

**Subject: Bylaw No. 18/028 - Land Use Bylaw Amendment – City Centre Waterfront Rezoning****APPROVALS:****Annette Antoniak**\_\_\_\_\_  
Director\_\_\_\_\_  
Chief Administrative Officer**Recommended Motion:**

1. THAT Bylaw No. 18/028, being an amendment to the Land Use Bylaw No. 99/059 specific to the following lots:
  - Lots 4 – 26, Block 2, Plan 616AO
  - Lot A, Plan 1786MC (portion of)
  - Lot R, Block 5, Plan 7822727
  - Lot 4, Block 2, Plan 1025664
  - Lot 6, Block 2, Plan 1025663
  - Lots 23, 24, Plan: McMurray Settlement; be read a second time.
2. THAT Bylaw No. 18/028 be read a third and final time.

**Summary:**

On February 10, 2015, Council received a report prepared by the former Waterfront Steering Committee. Among other recommendations, the Committee's report recommended rezoning several parcels adjacent to the Snye and Clearwater River from SCL2 - Snyeside/Clearwater High Density District, RIVF - Riverfront District or DC-R4 - Direct Control High Density Residential District, to PR-CC - Parks and Recreation City Centre District. March 2015, Council directed Administration to incorporate the former Committee's recommendations. More recently, through the *Regional Municipality of Wood Buffalo Strategic Plan* for 2018 to 2021, Council directed Administration to implement the Waterfront Steering Committee's recommendations, where applicable.

**Background:**

In 2014, Council authorized the creation of the Waterfront Steering Committee with a mandate "to seek broad public input on an appropriate range of permitted and discretionary uses of those lands shown as the areas within the dotted lines on the

*diagram attached as Schedule A to this Bylaw (the “Waterfront Lands).”* At a public meeting on February 10, 2015, the Committee presented nearly 50 recommendations to Council. On March 10, 2015, Council directed Administration to incorporate recommendations “*considered to be of medium to low impact and aligned or neutral, with existing or planned projects, programs and services,*” based on Administration’s review of the recommendations.

The Committee’s report outlined several development concepts, including changes in development density along the riverfront and the addition of institutional and commercial uses. The primary recommendation, though, was the creation of a larger riverside park area along the Snye and Clearwater River. Included was the recommendation to rezone approximately 30 parcels from medium and higher density residential and mixed-use districts within the City Centre Land Use Bylaw, to primarily PR-CC - Parks and Recreation City Centre District. The Committee’s intent, including the development of small scale commercial uses, can be accommodated within the PR-CC - Parks and Recreation City Centre District.

Partial implementation of these recommendations was achieved in 2015. To facilitate the 2015 Western Canada Summer Games, four municipal parcels were rezoned from SCL2 - Snyeside/Clearwater High Density District to PR-CC - Parks and Recreation City Centre District.

This amendment will rezone the remaining municipal lands to PR-CC - Parks and Recreation City Centre District, facilitating an expanded and cohesive riverfront park (Attachment 2).

**Rationale for Recommendation:**

Administration recommends approval of this Land Use Bylaw amendment, as it is consistent with the direction given by Council regarding the Waterfront Steering Committee’s recommendations for the subject parcels.

Planning and Development circulated this amendment to stakeholders for two weeks. Notices were also mailed to 187 adjacent property owners. A total of seven emails and telephone inquiries were received, the majority of which were seeking clarification and information on the Municipality’s long-term plans for the riverfront. There were no stakeholders in opposition.

A recommendation has been provided should Council wish to proceed with first reading and schedule a public hearing.

**Strategic Priorities:**

Downtown Revitalization

**Attachments:**

**1. Bylaw No. 18/028**

**2018-LU-00003 - Media Maps**

**2. Subject Area Map**