

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

Felice Mazzoni, Divisional Manager
Glen Laubenstein, Chief Administrative Officer

Administrative Recommendation(s):

1. 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 first time.
2. THAT the required public hearing be held on May 13, 2014.

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 the population of Parsons Creek to increase to 16,000. The proposed new Land Use Bylaw for the Municipality will address total capacity and density for Parsons Creek. It is anticipated that this Bylaw will be before Council by the end of 2014.

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. This amendment application does not include an amendment to Phase One Public Service district to include a Health Facility.

The Parsons Creek Phase Two area for development is approximately 187.70 ha. This phase has two approved plans created in collaboration with Municipal departments, the Planning & Development department and the Developer; Phase Two Outline Plan and Urban Design Plan. These plans provide a framework for orderly development of land use, transportation, and servicing.

On November 28, 2013, an application to amend the Land Use Bylaw for Phase Two and add the Town Centre District (TCD) was accepted.

Rationale for Recommendation(s):

The purpose of Phase Two is to create a balanced community of residential, institutional, recreational, and commercial opportunities. The proposed Town Center District affects the lands to be released to the Municipality in exchange of infrastructure improvements, part of the 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.

Transportation Connectivity has been a key element of the development. The Parsons Creek interchange, currently under construction, will provide proper access to Phase Two and it should be completed by the fall of 2015. The land use redesignation will allow for the developer to move forward with constructing underground and surface improvements, ensuring lands are available for development prior to the completion of the interchange. Furthermore, this proposal will prevent an increase in density above what the Traffic Impact Analysis anticipates for road network capacity. Current land use districts do not establish a formal cap on density. Instead, that has historically been regulated by a Traffic Impact Analysis, which does not typically carry the force of a bylaw. This proposal would establish a hard density cap of a maximum number of dwelling units or floor space (Floor Area Ratio) of non-residential uses no greater than is anticipated by the Traffic Impact Analysis. This does not alter the anticipated density within Parsons Creek, but it does prevent an increase of density from occurring without reopening of the Traffic Impact Analysis.

The 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. Administration supports the proposed amendment and recommends that Bylaw No. 14/017 be given first reading to allow for scheduling of a public hearing.

Attachments:

1. Bylaw No. 14/017