

ADMINISTRATIVE REPORT

TO: Horacio Galanti, City Manager	DATE: May 31, 2021
FROM: Dan Whelton, Senior Planner	MEETING: City Council
SUBJECT: Southwest Area Structure Plan (ASP) Amendment Bylaw C-1066-13 Stone Ridge Outline Plan (OP) Amendment Bylaw C-1383A, and Land Use Bylaw (LUB) Amendment Bylaw C-1260-137 Lot 1, Block 3, Plan 142 4077 10501 67 Avenue	

RECOMMENDATIONS

It is recommended that City Council:

- 1) Give 1st reading to Bylaw C-1066-13, being an amendment to the Southwest ASP,
- 2) Give 2nd reading to Bylaw C-1066-13,
- 3) Have 3rd reading for Bylaw C-1066-13, and
- 4) Give 3rd reading to Bylaw C-1066-13.

- 5) Give 1st reading to Bylaw C-1383A, being an amendment to the Stone Ridge OP,
- 6) Give 2nd reading to Bylaw C-1383A,
- 7) Have 3rd reading for Bylaw C-1383A, and
- 8) Give 3rd reading to Bylaw C-1383A.

- 9) Give 1st reading to Bylaw C-1260-137, being an amendment to the Land Use Bylaw,
- 10) Give 2nd reading to Bylaw C-1260-137,
- 11) Have 3rd reading for Bylaw C-1260-137, and
- 12) Give 3rd reading to Bylaw C-1260-137.

PREVIOUS COUNCIL / COMMITTEE DIRECTIONS

There is no previous Council or Committee direction on this application.

BACKGROUND

The City has received applications to amend the Southwest ASP, Stone Ridge OP and the LUB. The purpose of the amendments is to rezone Lot 1, Block 3, Plan 142 4077 (10501 67 Avenue) from RM – Medium Density Residential to CG – General Commercial. The applicant indicates that this is to accommodate professional / medical offices.

ANALYSIS

Site and Context

The site is in the Stone Ridge neighbourhood; and is currently undeveloped. It is 0.679 hectares (ha) in size. It is surrounded by roads on all four sides; 67 Avenue and 66 Avenue to the north and south; and 105A Street and 106 Street to the east and west.

Several commercial developments are located to the north. These include a hotel, fast-food restaurant, two multi-storey office buildings and a single storey shopping plaza.



There is a vacant commercial site located directly to the west, across 106 Street. Low-density residential lots are located to the southwest, south, and east. Most of these lots contain semi-detached dwellings. The remainder are vacant. Further to the east is a vacant 2.01 ha multi-family site.

To the southeast is a municipal reserve lot which contains a play structure. It also provides access to the trail around the stormwater plan further to the southeast.

Relationship to City Council's Focus Areas / Strategic Directions

The proposed amendment conforms with the following Result Definitions in Council's Strategic Plan:

- Encourages and supports well-planned, sufficiently regulated and appropriately balanced development, redevelopment and community revitalization that stimulates economic growth within Grande Prairie.
- Engages in both near and long-range planning to ensure the community's future needs are always considered.

Environmental Impact

No environmental impact foreseen as a result of the proposed amendments.

Economic Impact

Social Impact

No social impacts have been identified.

