



Legislation Details (With Text)

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Title: Bylaw 55/2021 Land Use Bylaw Amendment -- Redistricting -- Cherot ASP (1st Reading)
Presented by: Eric Schultz, Planner, Planning & Development

Sponsors:

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Attachments: 1. Bylaw 55-2021 - Land Use Bylaw Amendment (Cherot).pdf, 2. Fig 1 - Location Map.pdf

Date	Ver.	Action By	Action	Result
12/20/2021	1	City Council	approved the Consent Agenda	

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9.1

Bylaw 55/2021 Land Use Bylaw Amendment -- Redistricting -- Cherot ASP (1st Reading)

Presented by: Eric Schultz, Planner, Planning & Development

RECOMMENDED MOTIONS

1. That Bylaw 55/2021, being amendment 203 to the Land Use Bylaw, be read a first time
2. That the Public Hearing on Bylaw 55/2021 be scheduled for January 31, 2022

PURPOSE OF REPORT

This report discusses a proposed amendment to the Land Use Bylaw Schedule A -- redistricting in the Cherot ASP from Urban Reserve to various residential districts (RX, RXL, R3A) and Public Park. The proposed amendment requires a public hearing.

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

St. Albert Council Strategic Plan

Strategic Priority #5: Housing: Enhance housing options.

Facilitate an increase in the variety of housing types in St. Albert to respond to market demands and accommodate the diverse needs of residents.

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

Service Component

Current Planning Application Processing:

Processing and coordination of the approval of statutory plans and amendments, subdivision, and condominiums applications.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

The Municipal Government Act Section 692(1) requires the subject matter of this report to go to Council, and that a public hearing be held.

The amendment conforms with Flourish (Municipal Development Plan) Policy 14. Land Use and Development, which states:

The policies in this section guide land use and development, according to the land use designations on Map 3: Urban Structure and General Land Use. Together, Map 3 and the policies guide the preparation of, and updates to, Area Structure Plans, Area Redevelopment Plans, and development guidelines.

Map 3: Urban Structure and General Land Use shows this area as Neighbourhoods, which are defined as:

“predominantly residential areas, as identified on Map 3, made up of low-rise housing, along with schools, parks, shops, and services. Many existing Neighbourhoods will evolve by adding new housing that respects the established character, while new Neighbourhoods will include a greater variety of housing types.”

This amendment conforms with the Cherot Area Structure Plan Bylaw 23/2014, as amended July 5, 2021, which shows the amendment area as low density residential.

BACKGROUND AND DISCUSSION

Select Engineering Consultants Ltd., on behalf of Rohit Land St. Albert West Ltd., submitted an application to amend the Land Use Bylaw 9/2005, Schedule A, by redistricting two parcels of land along the south edge of the Cherot neighbourhood. This is the first redistricting application for the Cherot neighbourhood. Redistricting of land is needed to enable subdivisions for residential development. Please refer to attachments Bylaw 55/2021 and Location Map.

The legal addresses of the land to be redistricted are:

- part of NW 6-54-25-4, with the municipal addresses of 51 City Annex West; and
- Descriptive Plan 932 1471, Lot A (ATS Reference: NW 6-54-25-4) with the municipal address of 52 City Annex West.

The current land use district, as shown in the Land Use Bylaw, for all lands subject to this application is Urban Reserve (UR). Urban Reserve is a holding district until urban development occurs on the land, which enables the orderly transformation to future urban expansion.

The application proposes to redistrict the following:

- 8.57 hectares± (21.18 acres±) to Residential (RX);
- 1.16 hectares± (2.87 acres±) to Residential Lane (RXL);
- 1.18 hectares± (2.92 acres±) to Medium Density Residential (R3A); and
- 5.17 hectares± (12.78 acres±) to Public Park (P).

The housing forms within the RX District include single-detached house, semi-detached, duplex, and townhousing. The RXL District has lane access and the type of housing forms within this district include single-detached house, semi-detached, duplex, and street-oriented townhousing. The R3A District housing forms include apartment building and townhousing. The Public Park will include park with an area of 0.89 hectares± (2.20 acres±) and a stormwater management facility adjacent to Range Road 260 with an area of 4.28 hectares± (10.58 acres±).

Access will be from Range Road 260.

The proposed redistricting is consistent with the Cherot Area Structure Plan, which shows the area with low density residential, medium density residential, and park.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Circulation of Application

The proposed Land Use Bylaw amendment was circulated on August 13, 2021, to internal departments, external referral agencies, and property owners within a 100-metre radius. There were no concerns raised by internal or external stakeholders, and no comments from residents.

Following first reading by Council, information about the public hearing will be posted on the City website. The public hearing will be advertised in CityLights on the Wednesday three weeks and two weeks before the meeting. A notification letter about the public hearing will be mailed to property owners within a 100-metre radius of the site.

The public hearing is tentatively scheduled for early 2022, based upon typical processing times for redistricting applications. The Council schedule for 2022 has not been set at this time.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

None at this time.

Legal / Risk:

None at this time.

Program or Service:

As the Cherot neighbourhood develops, there will be incremental impacts to the City and various departments. For example:

- Public Works will have more roads, pipes, stormwater management facilities, and parks to maintain.
- Emergency Medical Services will have a new area to service for fire, enforcement, police, and ambulance.
- Recreation will have to prepare park master plans and provide recreation amenities.
- Engineering will have a geotechnical study and design plans to review, and inspections of

infrastructure.

- Planning and Development will have subdivision plans and development permits to review.
- Safety Codes will have building plans to review and buildings to inspect.
- Transit will have to provide service to the neighbourhood.
- There are other areas of the City that will also be impacted by servicing a new neighbourhood.

Organizational:

The approval of Bylaw 55/2021 will have immediate impact on the Planning and Engineering Department, as this enables two subdivision applications to move forward. Subdivision plans and engineering drawings will have to be reviewed and development agreements negotiated to enable development. Other various departments may also need to conduct inspections and be involved in meetings with the developer / consultants.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

N/A

Report Date: December 20, 2021

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Chief Administrative Officer: Kevin Scoble