Request for Bylaw Reading

TO: Mayor and Council
FROM: Sara Alinaghi Pour, Municipal Planner
Community Growth and Infrastructure
DATE: September 1, 2020
RE: First Reading of Bylaw 015-20, Proposed Land Use Redesignations
within the Chelsea Outline Plan

OVERVIEW:

Applicant: Stantec Consulting Ltd.
200 - 325 25 Street SE
Calgary, AB, T2A 7H8

Landowner: Chestermere Joint Venture c/o Anthem United
200, 4820 Richard Road SW
Calgary, AB, T3E 6L1

Project Location: Within the Chelsea Outline Plan
NW09-024-28-W4M excepting Plan
1766LK, Plan 0210141, and Subdivision Plan 2010045

Proposal: Council is being asked to approve First Reading of.
Bylaw 015-20, being a bylaw to amend the land use
designation of subject parcels in Chelsea from:

- Residential Single Detached District (R-1) to
  Residential Planned Front Drive (R-1PFD);
- Low Rise Multi-Unit Residential District (R-4) to
  Local Commercial District (C); and
- Local Commercial District (C) to Low Rise Multi-
  Unit Residential District (R-4)

Size of Parcels:

<table>
<thead>
<tr>
<th></th>
<th>Area (ha)</th>
<th>Area (ac.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1 to R-1PFD</td>
<td>2.02</td>
<td>4.99</td>
</tr>
<tr>
<td>R-4 to C</td>
<td>0.17</td>
<td>0.42</td>
</tr>
<tr>
<td>C to R-4</td>
<td>0.13</td>
<td>0.32</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>2.32</strong></td>
<td><strong>5.73</strong></td>
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Existing Land Use District: Residential Single Detached District (R-1)
Low Rise Multi-Unit Residential District (R-4)
Local Commercial District (C)

Surrounding Land Use: North - West Lakeview Drive
East - Dawson’s Landing Outline Plan area
South – Waterford Stage 3 Outline Plan area
West - Range Road 284 and the City of Calgary

Applicable Regulations & Policy Framework Alignment:
Municipal Government Act (MGA), 2016
Municipal Development Plan (MDP), 2014
Waterbridge Master Area Structure Plan (WMASP), 2016
Gateway Area Structure Plan (GASP), 2016
Chelsea Outline Plan (COP), 2017
Land Use Bylaw 022-10, as amended (LUB 022-10, as amended)

Action Required: There is no time frame in which Council is required to act on a Land Use Bylaw amendment application request within the Municipal Government Act (MGA), however, any bylaw requires three (3) separate readings by Council under Section 187 of the MGA, and a Public Hearing must be held by Council prior to Second Reading of the proposed bylaw under Section 692 of the MGA.

Section 188 of the MGA states that once First Reading is granted, the applicant must receive Third Reading within two (2) years after First Reading.

Background:
An application was finalized on June 29th, 2020 to redesignate 2.32 ha (5.73 ac.) of land within the Chelsea Outline Plan area.

The first proposal to redesignate Residential Single Detached District (R-1) to Residential Planned Front Drive (R-1PFD) will provide more housing options and better the needs of future residents in Chestermere.
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The second proposal to redesignate Low Rise Multi-Unit Residential District (R-4) to Local Commercial District (C) and Local Commercial District (C) to Low Rise Multi-Unit Residential District (R-4) is to better align the two parcels of land towards a future development scenario.

Discussion:

R-1 to R-1PFD
The applicant proposes to amend 37 R-1 lots to 46 R-1PFD lots in order to increase the housing choices available within the community. It will also support the efficiency and utilization of local services, including open space networks, retail and other community services. Although the redesignation will increase the number of houses by 9 within the Chelsea Outline Plan area and work towards the target density of 8 units per acre, it will not have a significant enough impact to modify the road network.

R-4 to C and C to R-4
The proposed R-4 and C amendment are to adjust property lines between the residential and commercial development parcels. The correction will also improve the development potential for both Low Rise Multi-Unit Residential District (R-4) and Local Commercial District (C) sites by creating a boundary line that accommodates a future development scenario. These changes will not require any road network adjustments.

Policy Review:

The applicant’s goal is to increase the number of housing choices available within the community. The proposed land use amendments are consistent with the policies in the Chestermere Municipal Development Plan (MDP), the Waterbridge Master Area Structure Plan (WMASP), the Gateway Area Structure Plan and Land Use Bylaw 022-10, as amended.

Municipal Development Plan

Sec. 3.2.8 Achieve high quality housing and community design that offer a range of housing options to meet a broad range of community needs.

Sec. 3.4.2.1 Residential Neighbourhoods should provide for a mix of housing types with low, medium and high-density forms. They should include single detached, attached (duplexes, townhomes, and secondary suites), multi-residential development, live-work, mixed-use, as well as a range of unit sizes to support a diversity of choice and affordability to meet the needs of all demographic, age, and income groups.

