

Stakeholder Feedback	Response from Planning and Development
<p><u>Parks and Recreation:</u></p> <p>9.3. Integration of Parks and School Sites: We would support this change as the neighbourhood park size is too small for the type of amenities a school would request. Would recommend the following wording.</p> <p>All school sites shall have an adjoining park parcel which must be provided at the time of subdivision of the school site consistent with the City of St. Albert Parks and Open Space Classifications.</p> <p>9.12</p> <p>(6) submission of building plans that demonstrate an efficient use of reserve land by building multi-storey schools, unless the City agrees that a single storey school is more suitable.</p> <p>Recreation and Parks agree with this change as we need to ensure that the adjacent park space is adequate for the school and community needs. The larger the school site the smaller the park space. The schools are wanting many amenities on the park site and the larger the park size is the more amenities can be accommodated. This would be a positive for both parties as the parks adjacent to the school sites are larger than most and are our only available sites for structured recreation amenities such as sport fields, baseball diamonds etc.</p> <p>9.13</p> <p>1) In Area Structure Plans where a school site(s) is to be provided, the school site(s) shall be subdivided and serviced with utilities prior to subdivision of 30% of the gross residential land</p>	<p>Supported by Parks and Recreation.</p> <p>Added “consistent with the Parks and Open Space Classifications”.</p> <p>Supported by Parks and Recreation.</p>

<p>in the Area Structure Plan, unless the City agrees that a later subdivision stage would be more suitable.</p> <p>Recreation and Parks supports this change for the school sites as they are larger MR sites and provide us with a park size appropriate for structured amenities. The sooner we can develop the adjacent park site the better for the neighbourhood and community overall.</p> <p>In the review of the Park Planning Model occurring in 2017, the City needs to discuss with the Developers and School Districts, the timing of park and school development to ensure coordination.</p>	<p>Supported by Parks and Recreation.</p> <p>Discussions will be ongoing.</p>
<p><u>Urban Development Institute</u></p> <p>Is this the right time to make these changes? Do you anticipate more changes in the near future with the upcoming impact of the CRB and the new MGA? Perhaps waiting until those are finalized might make more sense.</p> <p>The rest of our comments are specific to section 9.13;</p> <ul style="list-style-type: none"> ○ Please ensure that it is clear that the services are to the property line only. Perhaps it could read '... and serviced to the property line prior to...' ○ There is also some concern over the wording of the amendment to this section – it reads as very prescriptive, but then gives some additional flexibility in favor of the City. It might make more sense to 	<p>There will be further MDP amendments required in the future to align with the new CRB Growth Plan and the new MGA. Planning will move ahead with these amendments at this time as they will bring this section of the MDP up to date. We don't expect these particular amendments to be affected by the CRB and MGA updates, but we will review when the time comes for us to do a larger update of the MDP.</p> <p>Change made to clarify serviced to the property line only.</p> <p>Wording revised to include reviewed on an ASP basis for orderly planning and servicing. While the Administration would prefer to get the school sites early, Administration wants to remain open</p>

<p>replace “... <i>unless the City agrees that a later subdivision stage would be more suitable</i>” to something like, “... <i>but will be reviewed on an ASP basis for appropriate and orderly planning and servicing</i>”. Generally, we are ok with dedicating ‘early’ in the neighborhood, however, if there is no certainty on the future of the site (school board, ages, timing) it leads to confusion and frustration for the residents of that neighborhood.</p>	<p>to alternatives if there is a good planning rationale to support school site dedication at a later stage.</p>
<p><u>Public, Roman Catholic, and Francophone School Boards:</u></p> <p>Summary of feedback:</p> <ul style="list-style-type: none"> • The type of school built for provincial school jurisdictions is a decision made by the Government of Alberta in collaboration with locally elected school boards. • Wish to have discussion about proposed MDP amendment with School Site Allocation Committee. • Public School Board supports effort to take additional MR in higher density neighbourhoods. <p>Full letters from school boards are included below.</p>	<p>Revised to reflect jurisdiction of Province and School Boards.</p> <p>Primary concern addressed. Can discuss further at upcoming School Site Allocation Committee meeting.</p> <p>Supported by Public School Board.</p>



