

**Subject: Bylaw No. 16/025 – Land Use Bylaw Amendment – Lot 9, Block 1, Plan 042 1273 (Adjacent to Memorial Drive, North of Thickwood Boulevard Overpass)**

**APPROVALS:**

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

**Administrative Recommendation(s):**

THAT Bylaw No. 16/025 being a Land Use Bylaw amendment to change the designation of Lot 9, Block 1, Plan 042 1273, from Direct Control District to Business Industrial District, be read a first time.

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

**Summary:**

Administration has received an application to amend the Land Use Bylaw to re-designate a parcel (Lot 9, Block 1, Plan 042 1273) adjacent to Memorial Drive from Direct Control District to Business Industrial District as shown in Attachment 1. The purpose is to provide the land owner with greater development certainty and address the Municipality's lack of commercial and industrial land. Planning and Development supports the proposed amendment.

**Background:**

The subject property was part of a land exchange between the Municipality and the applicant, who operated Provincial Concrete at 7415 Railway Avenue (Lot 8, Block 3, Plan 3969ET) in Waterways. Provincial Concrete received development permit approval for their operations in 1984, but became legally non-conforming when the property was re-designated to RS-1 Small Lot Residential in 1986. This land use re-designation, and the neighbourhood's overall transformation into a predominantly residential area, was envisioned in the Waterways Area Redevelopment Plan (Bylaw No. 86/09). Over time, the site became incompatible with surrounding residential uses. In an effort to resolve increasing neighbourhood concern, the Municipality began a process with Provincial Concrete to relocate the business.

The new Memorial Drive location was later identified by the Municipality and sold to the applicant as directed on May 8, 2007 by Council Resolution No. 07-206. This resolution directed Administration to purchase 7415 Railway Avenue for \$216,840.00 and, in return, sell Lot 9, Block 1, Plan 042 1273 to Provincial Concrete for \$1,670,000.00. The excess funds were to be transferred to the Asset Acquisition Reserve.

The existing Direct Control District on Lot 9, Block 1, Plan 042 1273, however, provides little certainty for the owner since Council approval is required for all development on-site, and the lack of identified uses in the district makes it difficult to market. The applicant wishes to redesignate the property to expand the number of commercial and industrial uses available and provide greater development certainty.

The subject site falls under the jurisdiction of the Municipal Development Plan (Bylaw No. 11/027) where it is identified as Open Space, but no specific policy direction for Open Space exists. There is currently no Area Structure Plan in effect, as the Highway 63 North Area Structure Plan (Bylaw No. 99/037) was repealed through the 2014 Athabasca Power Centre Area Structure Plan (Bylaw No. 014/029) process.

### **Rationale for Recommendation(s):**

Despite the absence of specific policy direction for the subject site, support for this proposal is found in other policies and studies. The Municipal Development Plan promotes retail and commercial development (Policy 3.1.1) and supports strong secondary industrial sectors (Policy 3.1.2). Both policies state that the Municipality will address the need for more developable land to attract businesses and stimulate development. This amendment proposal would fulfill the intent of these policies.

The need to strengthen the Region's commercial sector and diversify the economy is further supported by municipal studies including the Commercial and Industrial Land Use Study (CILUS) and the Business Inventory Gap Analysis. These studies indicate that the Municipality is currently providing only half of the commercial square footage found in comparable communities. While these studies date from 2009, Administration believes that the shortage still exists today. This amendment would help address the gap and ensure the local economy remains competitive.

The proposed Business Industrial District is consistent with the land use designations in the surrounding area. Adjacent lands are designated as Business Industrial and are developed as a mix of commercial and industrial activities, including automotive sales and building supplies. The area has seen recent development approvals that introduce more commercial space and employment opportunities in this high visibility area. This proposal is in keeping with the development of the area as a commercial and industrial corridor offering highway access and prime frontage for commercial establishments.

### **Strategic Plan Linkages:**

Pillar 2 – Building Balanced Regional Services

Pillar 3 – Building a Vibrant Economy Together

Pillar 4 – Building an Effective Land Strategy

### **Attachments:**

1. Subject Area Map, dated September 7, 2016
2. Bylaw No.16/025