



## Legislation Details (With Text)

**File #:** BL-21-066 **Version:** 1 **Name:**  
**Type:** Bylaw **Status:** Agenda Ready  
**File created:** 8/9/2021 **In control:** City Council  
**On agenda:** 1/10/2022 **Final action:**  
**Title:** Bylaw 6/2021 - Land Use Bylaw Schedule B Amendment, Major Roads (1st Reading)  
Presented by: Barb Dupuis, Planner, Planning & Development Department

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Bylaw 06/2021 LUB Schedule B Amendment, 2. Attachment A to Bylaw 06/2021 Schedule B, 3. REDLINE Part 6 General Regulations, 4. REDLINE Section 8 Residential Regulations, 5. REDLINE Section 8.32 R3 District, 6. REDLINE Section 8.33 R3A District, 7. REDLINE Section 8.34 R4 District, 8. REDLINE Section 9.14 CC District, 9. REDLINE Schedule B Major Roads, 10. Figure 1 Map of Proposed Changes

Date	Ver.	Action By	Action	Result
1/10/2022	1	City Council		

TAMRMS#: B06

**8.1**

### Bylaw 6/2021 - Land Use Bylaw Schedule B Amendment, Major Roads (1st Reading)

Presented by: Barb Dupuis, Planner, Planning & Development Department

#### RECOMMENDED MOTIONS

1. That Bylaw 06/2021, being amendment 184 to the Land Use Bylaw, be read a first time.
2. That the Public Hearing on Bylaw 06/2021 be scheduled for January 31, 2022.

#### PURPOSE OF REPORT

Land Use Bylaw 9/2005 Schedule B currently has a list of “major arterial roads”. This list needs to be updated with five new roads in newly developing areas of St. Albert. The list also needs to have the terminology made consistent with the Complete Streets Guidelines, which were adopted by Council in October 2018.

#### ALIGNMENT TO PRIORITIES IN COUNCIL’S STRATEGIC PLAN

N/A.

#### ALIGNMENT TO LEVELS OF SERVICE DELIVERY

This is an internally driven application to ensure that client driven subdivision applications can proceed in a timely matter.

## ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

N/A.

## BACKGROUND AND DISCUSSION

### *Complete Streets*

The Complete Streets Guidelines and Implementation Strategy was presented to Council in 2018. The Complete Streets Guidelines switch terminology from the traditional Transportation Association of Canada (TAC) definitions to more modern terms used to classify streets. The new terms include: Boulevards, Crosstowns, Connectors, Neighbourhoods, Locals, and Laneways. The new terms are designed to classify streets on more than just the movement of vehicles. The new terms address how the streets serving as public spaces, provide safe options for active transportation, and facilitating the shopping needs of residents.

### *Proposed Land Use Bylaw Changes*

In order to be compliant with the Complete Streets Guidelines, several changes to Land Use Bylaw 9/2005 are required.

Throughout the Land Use Bylaw there are several references to 'arterial road' or 'major arterial road'. These clauses have been edited to remove the word 'arterial'. This has impacted Land Use Bylaw Part 6 (General Regulations), Part 8 (Residential Regulations), Section 8.32 (Medium Density Residential (R3) District), Section 8.33 (Medium Density Residential (R3A) District), Section 8.34 (High Density Residential (R4) District), Section 9.14 (Corridor Commercial (CC) Land Use District), and Schedule B (Major Roadways).

### *Addition of Five Major Road Segments*

Additionally, roadways are proposed to be added in Schedule B. Schedule B currently lists the 'Major Roadways' within St. Albert. Within the list of streets in Schedule B, Administration is proposing to capture the following Complete Streets classifications:

- **Boulevards**, which are regional streets that support the Edmonton Metropolitan Area, serving local and regional travel, typically used for public transit services, and often providing commercial / large load movement. Traditionally defined as a highway, freeway, or expressway. *Examples of Boulevards include: St. Albert Trail, and Ray Gibbon Drive.*
- **Crosstowns**, which are major streets that allow users to travel across the City, without changing corridors. These streets provide connectivity for public transit buses and may provide for commercial / large load movements. Traditionally defined as a major arterial. *Examples of Crosstowns include: Boudreau Road, and Bellerose Drive.*
- **Connectors**, which are major streets that connect Crosstowns together. Connectors provide connectivity for transit buses and may provide for commercial or large load movement. These have traditionally been labeled as an undivided arterial. *Examples of Connectors include: Grandin Road, and St. Anne Street.*

There are currently twenty-five streets listed on Schedule B. After reviewing the list and comparing it with newly developing areas of the City, five streets that meet the classifications have been added to Schedule B, including:

- Fowler Way, which is a Crosstown,

- Meadowview Drive (west of Ray Gibbon Drive), which is a Crosstown,
- Range Road 260, which is a Connector,
- Riel Drive (south of Levasseur Road), which is a Connector, and
- Township Road 540A, which is a Crosstown.

#### *Removal of Two Road Segments*

Villeneuve Road (west of Hogan Road) is predicted to be considered a local road, which would not meet the inclusion criteria. That segment is proposed to be removed from Schedule B. Villeneuve road east of Hogan Road is classified as a Connector and will remain on Schedule B.

Sir Winston Churchill Avenue (south of LeClair Way) is predicted to be considered a local road, which would not meet the inclusion criteria. That segment is proposed to be removed from Schedule B. Sir Winston Churchill Avenue north of LeClair Way is classified as a Crosstown and will remain on Schedule B.

Please see Figure 1 for a map showing the proposed changes to these roads. Most are in newly developing areas of St. Albert.

## **STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT**

The Complete Streets Guidelines and Implementation Strategy had two open houses as part of the process in 2017, and 2018. The team that worked on the guidelines included City staff, industry stakeholders, and the public.

This amendment process did not include a public participation component, and has not been circulated to the public, as it was an internally driven change to align the Land Use Bylaw to Complete Streets Guidelines. Extensive public engagement was done during the Complete Street Guideline process.

The stakeholder communications for this land use bylaw text amendment will be a public hearing. First reading is scheduled for January 10, 2022. Following first reading, information about the public hearing will be posted on the City website. The public hearing will be advertised in CityLights on January 12, 2022 and January 19, 2022. The public hearing is proposed to be scheduled for January 31, 2021.

## **IMPLICATIONS OF RECOMMENDATION(S)**

### Financial:

None at this time.

### Legal / Risk:

None at this time.

### Program or Service:

None at this time.

### Organizational:

None at this time.

## ALTERNATIVES AND IMPLICATIONS CONSIDERED

N/A

Report Date: January 10, 2022

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