Section 3.4.4.4 To provide a range of housing choices and meet various housing needs, the City shall support “Planned Lot” development offering smaller lot, single-
detached housing within Residential Neighbourhood. Planned Lots shall adhere to the following conditions:

- Shall not comprise more than 35% of the single-family housing within an Outline Plan.
- Should be dispersed throughout an Outline Plan, where appropriate, to avoid concentrations of such housing in any one area, and promote integration of these developments throughout the community.
- Design Guidelines for Planned Lots shall be established at the Outline Plan stage.

Currently, 13.35% of single-family housing in the Chelsea Outline Plan is designated as Planned Lot. This proposed amendment would result in a minor increase and would still be in keeping with Section 3.4.4.4.

**Waterbridge Master Area Structure Plan**

**Section 4.1** [Goal] to provide for a diversity of high quality housing types, including single-family housing, secondary suites, low rise street oriented attached housing and low rise apartment style developments, to meet the needs of various income groups and lifestyles while preserving the residential character of the community.

**Gateway Area Structure Plan**

**Section 4.1.2** The residential areas are considered to be “a place for a lifetime” because they offer diversity in housing and lifestyle choices and allow Chestermere residents to remain in the community as they evolve through the various lifestyle cycles. A wide range of recreational amenities and public facilities cater to both young and old alike.

**Chelsea Outline Plan**

**Section 6.12** Located on the western edge of Chestermere, Chelsea places an added value on family, recreation and the great outdoors and offers a variety of housing choices for its residents.

**Section 7.6** A variety of commercial uses are allowed within the Local Commercial district including but not limited to retail, personal services, restaurants, offices and child care facilities.”

**Land Use Bylaw 022-10, as amended**

The Land Use redesignation applications will need to follow all the regulations under LUB 022-100, as amended:
- Residential Single Detached District (R-1) - The purpose of this District is to provide for low density residential development having high standards of design and appearance.

- Residential Planned Lot Front Drive District (R-1PFD) - The purpose of this District is to provide for compact single-detached residential development with modified width and side yard standards, in a front-drive format with no lane access.

- Low Rise Multi-Unit Residential District (R-4) - The purpose of this District is to provide for the development of multi-family housing in the form of 3 to 4 storey apartment buildings in order to increase the variety of housing choices available in the community.

- Local Commercial District (C) - The purpose of this District is to provide for a wide range of commercial uses, encourage high quality, aesthetically pleasing pedestrian environment and encourage a high architectural design standard for buildings.

All parking and loading for the proposed developments shall comply with Part 8: Parking and Loading Facilities within the Land Use Bylaw.

**Conclusion:**

After a comprehensive review of the application, with consideration given to planning and development parameters and the value versus impact to the existing limited development in this neighborhood, Staff supports the applicant’s request to redesignate the subject parcels.

**BENEFITS:**

This development will provide opportunities to increase the variety of housing by replacing some of the previously approved Residential Single Detached District (R-1) with Residential Planned Front Drive Lot (R-1PFD) product. These new lots are intended to have a lower price than the typical Single Family Detached homes. The lower price will translate into an increase of attainable housing available to a wider segment of potential home buyers. The goal is to attract more home buyers to the local marketplace.

The adjusted property lines will improve the development potential for both Low Rise Multi-Unit Residential District (R-4) and Local Commercial District (C) sites.

**DISADVANTAGES:**

There are no anticipated disadvantages of the proposed land use redesignation.
PUBLIC NOTICE/COMMUNICATIONS:

External circulation commentary is sought after the approval of First Reading by Council. Any correspondence received by staff in support or in opposition to this Land Use Bylaw amendment application will be presented to Council.

OPTIONS CITY COUNCIL MAY WANT TO CONSIDER:

1. Approve First Reading of Bylaw 015-20 as proposed with or without additional changes as deemed appropriate by City Council.

2. Postpone the decision on Bylaw 015-20 as proposed and request further information if required.

3. Refuse Bylaw 015-20 as proposed and cite the reason(s) for refusal into the minutes for the record.

STRATEGIC VISION:

- The proposed amendments will improve the QUALITY OF LIFE in the community by providing increased housing options and providing community amenities in the neighborhood.
- The proposed amendments will improve OPPORTUNITIES by maximizing efficient use of land.

ATTACHMENTS (including all In Camera items):

- Exhibit A - Application Form and submission letter (2 pages)
- Exhibit B - Bylaw 015-20 (2 pages)

CHIEF ADMINISTRATIVE OFFICER’S COMMENTS (if any):

RECOMMENDED ACTION:

That Council gives First Reading to Bylaw 015-20, being a bylaw to amend the land use redesignation of subject parcels within the Chelsea Outline Plan area, as presented.

That Council approve the scheduling of a Public Hearing for Bylaw 015-20 to take place on October 6, 2020 to begin at 6:00pm.
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Date: September 1, 2020

Approved by:
John Popoff
Director, CGI

Approved by:
Bernie Morton
Chief Administrative Officer