to multi-family residential density for Parsons Creek Phase 2 was consistent with those density ratios for both Timberlea and Stone Creek. The proposed revisions prepared by staff would further shift that ratio in favor of single-family residential lands. The ratios of single-family residential to commercial lands show a greater deviation between the three neighborhoods, and those deviations are reflective of the recognition of a greater demand for commercial uses with more recent developments.

Rationale for Recommendation(s):

The purpose of Phase 2 is to create a balanced community of residential, institutional, recreational, and commercial opportunities. The proposed Town Centre District affects the lands to be released to the Municipality in exchange of infrastructure improvements, which is part of the master agreement with the Provincial Government. This District will provide institutional and commercial opportunities servicing a number of local neighbourhoods helping to alleviate some of the commercial land shortage identified in the *Commercial and Industrial Land Use Study (CILUS)*. A fire hall facility may be developed in this district to service Parsons Creek.

As noted previously, Council expressed concern regarding proposed densities within the proposed Parsons Creek land use designations, and requested Administration to explore revising them to reduce multi-family residential density, increase single-family residential opportunities, and potentially allow for manufactured homes. The proposed changes made to the Parsons Creek Land Use Regulations are in keeping with the planning framework for the new Land Use Bylaw, currently under development, and address the Council's concerns. Administration supports the proposed amendment and recommends that Bylaw No. 14/017 be given second and third readings.

Attachments:

1. Bylaw No. 14/017
2. Parsons Creek Phase 2 Land Use Bylaw Amendment - Schedule A
3. Land Allocation Map Parsons Creek Phase 2

BYLAW NO. 14/017

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059

WHEREAS Section 639 of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to enact a bylaw adopting a Land Use Bylaw.

AND WHEREAS Section 191(1) of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw.

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, hereby enacts as follows:

1. Land Use Bylaw No. 99/059 is hereby amended by:
 - (a) Redesignating a portion of Lot 2, Block 1, Plan 102 1640 from Urban Expansion (UE) to Neighbourhood District (ND), Mixed Development District (MDD), Multi-Family Residential District (MFD), Public Service District (PS), Town Centre District (TCD), Parks and Recreation District (PR), as depicted in Schedule A.
 - (b) Inserting the attached Schedule B Town Centre District (TCD) as Section 8.4.7
 - (c) Amend Part 8 Parsons Creek Land Use Regulations to add Floor Area Ratios and Densities as follows:
 - 8.4.1.4.9** Floor Area Ratio
 - a) Maximum 0.72
 - 8.4.2.4.9** Floor Area Ratio
 - a) Maximum 1.4
 - 8.4.2.4.10** Density
 - a) Maximum 60 units per hectare
 - b) Notwithstanding Section 8.4.2.4.10(a), the maximum density may be exceeded if capacity can be demonstrated through the appropriate studies
 - 8.4.3.4.9** Floor Area Ratio
 - a) Maximum 1.0
 - 8.4.4.4.11** Floor Area Ratio
 - a) Maximum 1.0
 - 8.4.5.3.11** Density
 - a) Maximum 19.83 units per hectare

- b) A minimum of 30% semi-detached dwellings with the exception of Block 31 and Block 33

8.4.6.7 Density

- a) Maximum density of 200 units per hectare
- b) Notwithstanding Section 8.4.6.7, the maximum density may be exceeded if capacity can be demonstrated through the appropriate studies

- 2. The Chief Administrative Officer is authorized to consolidate this bylaw.
- 3. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 22nd day of April, A.D. 2014.

