



Commercial, Industrial and Multi-Unit Residential Infill

Policy **C-CAO-023**

Date Approved by Council: June 26, 2017

Resolution No.: 123/06/17/SP

Effective Date: June 26, 2017

Last Review: 2017

Future Review Date: 2021

Authority: Council

Responsibility: Council

References: Government of Alberta Efficient Use of Land Compendium, Town of Stony Plain Land Use Bylaw, Municipal Development Plan and Town of Stony Plain Strategic Plan

Replaces: Commercial Infill Policy C-CAO-012

1.0 Purpose: To encourage property owners to invest in development that will further revitalize the established commercial, industrial and multi-unit residential areas through financial incentives and non-financial support.

2.0 Scope: This policy will apply to existing property that will be developed for a commercial, industrial and multi-unit residential purpose as shown on Schedule A map. To be eligible properties must be shown on Schedule A map and defined in the Land Use Bylaw 2546/LUO/15 2015 as districted for the following uses: R6 Residential Comprehensively Planned, R7 Residential Multi-Unit Building, R8 Residential High Density, C1 Commercial Local, C2 Commercial General , C3 Commercial Mixed Use and M1 Business Industrial.

3.0 Objectives: The objectives of this policy are:

- To increase new commercial, industrial and multi-unit residential development on vacant lots;
- To increase redevelopment of underutilized commercial, industrial and multi-unit residential buildings;
- To increase rehabilitation, upgrade, and adaptive reuse of existing commercial, industrial and multi-unit residential buildings;

- To improve maintenance of existing commercial, industrial and multi-unit residential buildings; and
- To increase business recruitment, options for business expansion and development in central areas of the community.

4.0 Statement: The Town has identified infill as an opportunity to further intensify development and optimize use of existing infrastructure. The benefit of a successful infill policy accrues not only to specific properties and neighbourhoods where the development takes place, but to the town as a whole. In addition to putting vacant or underutilized properties into more productive activity, reinvestment reduces development pressure on sensitive agricultural and environmental lands on the periphery of Stony Plain. Furthermore it optimizes the existing infrastructure while reducing the need to build new infrastructure.

The Town of Stony Plain Strategic Plan 2014-2017 outlined a commitment to the “implementation of infill development policies” as opportunity to “support and match our priorities for a vibrant downtown core, institutional development including post-secondary opportunities and cultural economy”. It is the intent of the Town of Stony Plain to encourage growth and development in the core of the community, specifically in areas that are currently served by public infrastructure and services, but underserved by the real estate market.

5.0 Goal: It is the goal of this policy to coordinate public initiatives in order to stimulate private investment that will provide a positive economic impact and benefit for the broader community. The implementation of this policy will be based on the following key principles:

- Comprehensive reinvestment – contributing to the current and future function and desirability of the neighbourhood;
- Coordinated reinvestment – combined stakeholder contributions, address barriers to reinvestment, and compliance of development standards;
- Concentrated efforts – targeted revitalization where the market has demonstrated a lack of confidence and investment that creates the greatest impact and benefit to the broader community;
- Address barriers – respond to the unique and varying challenges in a systematic and strategic manner; and
- Design that enhances – creative approaches to developing spaces that raise the standard of design and function of the property within the neighbourhood and the community.

6.0 Incentives: This policy will be implemented as a catalyst for investment utilizing existing properties and coordinated incentives. The following incentive options are available for use based on an application from the property owner(s), or an approved representative(s):

- Rebate of development permit fee;
- Deferral of off-site levies;

- Consider adjustments to parking requirements;
- Consider variance to the setback requirements;
- Alteration of servicing requirements; and/or
- Expedite consulting and processing time with clients.

To be eligible for incentives, no work must be performed until approved by The Town of Stony Plain. Work that has commenced prior to approval is not eligible for policy incentives.

A signed agreement between the Town and the property owner(s), or approved representative(s), will outline the approved incentives, the deliverables for the property and the timeframe and conditions for payment.

The Town Manager is authorised to sign agreements pursuant to this policy with applicant property owner(s) or approved representative(s).

7.0 Roles and Responsibilities:

Town Council Responsibilities:

- To approve the policy and any changes to the policy

Town Manager Responsibilities:

- To receive and review any application for the policy incentives;
- To recommend to Council policy incentives that may be offered to applicant property owner(s) or approved representative(s);
- To approve agreements with applicant property owner(s) or approved representative(s) pursuant to this policy.
- To administer and monitor any agreements with applicant property owner(s) or approved representative(s); and
- To ensure the development of supporting procedures to implement the policy.

8.0 Policy Review: This policy shall be reviewed by Administration every four years with any changes being recommended to Council for approval.

Schedule A

