



CITY OF ST. ALBERT ADMINISTRATIVE BACKGROUNDER

TITLE: REGULATION OF ONSITE & OFFSITE CONSTRUCTION STAFF PARKING

On November 21, 2016 Councillor Hughes provided notice in accordance with Section 23 of Procedure Bylaw 35/2009 that she intended to bring forward the proposed motion below.

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

PROPOSED MOTION(S):

That there is a requirement added to relevant documents in the development permit process that there is an on-site and off-site construction staff parking plan for new construction developments permits for commercial, institutional, and in residential density R3 or greater in established neighbourhoods.

BACKGROUND:

After dialogue with Councillor Hughes on January 12, 2017, to gain further clarity of the motion, Administration understands the intent of the motion will be to require it of developers to provide the following to the City prior to construction commencing:

- the total number of construction workers expected at a construction site for the duration of a project;
- by how many the number of construction workers at a site will fluctuate over time; and
- so as to mitigate the impact of construction worker-related parking in the immediate vicinity of the site, indicate what measures will be put in place to accommodate both on-site and off-site parking requirements of said construction workers during the whole of the construction phase of a project.

If directed by Council by approval of this motion, Administration will return to Council by the end of Q3 2017 with a report on how Administration proposes a program to meet the intent of the motion, associated proposed service levels, financial implications and required FTE to implement the program.

Reasoning for Administrative process and timing:

Currently, the LUB does not authorize the development authority to include a condition in a development permit which will require on-site and/or off-site construction staff parking plans for new construction developments in any Land Use District. This applies, irrespective of whether the development permit relates to either a permitted or a discretionary use.

Neither should it be listed as a requirement in the LUB. The reason being that a development permit condition for either a permitted or a discretionary use must be in support of planning objectives. Stated differently, a condition should address a planning concern directly associated with development standards (regulations such as lot size, setback from property lines and/or accessory structures, coverage, meeting parking requirements associated with a particular use, signage) on the land parcel being developed.

As an alternative mechanism, consideration could be given to amend the Traffic Bylaw (18/2005), which regulates the use of public roads in St. Albert. This will require consulting with industry and internal stakeholders.

Should alternative mechanisms present themselves, Administration will advise Council accordingly and by no later than August 31, 2017.

Thus, Administration advises that a mechanism other than the LUB should be sought to address the on-site/off-site staff parking concern referred to in the Notice of Motion, should Council decide to support the Motion insofar as staff parking on or at construction sites, need to be addressed.

It is Administration's recommendation that the two instances of the word 'permit' be removed from the notice of motion based on this advice.

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