



Briefing Note – to Council

Council Meeting Date: October 13, 2015

Subject	River's Gate Stage 1B – Beaverbrook proposals
Issue	On June 9, 2015, Beaverbrook Communities made a presentation to the Committee of the Whole proposing the following two major changes to their approved Subdivision Plan for Stage 1B.
Background	<p><u>Background</u></p> <ul style="list-style-type: none">- On June 9, 2015, Beaverbrook Communities made a presentation to the Committee of the Whole proposing the following two major changes to their approved Subdivision Plan for Stage 1B:<ul style="list-style-type: none">• The provision of 16 semi-detached home sites to provide for “adult bungalows” (targeting seniors seeking a maintenance-free lifestyle) on 8 of the ½-acre lots and• The provision of 42 1/3-acre lots instead of 30 ½-acre lots. (11 of the original ½-acre lots are to remain.)- The existing zoning for Stage 1B is Country Residential Two and the subdivision that was approved provides for the subdivision of 49 ½-acre lots.- Besides asking for the abovementioned changes, Beaverbrook is also asking that the total dollar of levies to be paid for the 49 lots remain the same for the proposed changes in order for this development to be economically viable.- According to Beaverbrook, the proposed changes will:<ul style="list-style-type: none">• Not exceed the density allowed by the CRB.• Will have no material impact to the area traffic.• Will not cause issues with the servicing capacity of the area.- Beaverbrook aims to construct these developments in 2016.

Routing: Council
Delegation: Clayton Kittlitz, Mgr Planning & Development
Written by: Arjen de Klerk
Date: September 29, 2015

Analysis

Support

- Administration supports the proposed changes in residential product and density in principle. It is acknowledged that there is a growing demand for smaller units in Sturgeon Valley to cater to the aging landowners that have been residing in the area for a number of years and would like to remain in the area, subject to having a smaller residential unit to maintain. Semi-detached units would portray as a single unit and not detract from the exclusive character of the area. As for the 1/3-acre lots, these should be able to fit into the character of the community subject to the design and the dimensions of the lots.

ASP amendment

- The proposed changes would require a text amendment to the Sturgeon Valley ASP. "Country Residential" development in the ASP refers to private single detached dwellings or manufactured homes only and does not provide for any semi-detached dwellings.

CRB Approval

- It is the opinion of Administration that **no** CRB approval for the ASP amendment needs to be obtained. The proposed amendment would not interfere with the land-use development pattern required by the Principles and Policies or residential targets established by the CRB Growth Plan or affect the distribution of regional infrastructure in that the proposed density is still within the maximum allowed under the Growth Plan.

Off-site levies

- The existing off-site levy bylaw for Sturgeon Valley requires the payment of \$57,933/lot. As per the approved subdivision plan for Stage 1B, the payment of \$2,838,717.00 would be realized once the DA was signed for the 49 lots.
- As per Beaverbrook's request, the \$2,838,717.00 should remain as is, even though their revised proposal allows for the creation of 68 lots (i.e. 19 additional lots which would amount to \$1,100,727.00 in additional levies).
- Administration believes there to be merit in reducing the levies for the semi-detached component to a certain extent. Given that these units will be aimed at senior living, it is expected that the combined occupation-rate for 2 detached dwellings will be close to that of a single family dwelling. As such, the demands on municipal

servicing will be comparable as well and a reduced levy rate could be negotiated.

- As for the 1/3-acre lots, an increase of 12 additional lots (and 12 additional single family dwellings) will be created compared to what was originally proposed. Administration requested additional information from the developer to substantiate their claim that the additional lots will not cause issues with the planned servicing capacity of the area.
- Engineering Services reviewed the report and commented that the developers' consultant provided no supporting evidence or calculations for their analysis to support the claim made. Engineering Services therefore considers the report to be:
 - assumptions made for information purposes;
 - not useful for making any recommendations until the full scope of the changes are reviewed thoroughly, and
 - inadequate until all calculations are provided so that the coefficients used for storm, water distribution pipe sizes, sanitary system capacity, etc. have been reviewed.
- The Off-site Levy Bylaw for Sturgeon Valley is based on a per-lot-basis. As such, issues arise when developers want to change the number of lots, etc. In this regard, there is rationale for the next update of the levy bylaw to base the rates on a per hectare basis. Any increase or decrease in the final number of proposed lots will not affect the amount of levies to be paid and will provide certainty for both the developer and the County when proposals change.

Land Use Bylaw Amendment (creation of two new Residential districts)

- The proposal would imply the creation of two new distinct residential zoning districts. Given that the County is presently in the process of a Land Use Bylaw rewrite, Administration has reservations of creating two additional residential zoning districts to the existing LUB at this stage. In Administration's opinion, it would be preferable to have any new residential zoning districts (as proposed) treated as an input to the new LUB and form part of the final product when approved by Council during the course of 2016.
- This is a more holistic approach and would ensure that the unintended consequences of added new residential zones as a one off, are considered.
- However, if the developer wants to advance their proposals and submit a rezoning application, Administration will have to process

these Bylaw Amendment applications as per the MGA.

Engineering Comments

In review of the proposed concept, there are some highlights that deserve mention:

- 1.0 For water distribution (looping), and emergency access purposes, a 6.0m PUL with a 4m driving surface is required to connect the center and eastern bulbs as they exceed our allowable length (100m for emergency access and 120m for water). This may impact a couple of lots.*
- 2.0 The proposed layout will change lot grading significantly – “back to front grading” is required. Stripping and Rough Grading has already been completed as per the original design.*
- 3.0 The analysis is very broad with no supporting calculations. A more in depth submission may be premature at this time however, the upstream manhole and inlet pipe to the pond on the south west corner has already been installed.*

Administration’s recommendation

- 1. That the developer be informed that Council:
 - i. Supports the proposed changes in residential product and density, in principle.
 - ii. Considers the rezoning of the said properties premature at this stage and recommends any new residential zoning districts (as proposed) be treated as an input to the new LUB and form part of the final product when approved by Council during the course of 2016.
 - iii. Is prepared to review any proposals for a reduced levy rate for the semi-detached component of the development.
 - iv. Will require full payment of levies on a per lot basis for all the 1/3-acre lots proposed.
- 2. When the Sturgeon Valley Off-Site Levy Bylaw is amended, rates be based on a per hectare basis rather than per lot.

Implication Strategic:

- Although the proposal does seem to align with the County’s MDP and strategic direction for the Valley, until the Land Use Bylaw is updated it may be premature to proceed with allowing new types of residential development.

	<p><u>Organizational:</u></p> <ul style="list-style-type: none"> To proceed with this proposal would require amendments to the Sturgeon Valley ASP, Land Use Bylaw and the Off-site Levy Bylaw for the Valley. The County is currently redoing the Land Use Bylaw, and is expected to have it completed by the end of 2016. The County also plans on starting an Area Master Plan for the Valley in 2016, once the Area Master Plan is completed it is assumed that the offsite levy bylaw would be reviewed at that time. <p><u>Financial:</u></p> <ul style="list-style-type: none"> Creating new residential land use districts outside of the Land Use Bylaw rewrite may be deferential to the project. At this time the impacts of doing an ad-hoc amendment to the Off-site Levy Bylaw is unknown.
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Follow Up Action	1. Advise the developer of the outcome
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Attachment (s)	1. Beaverbrook Proposal Administration Presentation
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Report Reviewed by:	 Clayton Kittlitz, Manager of Planning & Development Services  Peter Tarnawsky, County Commissioner
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