

**BYLAW NO. 14/032****BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059**

**WHEREAS** Section 639 of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to enact a bylaw adopting a Land Use Bylaw.

**AND WHEREAS** Section 191(1) of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw.

**NOW THEREFORE**, the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, in open meeting hereby enacts as follows:

1. Land Use Bylaw No. 99/059 is hereby amended by:

(a) Adding the following to Part 9, Section 9.4 DEFINITIONS:

**LIVE-WORK** includes, but is not limited to: **SECONDARY OFFICE COMMERCIAL; RETAIL COMMERCIAL; HOUSEHOLD EQUIPMENT REPAIR**; artist studio; making, processing, and assembly of products on a small scale; and **PERSONAL SERVICE FACILITY** not including dry cleaning establishments. The entire unit occupied by the **LIVE WORK** shall be considered a Dwelling Unit, consisting of Habitable Rooms and Non-Habitable Rooms. The work use must not exceed 50.0 percent of the Gross Floor Area of the Dwelling Unit and no activity which generates noise levels, dust, odors or emissions incompatible with adjacent uses shall be permitted.

**SECONDARY OFFICE COMMERCIAL** means a small scale office development designed, intended or used for the provision of professional, management, administrative, financial, health services, public service organizations, business, or similar services aimed at serving local residents, local households and locally owned businesses. Secondary Office Commercial excludes major offices that exceed a total Gross Floor Area of 5,000 m<sup>2</sup>, which are better suited to be located in the Downtown Major Redevelopment Zone. Secondary Office Commercial uses do not exceed a total Gross Floor Area of 5,000 m<sup>2</sup> within the Building or Structure in which the use is contained.

(b) Adding to 9.7.4.1 Development in Proximity to Bus Rapid Transit Stations, following the words “Prairie Loop Boulevard” the words “, the intersection of Prairie Loop Boulevard and Saline Creek Parkway.”

(c) Adding the following to 9.12.1.1 NEIGHBOURHOOD STABILIZATION ZONE DEVELOPMENT STANDARDS (BL 12/013)

f. The standards that apply to the Development on Prairie Loop Boulevard, Franklin Avenue East, and Franklin Re-Urbanization General set out in table 9.11-1 shall apply to Development in the LBL-C Longboat Landing Commercial District

- (d) Deleting **Table 9.18-1 Land Use Districts within the Neighbourhood Stabilization Zone** and replacing with the following:

**Table 9.18-1**  
**Land Use Districts within the Neighbourhood Stabilization Zone**

Land Uses	Land Use Districts	
	SR1 South Riverfront	LBL-C Longboat Landing Commercial
● = Permitted Use ○ = Discretionary Use		
Food and Beverage Commercial		●
Institutional and Civic	○	○
Live-Work		●
Office Commercial	●	
Secondary Office Commercial		●
Park	●	
Parking Lot/ Structure	●	
Residential	●	●
Retail Commercial (<5,000m <sup>2</sup> GFA)	●	●
Tourism Commercial		●
Home Occupation	●	●
Home Business	○	○
Accessory Surface Parking	●	●

Land Uses	Land Use Districts	
	SR1 South Riverfront	LBL-C Longboat Landing Commercial
Accessory Building or Use	○	○

- (e) Adding to 9.21.1 **Fundamental Design Regulations**, the words “Longboat Landing Commercial District (LBL-C)” following the words “Franklin Avenue Re-urbanization Zone”.
- (f) Following section 9.21.2.15, adding the following section, 9.21.3:

### **9.21.3 Longboat Landing Commercial Urban Design Regulations**

The regulations in this Section are required for all Development in the Longboat Landing Commercial District. In conjunction with the other applicable Development Standards, the purpose of these Design Regulations is to ensure achievement of a high quality public realm and building design.

