

Subject: Bylaw No. 13/040 – Land Use Bylaw Amendment for Multi-Family District – A Portion of Lot 2, Block 1, Plan 102 1640 (Parsons Creek)

APPROVALS:

Bradley Evanson, Director
Henry Hunter, Executive Director
Glen Laubenstein, Chief Administrative Officer

Recommendations:

1. THAT Bylaw No. 13/040, being a Land Use Bylaw amendment 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 Tuesday, November 26, 2013.

Summary:

An application has been received to amend the Land Use Bylaw specific to a portion of Lot 2, Block 1, Plan 102 1640 to redesignate the subject property from Urban Expansion District (UE) to Multi-Family District (MFD). If the redesignation is approved, an amendment to the Parsons Creek Phase One Outline Plan would be required by Administration.

Development in Parsons Creek is subject to infrastructure capacity being able to support a proposed development population. Primarily, this capacity limitation will be addressed upon the completion of Highway 686 and the associated interchange with Highway 63. Last month, Alberta Transportation awarded a contract for this work, which established a timeline for completion of the work. While this does not immediately provide this capacity, it does specify a target date for completion which warrants consideration of preliminary applications such as the proposed redesignation. As such, Administration supports this application.

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. On January 25, 2011, Council approved the Land Use Bylaw amendment for Phase One of Parsons Creek (Bylaw No. 11/001) to facilitate the development of Parsons Creek. Development of Phase One and beyond has been constrained by conditions in the multi-staged development agreement with respect to the capacity of Rainbow Creek Drive and the provision of additional access.

On February 27, 2013, an application was accepted to amend the Land Use Bylaw to redesignate the subject property as Multi-Family District (MFD).

Rationale for Recommendations:

The Multi-Family District (MFD) is intended to provide multi-family housing opportunities in Parsons Creek without the inclusion of commercial uses. The location of the multi-family housing will provide residents with natural open space for active and passive recreation and a waterfront view, upon completion of the development of the surrounding phases of Parsons Creek. The location within Parsons Creek also provides for connectivity to commercial developments and the transit system. If the proposed redesignation is approved, however, the western boundary of Phase One will need to be expanded to include the subject property and allow for the development of affordable apartments (Attachment 2).

Administration has worked with the applicant to allow the proposed redesignation to come forward in a manner that is consistent with the long-term goals of the Municipal Development Plan to provide affordable housing in a complete neighbourhood with access to amenities and public transportation. Direction U1 Strategic Urban Development supports future growth in the New Neighbourhoods of Parsons Creek and Saline Creek Plateau. Strategy 4.2.1 encourages a diverse range of housing by supporting housing choices in new subdivisions and new housing developments in existing neighbourhoods and communities, while promoting infill and mixed use development to contribute to diversity within the region’s housing stock.

The Parsons Creek neighbourhood is intended to be a multi-phased development with a full range of amenities and facilities. While many of these facilities and amenities are not currently available, development on the proposed site will not be able to commence immediately. This is because the multi-staged development agreement for Parsons Creek limits the number of occupied residential units to preclude overcrowding of Rainbow Creek Drive. Subsequent phases or additions to Phase One are supportable only with the completion of secondary access via Highway 686. The recent contract execution by Alberta Transportation for this work will provide a sufficient timeline for completion of the Highway and interchange to provide some level of certainty that there will be a population warranting development of these community amenities and facilities.

Administration supports the proposed amendment. While development and occupancy of the site cannot occur until Highway 686 is operational, consideration of a preliminary application such as a redesignation is acceptable at this point in time. To enable Council to fully consider the matter, which includes input from stakeholders, it is recommended that Bylaw No. 13/040 be given a first reading and a public hearing scheduled to be held on Tuesday, November 26, 2013.

Attachments:

1. Bylaw No. 13/040
2. Phase One Outline Plan and the MFD Parcel
3. Aerial Photograph of Subject Parcels (Affordable Housing Site: Parcels 63 & 64)
4. Subdivision Location Plan