

Subject: Bylaw No. 18/013 - Land Use Bylaw Amendment - Lot 13, Block 2, Plan 912 1064 (Corner of Mills Avenue and Clearwater Drive, Fort McMurray)

APPROVALS:

Annette Antoniak

Director

Chief Administrative Officer

Recommended Motion:

1. THAT Bylaw No. 18/013, being a Land Use Bylaw Amendment to redistrict Lot 13, Block 2, Plan 912 1064 from R3 - Medium Density Residential District to C2 – Mixed / Transitional Commercial District, be read a second time.
2. THAT Bylaw No. 18/013 be read a third and final time.

Summary:

On December 5, 2017, the Planning and Development Department received an application for a Land Use Bylaw Amendment (2017-LU-00010) to redistrict the subject parcel, Lot: 13, Block: 2, Plan 912 1064, from R3 - Medium Density Residential District to C2 - Mixed/Transitional Commercial District. The amendment refers to the Subject Area (Attachment 2) which consists of one parcel of land located in the Neighbourhood Stabilization Zone of Part 9 (City Centre) of the Land Use Bylaw. The purpose of the redistricting, as stated by the owners, is to provide the developer with the opportunity to build an office building to accommodate not-for-profit businesses, while also providing a community gathering place for locally established clubs. The Planning and Development Department supports the proposed amendment.

Background:

The applicant, Akron Engineering, on behalf of the property owners, Fort McMurray Ashler Building Club, approached the Municipality regarding a planned development of the subject parcel. The applicant discussed the owner's intention to build a not-for-profit office space in conjunction with a community hall for locally established clubs. Planning and Development notified the applicant early in the process that the current district (R3) would not provide the developer with the proper land use authority to operate an office

space and/or community gathering hall. To facilitate the planned development, the subject parcel required a redistricting.

Notice was circulated to stakeholders on December 20, 2017 and no objections were received. The applicant hosted a public open house on March 21, 2018. Planning and Development is not aware of any objections regarding the applicant's proposal.

Rationale for Recommendation:

As presented to the Municipality, it is the applicant's intent to redistrict the subject land for the purpose of developing not-for-profit office space in addition to a community gathering space for local clubs. The current R3 - Medium Density Residential District does not provide the opportunity for any use other than varying formats of residential development. Conversely, a C2 - Mixed/Transitional Commercial District provides the land owner with the option of providing a mixture of residential, retail, and service commercial uses outside of the central business core of the urban service area.

Several policies contained within the Municipal Development Plan (MDP) support the redistricting of the subject land to allow for commercial uses. Specifically, MDP policy U.1.1 *Establish City Centre as focal point* states:

"The Municipality will establish the Lower Townsite as the location of choice for office space, the regional centre for commercial and institutional development, and the area with the highest residential densities."

Additionally, MDP policy U.1.2 *Protect and enhance Established Neighbourhoods* states:

"Established neighbourhoods will provide an increasingly greater mix of uses including residential, commercial, retail and institutional."

A redistricting is also supported by MDP policy U.1.4 and U.1.5, which direct employment lands and appropriate scale and types of commercial developments to be located near the City Centre.

The City Centre Area Redevelopment Plan (CCARP), which provides in-depth policy guidance for development in the City Centre, takes the broad statements of the MDP and breaks them down further into area-specific policy aimed at controlling future development. While the subject lands are in the Neighbourhood Stabilization Zone, they are further delineated as being included in the Riverside District of the CCARP. This area is primarily encouraged to be residential in nature. However, it provides opportunities for institutional and commercial developments in specified locations. Applicable to this Land Use Bylaw amendment proposal, support for a commercial redistricting is found in section 5.5.7.2 of the CCARP as follows:

“Allow for primarily residential uses with some small scale commercial east of Penhorwood Street and south of Franklin Avenue.”

Therefore, existing CCARP policy applicable to the subject lands supports the idea of smaller scale community focused commercial developments, as proposed by the applicant.

The Municipality recommends approval of the proposed Land Use Bylaw Amendment (Bylaw No. 18/013) specific to Lot: 13, Block: 2, Plan 912 1064, from R3 - Medium Density Residential District to C2 - Mixed/Transitional Commercial District as the proposal is supported by the Municipal Development Plan and City Centre Area Redevelopment Plan.

Strategic Priorities:

Responsible Government
Downtown Revitalization

Attachments:

- 1. Bylaw 18/013 Land Use Bylaw Amendment**
- 2. Subject Area Map**