The Longboat Landing Commercial Urban Design Regulations are as follows:

#### **Site Development Plans**

- .1 Developments within the LBL- C Land Use Area will orient buildings to minimize 100% rear exposure of buildings to Prairie Loop Boulevard. Development will incorporate regular access to municipal walkways that are abutting Prairie Loop Boulevard and incorporate design elements such as building articulation every 20.0 m to create visual breaks in the face of buildings abutting Prairie Loop Boulevard.
- .2 In compliance with Part 9 of the Land Use Bylaw the setback along Prairie Loop Boulevard is established as a maximum of 3.00 m and a minimum of 3.00 m, except the parcels identified on the City Centre Floor Area Ration Map as “Intensification Nodes” where the minimum is setback is 0 m.
- .3 Special paving, landscaping and seating must be provided to create pedestrian interest along Prairie Loop Boulevard and to promote human-scale dimensions.

- .4 Design sites and buildings to improve pedestrian comfort (microclimatic conditions) along Prairie Loop Boulevard and amenity or commercial areas. Encourage use of awnings, canopies, overhangs, colonnades, arcades and landscaping.
- .5 Create an integrated transition between public and private realm (3.00 m front and side yard setbacks) through landscape treatment and site design to facilitate pedestrian movement and interaction resulting in pedestrian walkways and public open spaces.
- .6 Pedestrian-scale lighting must be included in public-private transition areas or as an organizing element in larger surface parking areas; such as low-high lighting bollards and columns.
- .7 Additional tree planting along the curbsides in the boulevard strip between the road and sidewalk is required.

### **Regulations for Building Façade Location and Form**

- .1 The design of sites and buildings will contribute to animated streetscapes. Design buildings with articulated building facades facing public streets and publically oriented spaces.
- .2 Any development within the Intensification nodes will have windows directly facing Prairie Loop Boulevard.
- .3 Pedestrian entrances will have a more prevailing and predominant design than the vehicle entrances, to remark human-scale access and composition of façade. Some elements to reach this can be entry porches, colonnades, decks, and enhancing materials or colours around the pedestrian entrances.
- .4 Where possible, blank, flat walls will be avoided along street frontages.

### **Intensification Nodes**

- .1 Two Intensification Nodes are herein defined: one at Franklin Ave. and Prairie Loop Boulevard, and another at Prairie Loop Boulevard and Saline Creek Parkway. Within those Nodes, the height limit is 15 storeys (see Appendix 3).
- .2 The Intensification Nodes are also considered as Urban Gateways in the sense and intention defined in the City Centre Area Redevelopment Plan. As such Public Art is encouraged that is intended to narrate/relate a historical theme of Fort McMurray.

### **Parking Placements**

- .1 Surface Parking abutting Prairie Loop Boulevard is permitted but must be screened from public view from Prairie Loop Boulevard and municipal sidewalks through a landscape buffer treatment.
  - .2 Underground parking is permitted and encouraged.
  - .3 Above ground structure parking is permitted, but facades must be treated to avoid an excessive presence of car on the streetscape.
- (g) **Adding to Appendix 1** – City Centre Districts and Corridors Map, reference to the “Longboat Landing Commercial District (LBL-C)” to the “Districts” list and identifying the affected lands as shown on the attached Schedule “A”.
- (h) **Identifying on Appendix 3** – City Centre Height Map, the affected lands (Franklin and Prairie Loop Boulevard and Prairie Loop Boulevard and the future Saline Creek Parkway, as shown on the attached Schedule “A”, as lands identified as “Intensification Node – Up to 15 storeys”.
- (i) Redesignating Lot 1, Block 9, Plan 132 2526 and a Portion of Lot 1, Block 3, Plan 082 4071 from the Longboat Landing High Density Residential District (LBL-R4) to the Longboat Landing Commercial District (LBL-C) as depicted in Schedule A.
2. The Chief Administrative Officer is authorized to consolidate this bylaw.
3. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, A.D 2014.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2014.

READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2014.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2014.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Interim Chief Legislative Officer