

**Subject: Bylaw No. 18/029 - Land Use Bylaw Map Amendment -
Redistricting 9701 Franklin Avenue****APPROVALS:****Annette Antoniak**_____
Director_____
Chief Administrative Officer**Recommended Motion:**

1. THAT Bylaw No. 18/029, being an amendment to Land Use Bylaw No. 99/059 be read a first time.
2. THAT the public hearing be scheduled for January 8, 2019.

Summary:

The proposed bylaw is a map amendment to the Land Use Bylaw No. 99/059 (LUB), and re-districts the Subject Property from CBD1 - Central Business District to FRA1 - Franklin Core District. The Subject Property, located at 9701 Franklin Avenue (Attachment 2) is owned by the Regional Municipality of Wood Buffalo and is currently utilized by the Public Works department. The future property owner is intending to construct a Food and Beverage Commercial Development with a Drive-thru Service. The drive-thru component of the development is not contemplated in the CBD1 District, but it is considered in the FRA1 District. The proposed amendment would allow the drive-thru service to be located on the Subject Property.

Background:

The City Centre Area Redevelopment Plan (CCARP) was adopted in February 2012, which established a vision for the redevelopment of the Downtown. Shortly after, an amendment to the Land Use Bylaw No. 99/059 was passed, adding Part 9: City Centre Area Redevelopment Special Area, which established provisions specific to the Downtown and created Land Use Districts based on the CCARP. Following the amendment, the Subject Property became part of the newly created CBD1 - Central Business District.

In the CBD1 District, drive-thru services are prohibited. Existing drive-thru services are considered legally non-conforming while future development is required to comply with current standards. Therefore, the future property owner is currently unable to construct a drive-thru at the Subject Property.

Since 2012, development has not occurred at the anticipated scale and intensity. The 2018-2021 Strategic Plan Strategy & Initiative 2a - Encourage Development in the Downtown includes investigating land development initiatives to spur revitalization activity in the downtown, including updating the Land Use Bylaw and City Centre Area Redevelopment Plan. This amendment is consistent with that initiative.

Budget/Financial Implications:

There are no anticipated budget implications related to the passing of this bylaw. However, should this amendment facilitate re-development of the Subject Property, there could be an increase in tax revenue resulting from future development.

Rationale for Recommendation:

The Subject Property falls within the CBD1 - Central Business District of the Land Use Bylaw (LUB) and the proposed amendment re-districts the Subject Property to FRA1 - Franklin Core District. The difference between these two districts are minimal in terms of provisions, which are included in Attachment 3. The subtle differences between these two districts could however, encourage re-development of the subject property. Key changes between these two districts include:

1. The addition of drive-thru services as an accessory use;
2. A wider variety of building frontage types; and,
3. Increased flexibility in the location of surface parking.

The proposed amendment allows for greater flexibility in the District provisions and provides an opportunity for re-development of the Subject Property. The amendment is also consistent with the 2018-2021 Strategic Plan Strategy & Initiative 2a - Encourage Development in the Downtown and is a first step towards a comprehensive evaluation of the LUB.

Strategic Priorities:

Downtown Revitalization

Attachments:

- 1. Bylaw 18/029**
- 2. Subject Area Map**
- 3. Land Use District Comparison**