



File #: PH-17-002, **Version:** 1

TAMRMS#: B06

Bylaw 10/2017 - Land Use Bylaw Amendment, Schedule A, Riverside Stage 16

Presented by: Lenore Mitchell, Senior Planner

RECOMMENDATION(S)

1. That Bylaw 10/2017, being Amendment 142 to the Land Use Bylaw 9/2005, be read a first time.
2. That the Public Hearing be adjourned to April 3, 2017

If there is interest by Council to proceed with closing the public hearing and proceeding through all three readings of Bylaw 10/2017 during this Council Meeting, the following Alternative Recommendation has been provided for use:

1. That Bylaw 10/2017, being Amendment 142 to the Land Use Bylaw 9/2005, be read a first time.
2. That the Public Hearing be closed.
3. That Bylaw 10/2017 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 10/2017.
5. That Bylaw 10/2017 be read a third and final time.

PURPOSE OF REPORT

The purpose of the report is to outline the proposed amendment to the Land Use Bylaw 9/2005, Schedule A to redistrict a parcel of land within the Riverside neighbourhood from Low Density Residential (R1) District to Low Density Residential (R2) District as shown on attachment entitled Location Map. The subject site is located along Rankin Drive (formerly called Meadowview Drive).

COUNCIL DIRECTION

On February 2, 2015, the Land Use Bylaw, Schedule A, was amended through Bylaw 12/2015 with the subject site being districted as Low Density Residential (R1).

Policy 17.2 requires consistency between the Municipal Development Plan (MDP) Bylaw 15/2007 and the Land Use Bylaw 9/2005. The MDP designates the subject site as residential; therefore, there is consistency.

BACKGROUND AND DISCUSSION

Select Engineering Consultants Ltd. on behalf of the landowner, Genstar Titleco Ltd., submitted an

application to amend the Land Use Bylaw. The legal descriptions and addresses are as follows:

- Plan 152 4950, Block 4, Lot 5 with municipal address of 5 Genstar Annex, and
- Plan 152 4950, Block 1, Lot 6 with municipal address of 6 Genstar Annex.

The amendment area is within the Riverside neighbourhood, located south of McKenney Avenue and along Rankin Drive (formerly called Meadowview Drive), which in the future will be a collector roadway. Within the Riverside Area Structure Plan, the area is designated as Low Density Residential. On February 2, 2015, the Land Use Bylaw, Schedule A, was amended through Bylaw 12/2015 with the subject site being districted as Low Density Residential (R1).

When the application was submitted on November 1, 2016, there was a proposed amendment to the Riverside Area Structure Plan (ASP) to change the designation from Low Density Residential to Medium Density Residential and a Land Use Bylaw amendment to change Low Density Residential (R1) District to Medium Density Residential (R3) District. The intent was to replace 29 single-detached housing lots with 58 street-oriented townhouse lots on the north and south side of Rankin Drive, an increase of 29 dwelling units. The review of the application indicated that street-oriented townhouse with 58 driveways along a collector roadway would not be supported as there was minimal place for on-street parking, street trees, and driveway setbacks from adjacent streets were not functional. On December 20, 2016, the developer revised the concept with semi-detached housing, which is support by Administration.

The subject site is 2.07 hectares \pm (5.11 acres \pm). The proposed amendment to the Land Use Bylaw, Schedule A is to redistrict from the Low Density Residential (R1) District to the Low Density Residential (R2) District. Based on the plan of subdivision, the R1 District would have enabled 29 single-detached dwelling units. Based on the plan of subdivision, the R2 District will enable 40 semi-detached dwelling units, an increase of 11 dwelling units.

The applicant has indicated that with the economic downturn and changes to the mortgage rules, the demand for large single-detached lots has diminished and there is a demand for smaller lot products.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

ADMINISTRATION

A letter, dated November 1, 2016, was circulated to residents within 100-metres radius of the subject site advising that an application had been made to amend the Riverside ASP and the Land Use Bylaw, and a plan of subdivision. One email was received by a resident asking why the changes, which were addressed by Administration and is included as the attachment entitled Resident Correspondence.

The referral also included external stakeholders and city administration with comments being provided to the applicant, which were addressed by the applicant with the revised land use amendment.

The public hearing for March 20, 2017, will be advertised in the St. Albert Gazette on March 4 and 11, 2017. In addition, notifications about the public hearing will be circulated to properties within a 100-metre radius of the subject site. On March 3, 2017, the agenda report will be posted on the City's webpage to provide Council and members of the public an opportunity to review the proposed

amendment prior to the March 20, 2017 public hearing.

APPLICANT

A notification sign was installed near the subject site with a map to indicate to a passerby the proposed land use change.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

- None at this time.

Legal / Risk:

- None at this time.

Program or Service:

- None at this time.

Organizational:

- To enable development, the Development Department will be required to review subdivision plans and engineering drawings, as well as negotiate development agreements. Various departments may need to conduct inspections and be involved in meetings with the developer/consultants.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

If Council does not wish to support the recommendation, the following alternative could be considered: Refuse the redistricting.

