

Subject: Bylaw No. 18/011- Amendments to the Timberlea Area Structure Plan and Land Use Bylaw - C3- Shopping Center Commercial District (Stone Creek)**APPROVALS:****Annette Antoniak**_____
Director_____
Chief Administrative Officer**Recommended Motion:**

1. THAT Bylaw No. 18/011, being an amendment to Timberlea Area Structure Plan Bylaw No. 01/020 and Land Use Bylaw No. 99/059, be read a second time.
2. THAT Bylaw No. 18/011 be read a third and final time.

Summary:

The Planning and Development Department received an application to amend the Timberlea Area Structure Plan (ASP) and the Land Use Bylaw (LUB) specific to the properties listed in Table 1. A map showing the location of these properties is available in Attachment 3.

Table 1: Existing and Proposed Land Use Zoning:

No.	Legal Address	Existing Land Use Bylaw (LUB) District	Proposed Land Use Bylaw (LUB) District	ASP Existing Land Use Classification	ASP Proposed Land Use Classification
1	Lot 2A Block 7, Plan 1220354	R3 Medium Density Residential District	C3 Shopping Centre Commercial District	Stacked Townhousing	Commercial
2	Lot 2B Block 7 Plan 1220354	R3 Medium Density Residential District		Stacked Townhousing	
3	Lot 5, Block 7, Plan 122 4241	C3A Timberlea Shopping Centre Commercial District		Community Commercial	
4	Part of Lot 1A, Block 7, Plan 012 3208	UE Urban Expansion District		Low Density Residential	
5.	Lot 3 PUL, Plan 082 8922	PR Parks and Recreation District		Park and School Sites	

The intention of the amendments is to facilitate development of approximately 18 acres of land located in the south-east corner of Stone Creek for commercial uses including offices, retail, hotels, service stations, and restaurants.

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

Background:

The Planning and Development Department received an application to amend the Timberlea Area Structure Plan (Attachment 2) and the Land Use Bylaw for the properties mentioned in Table 1. The application is intended to facilitate the development of a commercial centre in Stone Creek. Under the Area Structure Plan these properties are identified for the development of Medium Density Residential, Commercial and Parks and Recreation.

The application proposes to amend the use of the site to “Commercial” under the Area

Structure Plan policies and to “C3 Shopping Centre Commercial District” under the Land Use Bylaw. The purpose of ‘C3 - Shopping Centre Commercial District’, as defined in the Land Use Bylaw, is to provide for the comprehensive development of commercial retail, service and community facilities in a shopping center form, or as a planned complex of free-standing structures on a single site. ‘Lot 3 PUL’, as shown on Attachment 3, is the only lot zoned Parks and Recreation and is currently owned by the Regional Municipality of Wood Buffalo.

The application was circulated to internal and external stakeholders and no concerns were received. A written notice was mailed to ten adjacent property owners and only three have responded. All three neighboring property owners have opposed the development with concerns of increased traffic, noise and decrease in property value due to commercialization of the area.

Lot 5, Block 7, Plan 122 4241 represents more than 30 % of the site, or about 6.6 acres, and is already zoned to allow for commercial activity. Given this, it is not anticipated that the proposed commercial development will create unexpected changes in the area. To address concerns related to increased traffic, the applicant, through a Traffic Impact Assessment (TIA) study, has demonstrated that there will not be any negative effects relating to traffic. The TIA, depending on the development proposal, explains the necessary upgrades required for road design, which may include signaling intersections, adding additional lanes and/or introducing roundabouts on Prospect Drive. Additionally, according to the Assessment and Taxation Department, zoning of an adjacent property is not a factor used to assess the value of a property.

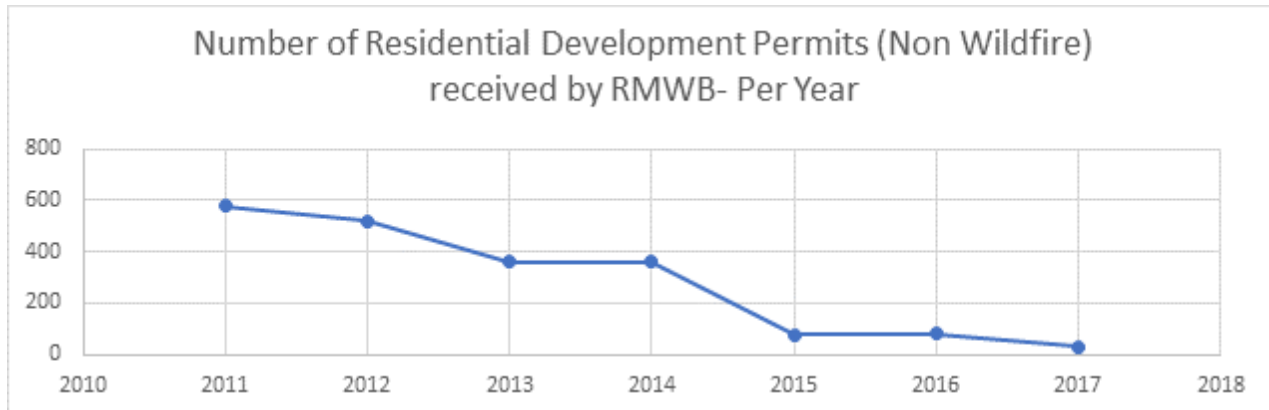
The open house for the Land Use Amendment was advertised in the local newspaper and was conducted on June 15, 2017 at Sureway’s office in Stone Creek. The applicant informed us that no objections were received during the open house.

Rationale for Recommendations:

The 2010 Commercial and Industrial Land Use Study (CILUS) identifies the need for more commercial land in the Urban Service Area. As of mid-2008, there was almost 265,500 square metres of commercial space in the municipality, servicing an estimated regional market population of 108,600, which on a per capita basis, is equal to 2.44 square metres of commercial space for every municipal resident, which is well below typical allocations in communities of a similar scale. The CILUS suggests that, in order for the municipality to reach its 2031 target of 4.18 square metres of commercial space per municipal resident, additional commercial space totaling approximately 393 to 702 acres will have to be constructed to meet the demand generated from the existing and anticipated population growth.

The Economic Development branch has identified big box retailers as a gap in the commercial sector in the region. If approved, the proposed amendment could accommodate needed retail uses.

An analysis of residential permits received since 2011 shows a steep decline in residential development in the Urban Service Area. Rebuild permits resulting from the 2016 Horse River Wildfire are not included in the graph below as they do not reflect typical residential market demand.



The chart above shows a decline in residential permit counts from 2011 to 2017. The large inventory of residential lots in Parsons Creek and Saline Creek demonstrates that there is not an urgent demand for residential land within the Urban Service Area. Therefore, this proposed rezoning of Medium Density Residential lots is not expected to negatively impact the residential market. Furthermore, the development of commercial areas creates needed employment opportunities, and boosts local economic development.

Considering the factors mentioned above and understanding that there is under-utilized residential land available in Urban Service Area, Administration supports amendments to the Timberlea Area Structure Plan and the Land Use Bylaw to allow for commercial development in Stone Creek.

Strategic Priorities:

Responsible Government
Regional Economic Development

Attachments:

- 1. Bylaw 18/011 Stone Creek ASP and LUB Amendment**
- 2. Proposed Amendment to Timberlea Area Structure Plan**
- 3. Subject Area Map**