

## **PUBLIC HEARING FOR BYLAW 15-18 – LAND USE BYLAW AMENDMENT**

### **Purpose**

The purpose of Bylaw 15-18 is to amend the Land Use Bylaw by revising the minimum area of site requirements for side-by-side duplexes in the Residential Low-Density Multi-Unit (R-2) District to allow a smaller area for laned sites.

### **Readings**

Depending on the outcome of the public hearing, this bylaw is ready for second and third readings.

### **Public Hearing and/or Public Engagement/Communication Strategy**

This public hearing was advertised in the Okotoks Western Wheel on February 21 and 28 in accordance with Section 606 of the *Municipal Government Act*. At the time of report preparation, no written comments have been received.

### **Report, Analysis and Financial Implications**

During the review of the D'Arcy Phase 1 Subdivision Application, Town Administration identified that a number of the proposed R2 lots did not meet the minimum area of site requirements for the district for Duplexes – Side by Side. However, through further review and analysis it was determined that it is not possible to meet the minimum width of site on a laned site (i.e. 7.5m) with the typical lot depth of 34m, in comparison to the single detached districts without exceeding the minimum lot size. The applicant requested a variance to the area of site provisions for Phase 1, which was supported by Administration and ultimately approved by Municipal Planning Commission with approval of D'Arcy Phase 1 subdivision on August 17, 2017.

The 7.5m width of site for side-by-side duplexes on laned sites was introduced with the adoption of the current Land Use Bylaw (40-98) in 1998. Previously, there was no distinction between laned and laneless sites in the R2 District in Land Use Bylaw 1-80. The issue is that there is no corresponding area of site provision that separates between laned and laneless sites, meaning that in order to use the reduced width of site for laned product, the lot would need to be considerably deeper than typical. This limits the transition and block form between R2 and other residential districts unless the laneless width is used. Administration believes this issue in the R2 District was an oversight in the original development of Bylaw 40-98 and was not previously identified as there has not been any laned R2 development prior to D'Arcy Phase 1 since prior to 1998.

Bylaw 15-18 proposes to separate the area of site into laned and laneless, with the current area of site being the minimum requirement for a laneless product and 255m<sup>2</sup> being introduced for the minimum size of laned R2 side-by-side product. This new standard would allow for lots of a width of 7.5m and depth of 34m.

The reduced minimum lot area supports the development concept for the D'Arcy and Wedderburn lands as well as contributes toward increased opportunities for achieving density targets for new communities. The change supports the development of grid-patterned streets, which contributes to more walkable communities, and allows for increased options for housing in new areas.

Bylaw 15-18 was referred to Municipal Planning Commission at their regular meeting on February 15, 2018 and received a motion of support.

### Strategic Plan Goals

<input checked="" type="checkbox"/>	Manage Community Growth	<input type="checkbox"/>	Provide Strong Governance
<input type="checkbox"/>	Provide Quality Community Infrastructure	<input type="checkbox"/>	Healthy and Safe Community
<input type="checkbox"/>	Maintain Organizational Excellence	<input type="checkbox"/>	Foster Economic Vitality
		<input type="checkbox"/>	Promote Environmental Stewardship

### Alternatives for Consideration

n/a

### CAO Comments

I support the recommendation of Administration.

### Attachment(s)

1. Bylaw 15-18 First Reading Version
2. Anthem United Letter
3. Conceptual Plan for R2 laned site

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