



CITY OF ST. ALBERT
ADMINISTRATIVE BACKGROUNDER

TITLE: FRONT TO BACK RESIDENTIAL COMBINED UNITS

PURPOSE OF REPORT

On March 7, 2019 Councillor Joly provided notice in accordance with Section 23 of Procedure Bylaw 3/2018 of her intention to make the proposed motion below:

In order for Council to debate the motion, it must be formally moved.

PROPOSED MOTION(S):

That by <DATE> Administration present to the Governance, Priorities and Finance Committee to the Land Use Bylaw to allow front-back combined residential units.

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

N/A – while the item could be seen as falling within strategic priority #5, 'Enhanced Housing Options', semi-detached and duplex products already exist within the LUB. Therefore, the addition of front/back housing does not increase the variety of housing types available.

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

N/A

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

N/A

BACKGROUND:

The City of St. Albert approved updates to the Land Use Bylaw in February 2018 to accommodate a host of changes related to the built form of the residential districts within the City. Among the major changes were the additions of the Residential RX (low density mixed) and Residential RXL (lane) districts, the provision of lanes, the

reduction of building setbacks, and the increase in lot coverage. These changes were proposed based on more than two years worth of engagement with the development community, and the public at large. Administration did not receive demand for this product type from the public that provided input, and only received moderate interest from developers favouring this type of development.

The provision of front/back accessed residential units was raised with Council during the LUB amendment process. At that time, Administration recommended against adding the front/back access component to the residential district, as it would nullify the benefits of adding lane product (front/back reduces on-street parking by increasing curb cuts/driveways, reduces opportunity for street trees, decreases pedestrian safety by introducing driveways to an area that would otherwise not have them, and may increase servicing costs).

As the development industry has not yet built any of the product approved in the 2018 LUB amendment, Administration has been unable to determine effectiveness of the changes. Due to the concerns with a front/back product mentioned previously, Administration does not recommend adding front/back housing at this time. Should Council proceed with the motion, Administration advises that due to capacity and ongoing work on corporate priorities (e.g. Annexation, Municipal Development Plan, 3rd Party Area Structure Plans), work on the LUB amendment will not proceed until Q3 2019, and will not return to Council for consideration until Q2 2020. Should a developer be interested in pursuing this product, they have the ability to apply for an amendment to the LUB, with fees, as they have for the past year.

Report Date: April 1, 2019
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Committee/Department: Planning & Development Department
Chief Administrative Officer: Kevin Scoble

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