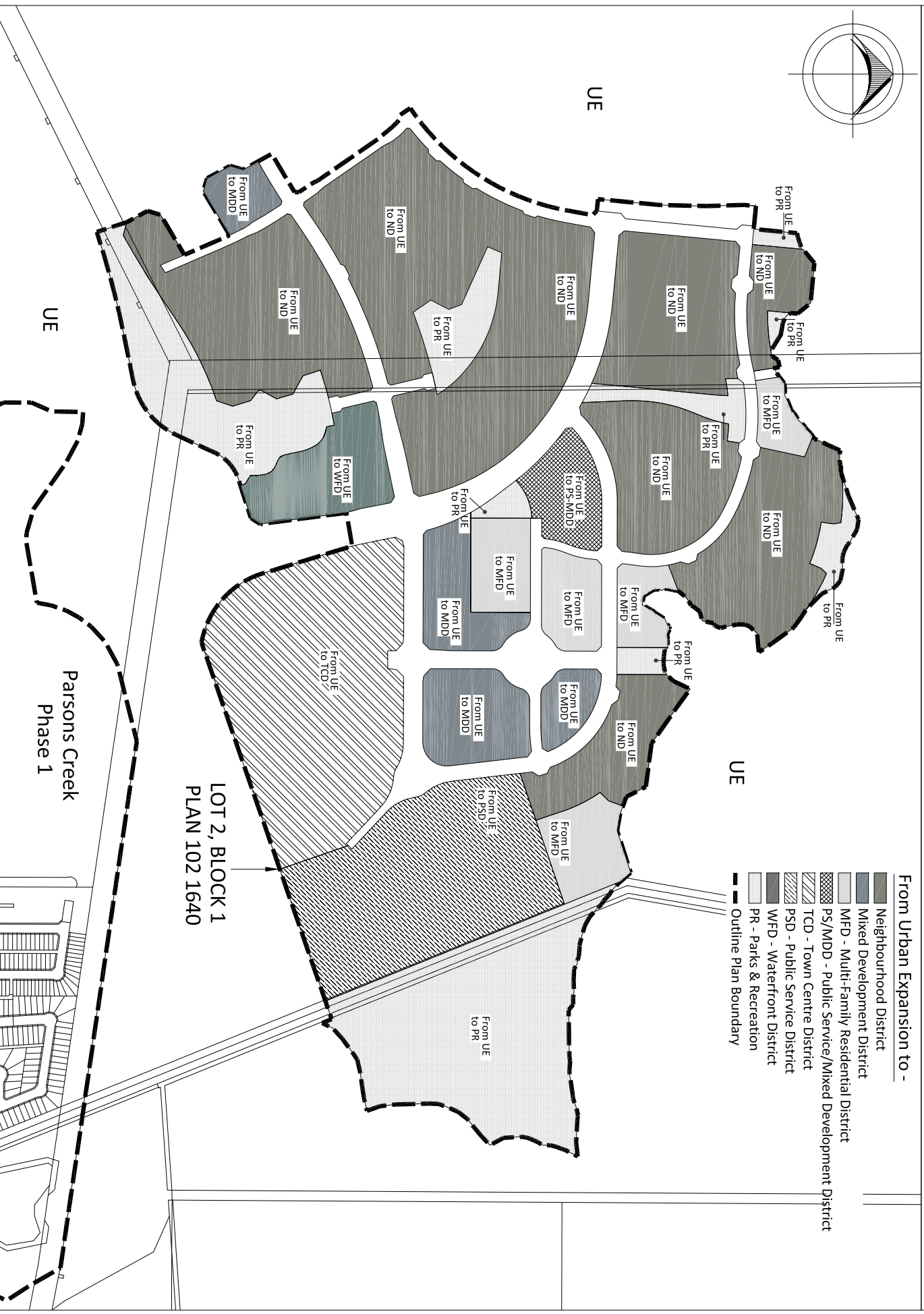
READ a second time this _____ day of _____, A.D. 2014.

READ a third and final time this _____ day of _____, A.D. 2014.

SIGNED and PASSED this _____ day of _____, A.D. 2014.

Mayor

Chief Legislative Officer



8.4.7 TCD Town Centre District

8.4.7.1 Purpose

The purpose of this District is to provide opportunities for commercial development that serves a number of neighbourhoods. Lodging, office, entertainment and essential public services may also be included within the shopping complexes.

8.4.7.2 Discretionary Uses – Development Officer

The following are discretionary uses that may be approved by the Development Officer:

- a) Community Facility
- b) Entertainment
- c) Essential Public Service
- d) Lodging
- e) Office (above ground floor)
- f) Restaurant – including drive thru facilities
- g) Retail
- h) Service

8.4.7.3 Uses Not Permitted

The following uses are **NOT** permitted in this zone:

- a) Adult Entertainment Facility
- b) Dating and Escort Services

8.4.7.4 General Site Provisions

- a) More than one (1) building may be developed on one lot
- b) Any required garbage enclosures or storage areas shall be located in the rear of the property.

8.4.7.5 Site Provisions

In any TCD Town Centre District no development shall be permitted except where in addition to the General Provisions of Section 8.3:

8.4.7.5.1 The Front Yard Setbacks are:

- a) Where any building is proposed within 40 metres of a public road, the minimum setback is 3.0 metres to a maximum of 9.0 metres

8.4.7.5.2 The Rear Yard Setbacks are:

- a) Any main building may be located to a minimum of 8.0 metres from the rear property line

8.4.7.5.3 The Side Yard Setbacks are:

- a) Any main building may be located to a minimum of 0.0 metres from the interior side property line
- b) Any main building may be located to a minimum of 3.0 metres from the exterior side property line

8.4.7.5.4 Building Height

- a) No building shall be more than two (2) storeys
- b) Notwithstanding (a), in the case of lodging and office no building shall be more than six (6) storeys.