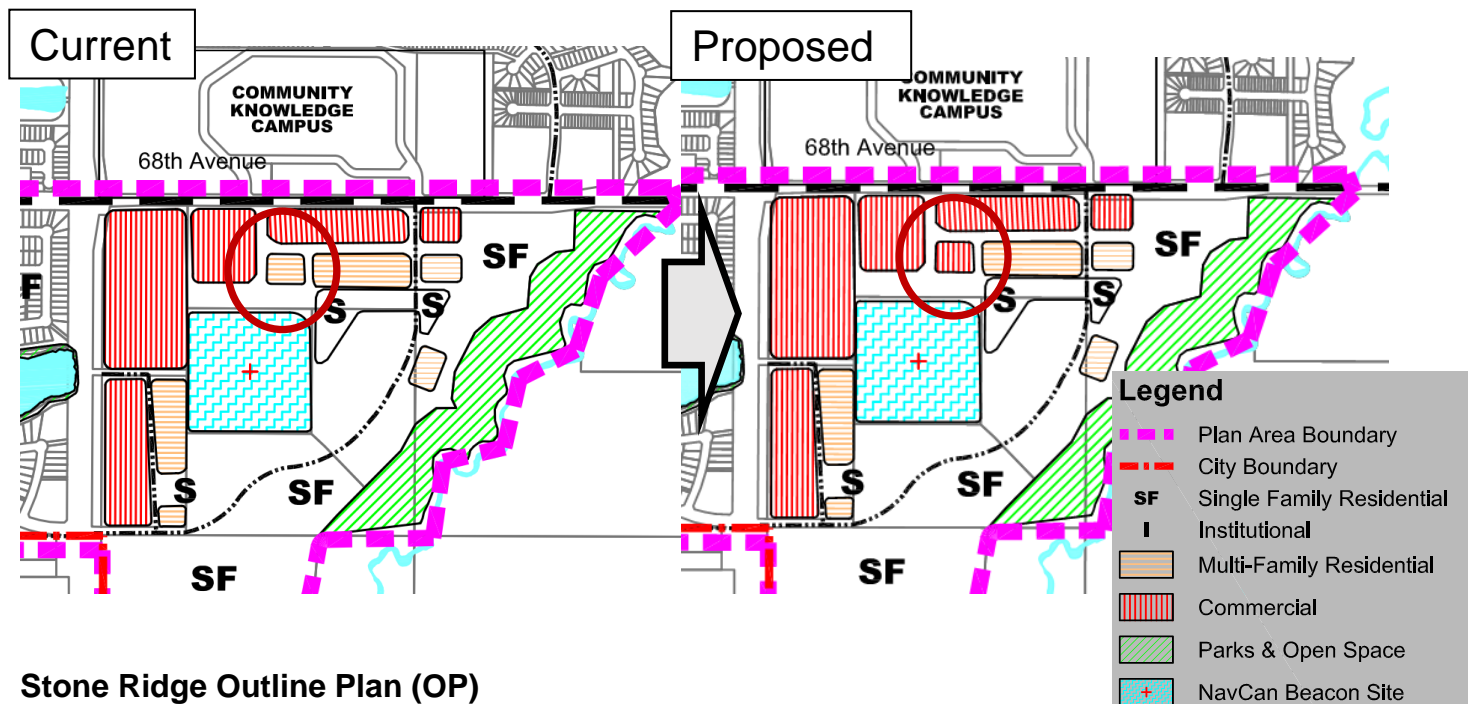
Relevant Statutes / Master Plans / City Documents

Municipal Development Plan (MDP)

The site and surrounding Stone Ridge area is designated Residential in the MDP. However, this designation is intended to accommodate residential development and commercial uses that support residential neighbourhoods. The amendments are consistent with the MDP.

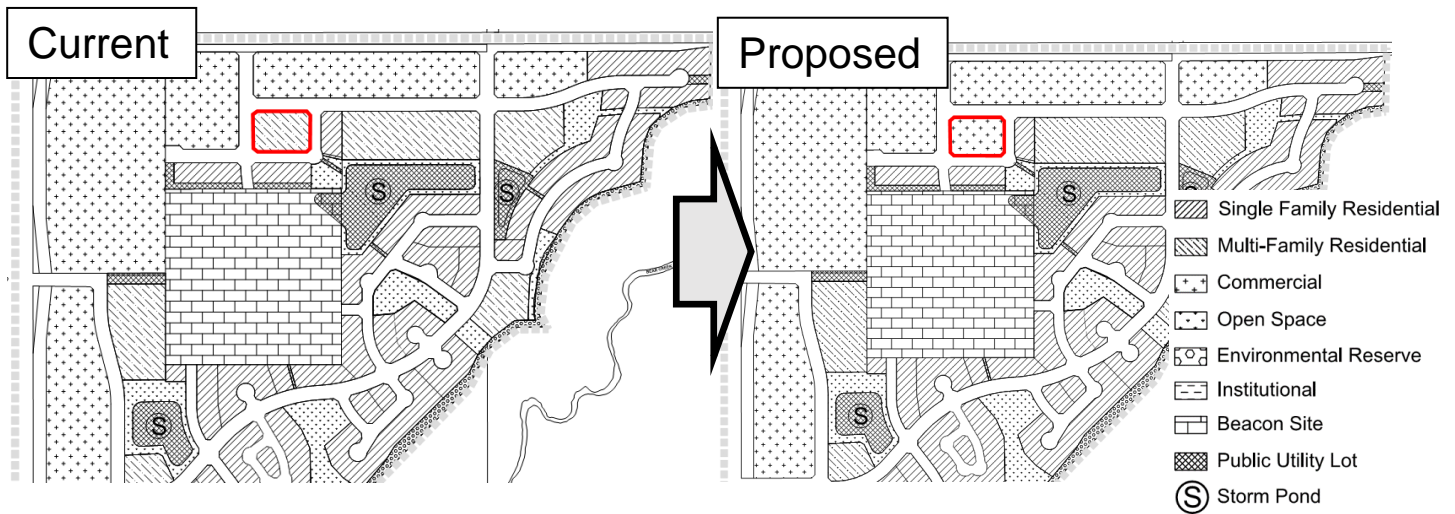
Southwest Area Structure Plan (ASP)

The site is currently designated Multi-Family residential in the Southwest ASP, as shown below. The ASP amendment would change the designation of the site to Commercial.



