

**Subject: Bylaw No. 16/024 - Land Use Bylaw Amendment - Lot 18A, Block 2, Plan 0224422 and Lot 18B, Block 2, Plan 0224422 (Gregoire Drive)**

**APPROVALS:**

Jamie Doyle, Director  
Bob Couture, Executive Director  
Kevin Scoble, Chief Administrative Officer

**Administrative Recommendation:**

THAT Bylaw No. 16/024, being a Land Use Bylaw Amendment specific to redesignation of Lot 18A Block 2 Plan 0224422 and Lot 18B Block 2 Plan 0224422 from Highway Commercial District (C4) to Shopping Centre Commercial District (C3), be read a first time; and

THAT the required public hearing be held on December 6, 2016.

**Summary:**

An application has been received by the Planning and Development Department to amend the Land Use Bylaw, specific to Lot 18A Block 2 Plan 0224422 and Lot 18B Block 2 Plan 0224422 and redesignate the subject property from Highway Commercial District (C4) to Shopping Centre Commercial District (C3). The purpose of the amendment is to allow for a mixed use development with retail, office and residential components.

Administration supports the proposed amendment and recommends that Bylaw No.16/024 be read a first time.

**Background:**

The applicant proposes a mixed use development on the subject property, which does not conform to the current C4 zoning in terms of permitted and discretionary uses and site regulations. An amendment to the Land Use Bylaw is therefore required to redesignate the subject property to C3 zoning to help facilitate a development with retail, office and residential uses.

A Public Open House for the proposed amendment to the Land Use Bylaw was held on September 7, 2016 and no objections were raised from the residents. A written notice was mailed to the adjacent property owners on March 17, 2016 and no objections were received.

**Rationale for Recommendations:**

The C3 District allows for many uses similar to the C4 District, but it also contemplates additional uses like office and dwelling units above ground floor commercial uses. The applicant wishes to develop a project with components like retail development, offices, apartments and food services. The project proposal is more compatible with the permitted and discretionary uses and site regulations such as building height as outlined in the C3 District, rather than those in the C4 District.

There is currently no Area Structure Plan governing the area, but the site falls under the Established Neighbourhood designation in the Municipal Development Plan (MDP). This designation (Policy U.1.2) promotes intensification in targeted areas, specifically vacant and underutilized land. It states that such neighbourhoods should provide an increasingly greater mix of uses. The proposal to redesignate the subject property to accommodate mixed uses is in keeping with this goal.

Moreover, Policy 4.1.1 in the MDP also encourages a mix of land uses, Policy 4.2.1 encourages a diverse range of housing and Policy 3.1.1 addresses promotion of a diversified regional economy by commercial and retail development.

The purpose of the C3 District is geared to development of shopping centres that are located adjacent to arterial roadways and major collectors in the Urban Service Area. A Traffic Impact Assessment was submitted by the applicant which was approved by Alberta Transportation and the Municipality. Although the subject property is located along Highway 63, the principal proposed access shall remain off of Gregoire Drive, thus supporting the focus on a C3 designation that serves the surrounding established neighbourhoods like Gregoire.

**Attachments:**

1. Subject Property Map, dated October 28, 2016
2. Bylaw No. 16/024
3. Conceptual images of the proposed development