8.4.7.5.5 Parking Requirements

- a) All required loading spaces shall be located in the rear of the property.
- b) For all retail uses the minimum parking requirement shall be 4.0 stalls per every 100 square metres of gross floor area.

8.4.7.5.6 Landscaping Requirements

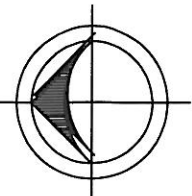
- a) For areas abutting streets, one (1) deciduous tree (min 50mm caliper, canopy occurring 2.0 metres above finish grade) every 10.0 metres along the street frontage.

8.4.7.5.7 Floor Area Ratio

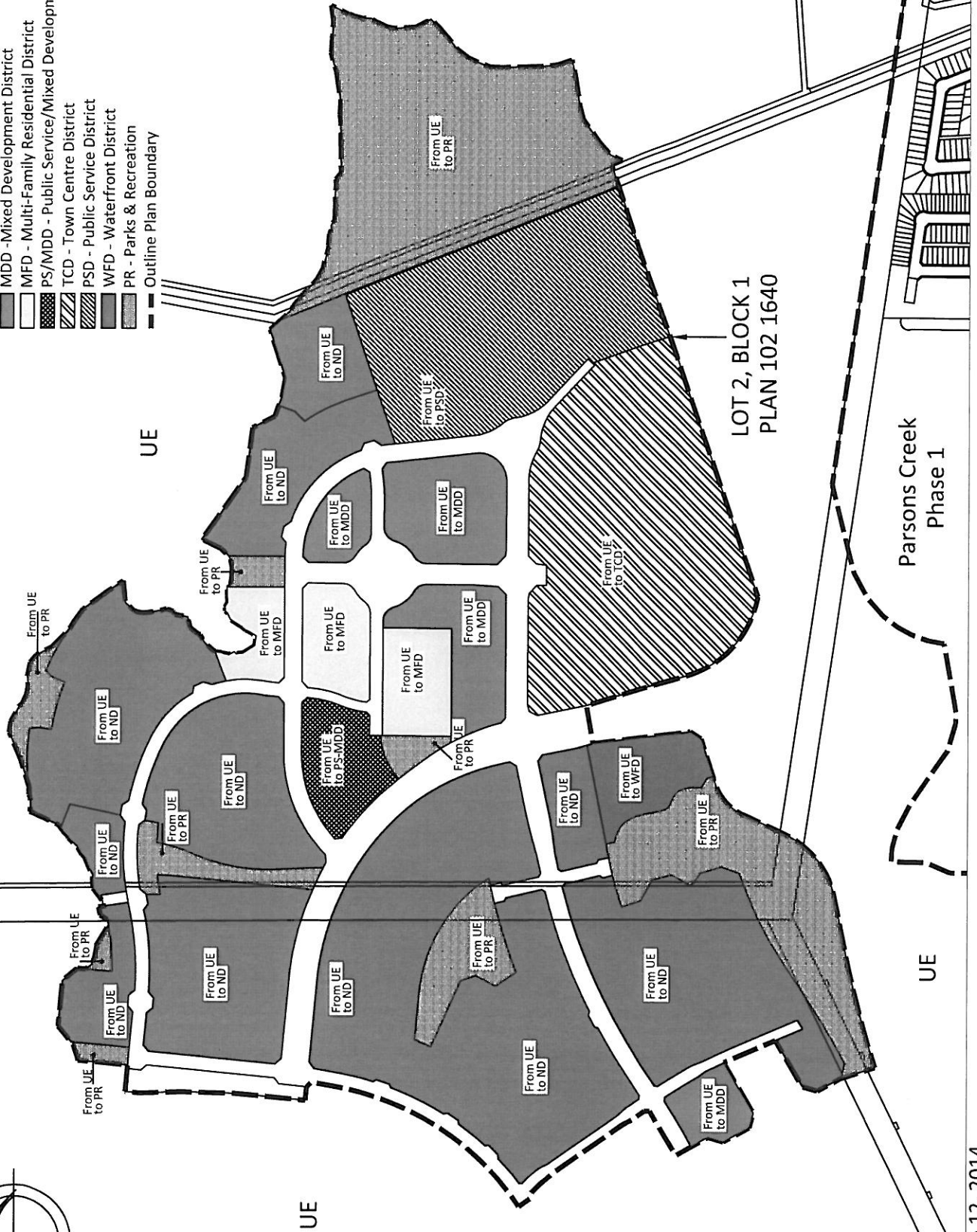
- a) Maximum 0.3

