

**REGULAR COUNCIL MEETING
September 10, 2024**

Bylaw 1060-24 Élan Neighbourhood 1 West Commercial Parcel Land Use Bylaw Amending Bylaw - First Reading

RECOMMENDATION

THAT Bylaw 1060-24, Élan Neighbourhood 1 West Commercial Parcel Land Use Bylaw Amending Bylaw, be given first reading.

REQUESTED COUNCIL ACTION

Decision required

STRATEGIC ALIGNMENT – BUILDING OUR TOMORROW, TODAY

An economically prosperous and financially sustainable community to last generations.
Future-proof growth for a safe, inclusive, and vibrant community.

COUNCIL BYLAW, POLICY, MASTER PLAN

Our Zoning Blueprint: Land Use Bylaw 944-19
Our Complete Community: Municipal Development Plan Bylaw 938-19
Élan Area Structure Plan Bylaw 892-17
Élan Neighbourhood Structure Plan Bylaw 926-18

COUNCIL AND COMMITTEE HISTORY

September 11, 2018	Council adopted the Élan Neighbourhood Structure Plan
November 28, 2017	Council adopted the Élan Area Structure Plan

Report

In February 2024, Invistec Consulting Ltd., on behalf of 1662825 Alberta Ltd. (o/a Dream), applied to redistrict a portion of SE-33-50-24-W4 from the Agricultural Holdings (AH) District to the Commercial (C) District in accordance with the land use concept of the Élan Neighbourhood Structure Plan (NSP). This parcel represents the western portion of the commercial site that the Élan NSP has located in the corner along Range Road 243 and Township Road 505 (50 Avenue). The proposed redistricting, as described in the NSP, would allow for development of low intensity commercial uses accessible to the adjacent public roadways and sidewalk network.

Administration also requested that, along with this parcel, the applicant include parts of the road right-of-way along Township Road 505 (50 Avenue) and Range Road 243, as well as portions of Plan 232 2241, Block 5, Lots 28-39 in their redistricting application, in order to correct the alignments of Land Use Bylaw district boundaries with property boundaries. This second group of lands would be redistricted from AH District to the Integrated Neighbourhood (IN) District. This is considered a correction to a technical mapping error and does not affect the intent of the Land Use Bylaw Maps.

An aerial image of the redistricting locations is included as Attachment 2.

Site and Surrounding Context

The subject site is located within Élan Neighbourhood 1, which is a partially developed neighbourhood with three approved subdivision phases. Future phases are already under review by Administration,

and development is proceeding quickly. Low density residential lots are located directly to the north of the site, although no home construction has started at this time.

The site is located immediately to the west of 24306 TWP RD 505, which is a parcel that will form the remainder of the future commercial site. The site is also adjacent to an Apex Utilities substation, which will need to be accommodated in the future commercial site design.

Parc Réunis Way will run alongside the western boundary of the site, with further low density residential development planned across this roadway.

To the south of the subject site are agricultural lands that will ultimately be planned as another future commercial development in the Élan ASP.

	Existing District	Current Development
Subject Site	<ul style="list-style-type: none"> Agricultural Holdings (AH) District 	<ul style="list-style-type: none"> Main site: Agricultural Land Site of administrative corrections: subdivided but undeveloped low density residential lots
North	<ul style="list-style-type: none"> Integrated Neighbourhood (IN) District 	<ul style="list-style-type: none"> Low density residential development
South	<ul style="list-style-type: none"> Agricultural Holdings (AH) District 	<ul style="list-style-type: none"> Agricultural Land
East	<ul style="list-style-type: none"> Agricultural Holdings (AH) District 	<ul style="list-style-type: none"> Agricultural Land with a homestead
West	<ul style="list-style-type: none"> Integrated Neighbourhood (IN) District 	<ul style="list-style-type: none"> Future low density residential development

Rationale

The intent for this site, as laid out in the Élan Area Structure Plan (ASP) and Élan NSP, is to accommodate a neighbourhood-scale commercial development. It is intended to mirror a similar-sized commercial site on the opposite side of 50 Avenue, taking advantage of frontage along this arterial road, as well as along Range Road 243. Due to the limited size of this commercial parcel, this parcel may be consolidated with the adjacent future-commercial parcel to the east to increase the development potential of the commercial site. Consolidation will mean that the site can be efficiently serviced and accessed from a single point along Parc Réunis Way. However, this parcel may still be developed as a single commercial parcel in the event no consolidation takes place.

Land Use Bylaw

The existing AH District is intended to support rural agricultural activities prior to transitioning to urban style development. It restricts subdivision without an approved ASP and/or NSP.

The proposed C District is intended to provide employment opportunities through various commercial and office uses with supporting residential, where appropriate. Lots such as the subject site, which are adjacent to residential areas, are expected to incorporate appropriate transitioning methods including building orientation, massing, landscaping, utility locations, setbacks, access, and / or buffering, as appropriate.

Key characteristics of the C District include the following:

- No requirements for residential density (minimum or maximum)
- Minimum setbacks of 3 m (from each lot line)
- Maximum lot coverage of 40%
- Maximum building height of 4 storeys

Transportation

The proposed redistricting will adhere to the assumptions that were set out in the Transportation Impact Analysis (TIA) submitted in 2018 to support the adoption of the Élan NSP. The TIA contemplated traffic generation rates based on 40,000 square feet of commercial space across the entire commercial site, in addition to the traffic generated by the rest of the neighbourhood. The study recommended improvements such as the addition of turn bays and traffic signal control to the nearby intersection at Range Road 243 and 50 Avenue prior to full build-out of the neighbourhood. Administration will monitor traffic as development occurs and determine when improvements are required.

Access to the subject site will be via Parc Réunis Way.

Infrastructure

The proposed redistricting area conforms to the Élan Neighbourhood Design Report and Élan NSP Hydraulic Network Analysis. Water, storm water, and sanitary services are available by connecting to the existing system located within Parc Réunis Way. These existing systems have been designed and constructed to accommodate development under the proposed redistricting.

Recommendation

Administration recommends that Bylaw 1060-24 be given first reading as the proposed redistricting is compatible with the surrounding planned future residential development and will not adversely impact existing agricultural lands. The redistricting will allow for the continued development of the Élan neighbourhood, with opportunities for retail, services, and amenities that will serve the surrounding community. It aligns with the City's overall policy framework and the proposed land use concepts as set out in the Élan Area Structure Plan and Élan Neighbourhood Structure Plan.

Financial Analysis

If Council approves redistricting of the subject site, approximately 0.58 ha of land will be converted from an agricultural to commercial land use, with a corresponding change in assessment category for taxation purposes.

Risk Analysis

If this bylaw is not given first reading, it may impede the expansion of Beaumont's non-residential tax base.

Community Insight

From March to April 2024, Administration circulated an application referral notice to affected landowners, impacted agencies, and internal departments, and posted an online notice on the City's webpage.

A summary of the public notice is below:

- Notification radius: 100 metres
- Mailout Recipients: 18
- Responses: 0

Attachments

- 1 Bylaw 1060-24 Élan Neighbourhood 1 West Commercial Parcel Land Use Bylaw Amending Bylaw
- 2 Location Map