Implication would be that the applicant would need to reapply after six months with the same or an alternative redistricting proposal.

STRATEGIC CONNECTIONS

City of St. Albert Strategic Plan (Policy C-CG-02) - Pillars of Sustainability

- BUILT ENVIRONMENT - We build our community towards the future to sustain balanced development, with a reverent eye to the past, honouring our unique settlement history and distinct identity.

Governance Strategy

- Council is committed to ensuring that the City of St. Albert is a responsive, accountable government that delivers value to the community.

Service Delivery Strategy

- Council is committed to ensuring that the City of St. Albert is engaging residents to identify opportunities to improve delivery of services to the community.

Long Term Plans

- Municipal Development Plan
- Riverside Area Structure Plan
- Land Use Bylaw

Corporate Objectives

- Ensure our customers are very satisfied.

Council Policies, Bylaws or Federal/Provincial statutes

- N/A

Other Plans or Initiatives

- N/A

Report Date: March 20, 2017

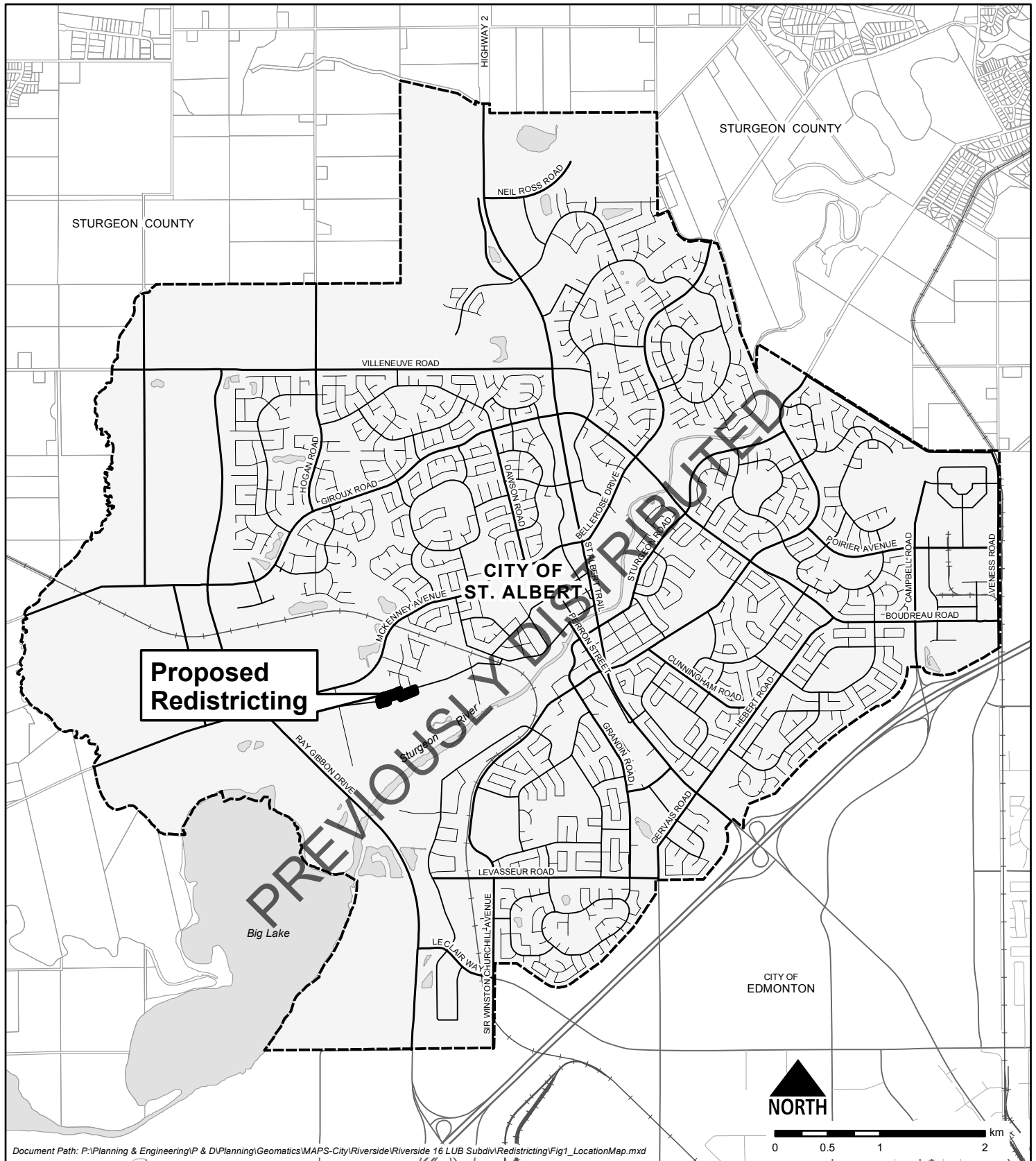
Author(s): Lenore Mitchell

Committee/Department: Development Services

General Manager: Gilles Prefontaine

City Manager: Kevin Scoble

PREVIOUSLY DISTRIBUTED



From: Lenore Mitchell
Sent: November-14-16 10:40 AM
To: Angie
Subject: RE: Proposed Riverside ASP Amendment

Hi Angie, thank you for your questions. I was away from Nov. 7 to Nov. 11 so wanted to get back to you today. I will address your questions within your email.