Stone Ridge Outline Plan (OP)

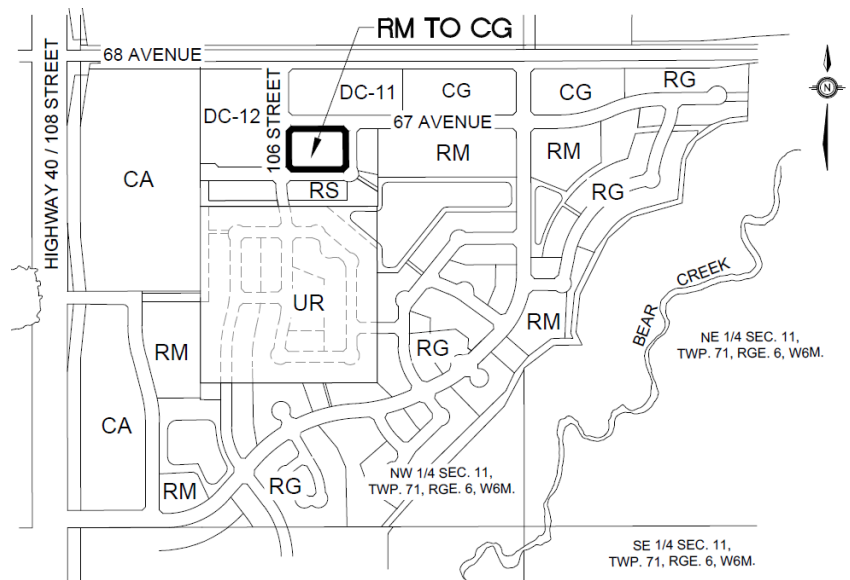
The site is also designated Multi-Family Residential in the Stone Ridge OP. The amendment would change that designation to Commercial.



Land Use Bylaw (LUB)

The map to the left shows the current zoning in the Stone Ridge area. The subject site is currently zoned RM – Medium Density Residential District, which allows for apartment buildings up to four storeys in height (see Attachment 4).

The DC-11 and DC-12 Districts to the north and west are commercial in nature and similar to the CG – General Commercial District but allow for four-storey commercial buildings, while the CG district allows 2-storey buildings, except CG allows four-storey mixed use buildings.



The DC-12 District immediately to the west is located directly across the street from low density residential. That district allows for office buildings, mixed-use apartments and hotels up to four storeys high. Therefore, the impact of the proposed CG District on the adjacent low-density residential is likely to be less or similar.

The area to the south and east are zoned RS-Small Lot Residential, which allows for single detached and semi-detached dwellings. A large RM site is located further to the east.

The amendment would allow for commercial development of the site in accordance with the CG District (see Attachment 5).

Risk

Rezoning the site to CG would allow all the uses and development standards that district contains. The owner would not be obligated to undertake the development identified.

STAKEHOLDER ENGAGEMENT

The applicant did pre-engagement by contacting the owners of the surrounding residences. The flyer that was distributed and the responses that were received are attached as Attachment 6.

As a result of the City's initial circulation to internal departments and external agencies the City also received one response from a residential landowner south of the site objecting to the proposed amendments. That correspondence is attached as Attachment 7.

Public notice of the proposed amendment was done in accordance with the Municipal Government Act and the Land Use Bylaw. This included onsite signage, letters to surrounding property owners and posting on the City website.

BUDGET / FINANCIAL IMPLICATIONS

There are no budget or financial implications.

SUMMARY / CONCLUSION

The proposed amendments are intended to facilitate development of a professional / medical office building.

The site serves as a land use buffer between the commercial development to the north (adjacent to 68 Avenue) and the low density residential to the south. Despite this, the existing RM zoning allows a four-storey building height, which exceeds the CG District's two-storey commercial building height. The CG District does allow four-storey mixed use buildings.

In addition, the DC-12 District immediately to the west is also located directly across the street from low density residential, and that district allows office buildings, mixed-use apartments and hotels up to four storeys high. As a result, the impact of the proposed CG District on the adjacent low-density residential area is likely to be less or similar.

ATTACHMENTS

1. Bylaw C-1066-13 Southwest Area Structure Plan Amendment
2. Bylaw C-1383A Stone Ridge Outline Plan Amendment
3. Bylaw C-1260-137 Land Use Bylaw Amendment
4. RM - Medium Density Residential District
5. CG – General Commercial District
6. Applicant Flyer and Responses
7. Objection from adjacent residential landowner