

**Subject: Bylaw No. 19/028 - Land Use Bylaw Text Amendment -
Add Cluster Housing as a Discretionary Use to the HR - Hamlet
Residential District****APPROVALS:****Annette Antoniak**_____
Director_____
Chief Administrative Officer**Recommended Motion:**

THAT Bylaw No. 19/028, being a text amendment to add Cluster Housing as a Discretionary Use to the HR- Hamlet Residential District of the Land Use Bylaw No. 99/059, be read a first time; and

THAT the required public hearing for Bylaw No. 19/028 be scheduled to be held on Tuesday, January 14, 2020.

Summary:

The proposed bylaw (Attachment 1) is a text amendment to the Land Use Bylaw No. 99/059 to add Cluster Housing as a Discretionary Use (Development Officer) to the Hamlet Residential District.

Administration has received interest from applicants wishing to construct Cluster Housing in Fort Chipewyan. However, this type of housing is not contemplated in the Hamlet Residential District, which is the primary residential district in not only Fort Chipewyan, but also Fort McKay, Anzac, Janvier, and Conklin. Administration supports amending the Land Use Bylaw to enable Cluster Housing to be considered in these communities.

Background:

Much of the current housing stock in Fort Chipewyan is made up of single detached dwellings and manufactured homes. The Fort Chipewyan Area Structure Plan (ASP), adopted in May 2018, established a vision for development in the hamlet, which promotes a range of housing choices and densities to meet the community's housing needs. Principle 2 of the ASP identifies affordable housing as being a high priority for the community.

The Medium Density Residential area of the ASP provides for a range of housing

densities, including multi-unit residential development such as Cluster Housing. Higher density housing helps to support more affordable housing options for residents, and also makes better use of existing land in Fort Chipewyan, where new lots can be expensive to develop.

In the Land Use Bylaw, higher density residential uses, including Apartment Building, Fourplex, Townhouse and Triplex, are allowed in the Hamlet Residential District, however Cluster Housing is not an available use. In addition to being more affordable, Cluster Housing provides more opportunities for gathering and communal spaces on the property and is more culturally appropriate for some communities where many generations may share a property.

The ASPs for Fort McKay, Anzac, Janvier, and Conklin also support Cluster Housing by encouraging a range of housing types and denser forms of housing. The Hamlet Residential District is out of alignment with these respective ASPs, and therefore not fully reflective of current community needs.

Budget/Financial Implications:

There are no anticipated budget implications related to the passing of this bylaw. However, should Cluster Housing be added as a Discretionary Use in the Hamlet Residential District, there could potentially be an increase in tax revenue from this type of development in the future.

Rationale for Recommendation:

There is a need for more housing in the rural area that is not only affordable but provides living space for residents of all ages and in different stages of life. By adding Cluster Housing as a Discretionary Use (Development Officer) in the Hamlet Residential District, the proposed amendment can help to support the development of more diverse housing options that meet community needs.

Public engagements conducted as part of ASP processes in Fort Chipewyan, Fort McKay, Anzac, Janvier, and Conklin found a need for diverse ranges of housing. The proposed amendment would ensure that all communities benefit equally from the inclusion of Cluster Housing. Administration supports this amendment as it would ensure that the Land Use Bylaw is consistent with the ASPs for these hamlets.

Strategic Priorities:

Rural and Indigenous Communities and Partnerships

Attachments:

1. Bylaw No. 19/028 Land Use Bylaw Text Amendment - Add Cluster Housing to Hamlet Residential District