Staff is in the process of reviewing the request and is to provide me with the comments by December 2, 2016.

Lenore Mitchell, RPP, MCIP, MA
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From: Angie
Sent: November-07-16 8:09 AM
To: Lenore Mitchell
Subject: Proposed Riverside ASP Amendment

Hi Lenore. I received an information package from you regarding Genstar's proposed amendment to the Riverside ASP, and have some questions.

Why is the developer looking to make this change?

The developer, Genstar indicated that the larger single family lots do not have much of a market at this time and there is an opportunity to market townhouse units. They are seeing a shift in lifestyle and the market place with younger and older people wanting smaller more manageable formats of housing. They feel that Rankin Drive is a good transitional space between entry-level and move-up housing products that are to the north and to the larger estate homes to the south. They propose to do an up-market townhouse product.

Does the City have recommendations or quotas for the balance of low, medium and high density housing in neighbourhoods?

The Municipal Development Plan (MDP) requires a minimum for 30% of the dwelling units to be multiple family units, which is 3 units or more attached. The Capital Region Board (CRB) at this time requires 30 dwelling units per net residential hectare and at this time Riverside has 32 dwelling units per net residential hectare. The CRB is in the process of increasing the number of required dwelling units per hectare. What we are hearing is the new requirement will be somewhere between 40 and 50 dwelling unit per net residential hectare.

When looking at the overall neighbourhood plan, I am concerned about the traffic impact of the 29 additional homes. Riverside Drive is the only way for residents in the N and NW portion of the neighbourhood to exit.

At this time Riverside Drive is the only access to McKenney Ave. However, in the future there will be two more access roads from the south portion of the Riverside neighbourhood. Bunt and Associates who did the traffic study indicated that 29 more units is not an issue for the collector roadway of Rankin Drives.

There appears to be plans for a large section of medium density homes in the far NW of the neighbourhood which will also feed into Riverside Drive.

The orange on the plan is medium density residential that can support townhouses and low rise apartment, typically up to 4 storeys.

Was this future Reid Built Medium Density development considered in the traffic assessment presented in the information package? When a traffic impact assessment is done it has to consider the full build-out of the neighbourhood. The developments proposed by both Genstar, Reid and the other land holders within the Riverside neighbourhood were considered as part of the traffic assessment.

Looking forward to more information.

Thanks,
Angie

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**ADDITIONAL
PUBLIC INPUT**

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Betty Gaskarth

From: Steven Grant <...>
Sent: March-13-17 6:03 PM
To: Hearings
Subject: Bylaw 10/2017

I am writing to give my view of the proposal to rezone the area from R1 to R2 and would like to ask you to not redistrict the land. My wife and I purchased a lot on red fox way with the understanding we would not be close to duplexes and all the problems they create (traffic, noise and devaluing property)

St Albert already has enough duplexes, especially in the Riverside area and enough is enough. I would come down in person on March 20th but unfortunately work that day so this email will have to suffice. I will be very upset if this rezone passes and devalues my home.

Steven Grant

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Betty Gaskarth

From: Jen Grant
Sent: March-13-17 6:13 PM
To: Hearings
Subject: Bylaw 10/2017

To whom it may concern,

I am writing regarding the proposed bylaw 10/2017.

I am against this proposal to amend the lands from R1 to R2. Riverside already has adequate duplexes scheduled for development. Also this will bring in too much traffic into this area and devalue the single family homes here already being built.

Thanks for your time,

J. Grant

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Jen Grant

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Betty Gaskarth

From: Amy Kraus
Sent: March-13-17 7:31 PM
To: Hearings
Subject: BYLAW 10/2017

To whom it may concern,

As a new resident to the Riverside Community, I cannot help but already notice the substantial amount of semi-detached housing already built into the area. We purchased a lot with the intention to be further situated from preexisting and future plans for semi-detached housing. The redistrict plans bring semi-detached housing closer to our current lot and the problems associated which include increased traffic, noise, increased degree of rental units, and an ultimate devaluing of our property. We have put significant time, value, and effort into deciding on locale and are displeased with knowing we will be steps away from semi-detached housing flanking many sides of our property. Many of the single-family homes are being sold, whereas semi-detached houses are not. We would be happy to at least see an amendment that proposes the development of semi-detached housing on a portion of Rankin Drive rather than the full 2.07 ha highlighted.

Thank you,

Amy

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