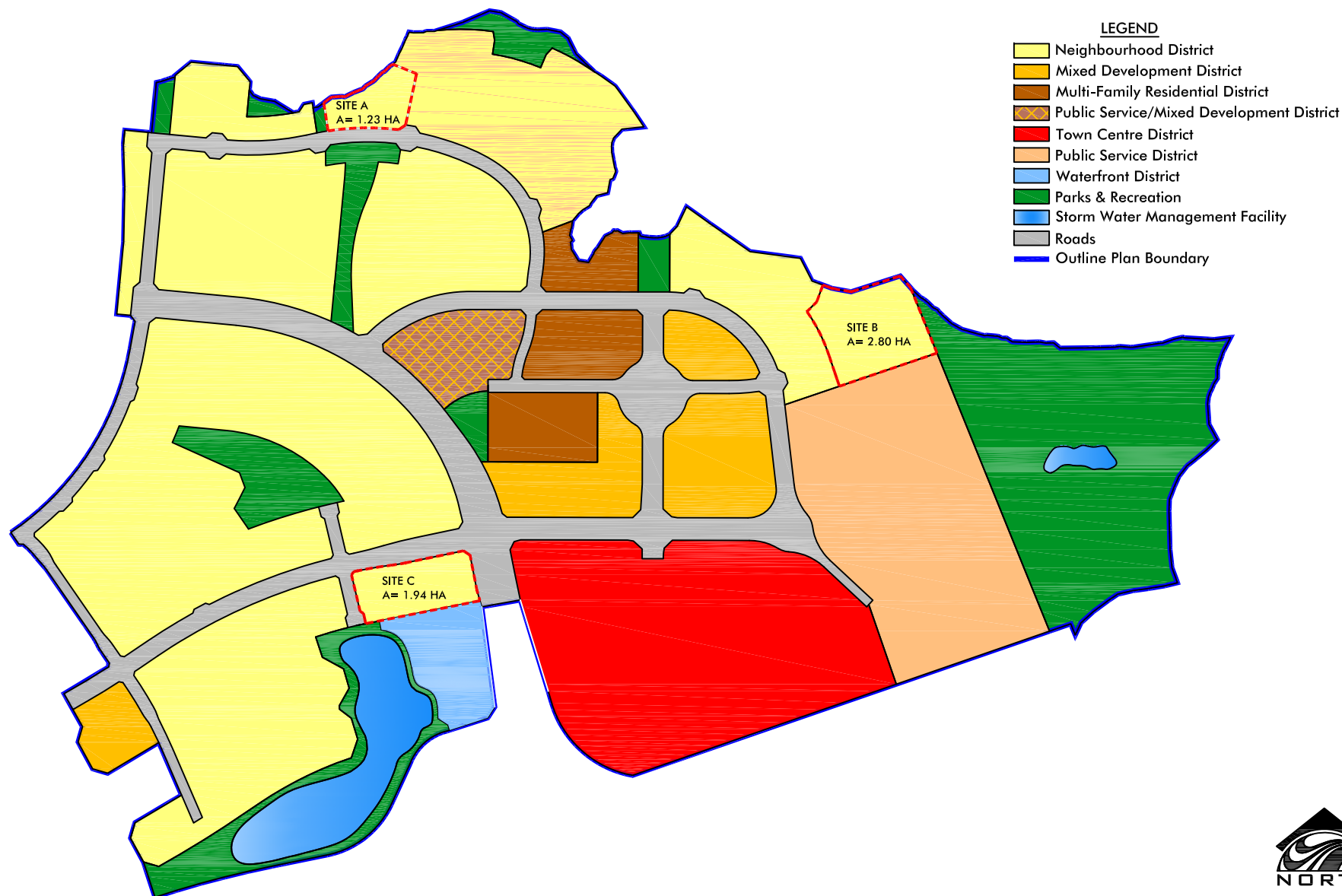
Parsons Creek Phase 2 Land Use Bylaw Amendment - Schedule A

Attachment 2



- From Urban Expansion to -
- ND - Neighbourhood District
 - MDD - Mixed Development District
 - MFD - Multi-Family Residential District
 - PS/MDD - Public Service/Mixed Development District
 - TCD - Town Centre District
 - PSD - Public Service District
 - WFD - Waterfront District
 - PR - Parks & Recreation
 - Outline Plan Boundary





Land Allocation Map

Parsons Creek Phase 2

Prepared by:
Planning &
Development
Fort McMurray, AB

12 June, 2014