St. Albert
PUBLIC SCHOOLS

January 10, 2017

Robin Beukens, RPP, MCIP, MCP
City of St. Albert
Planning Branch
St. Albert Place, 5 St. Anne Street
St. Albert, AB T8N 3Z9

Dear Robin:

RE: Proposed Municipal Development Plan Amendment, School Sites and Municipal Reserve

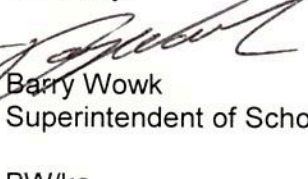
I do not understand why the proposed municipal development plan amendments, school sites and municipal reserve, as outlined in the letter dated December 20, 2016 have not been discussed with the School Site Allocation Committee. I strongly urge that a meeting be held of the School Site Allocation Committee so that input from the organizations that are signatories can be provided.

Specifically, with respect to the amendment to 9.12 (6) the school jurisdiction cannot agree to the proposed change. The proposed wording indicates a requirement of the transfer to municipal reserve to a school authority is the submission of building plans that demonstrate an efficient use of reserve land by building multi-storey schools, unless the City agrees that a single storey school is more suitable.

St. Albert Public Schools embraces the multi-storey school concept and has repeatedly demonstrated its commitment to efficient use of reserve land. Given the arguably small school sites the district has recently been awarded, 6 acres for 600 students and less than 10 acres for 900 students respectively, the district is constructing two storey schools. The decision to build multiple storey schools is and will remain an autonomous decision of the school jurisdiction and the provincial government departments of Alberta Education and Alberta Infrastructure.

In conclusion, St. Albert Public Schools also applauds the City of St. Albert's efforts to obtain greater than 10% municipal reserve in higher density areas. The district understands land is precious and the private and public demands on it are excessive.

Sincerely,



Barry Wowk
Superintendent of Schools

BW/ka

cc. David Keohane - Greater St. Albert Catholic Schools
Robert Lessard - Greater North Central Francophone School Board

BOARD OF TRUSTEES

Glenys Edwards, Chair
Kim Armstrong
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Greater St. Albert
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January 13, 2017

Mr. Robin Beukens, RPP, MCIP, MCP
City of St. Albert, Planning Branch
St. Albert Place,
5 St. Anne Street
St. Albert, AB T8N 3Z9

Dear Mr. Beukens,

RE: Proposed Municipal Development Plan Bylaw Amendments, School Sites and Municipal Reserve

With respect to the proposed amendments to the Municipal Development Plan Bylaw, as shared in your letter of December 20, 2016, Greater St. Albert Catholic Schools does not agree with the proposed change to 9.12 (6).

The type of school built for provincial school jurisdictions is a decision made by the Government of Alberta in collaboration with locally elected school boards. New schools are always subject to the building specifications established by Alberta Education and Alberta Infrastructure. As such, it would be improper for a bylaw developed by a municipality to supersede the regulatory authority of the Provincial government and school boards. Furthermore, we would expect that any proposed changes made to the Municipal Development Plan Bylaw of this kind would be discussed with the School Site Allocation Committee. In this way, boards can have an opportunity to provide appropriate feedback to a matter of such high importance.

Please contact me should you have any further questions regarding this matter.

Sincerely,

David Keohane
Superintendent of Schools

cc: Mr. Barry Wowk, Superintendent - St. Albert Public Schools
Mr. Robert Lessard, Superintendent – Conseil scolaire Centre-Nord

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January 13, 2017

Robin Beukens, RPP, MCIP, MCP
City of St. Albert
Planning Branch
St. Albert Place, 5 St. Anne Street
St. Albert, AB T8N 3Z9

Mr. Beukens,

RE: Proposed Municipal Development Plan Bylaw Amendments, School Sites and Municipal Reserve

Please accept this letter as notice that the Conseil scolaire Centre-Nord (CSCN) opposes the proposed amendments to the Municipal Development Plan Bylaw 15/2007 that would require the construction of multi-story schools.

In particular, the proposed wording in section 9.12 (6) requires that a school jurisdiction submit building plans that demonstrate an efficient use of reserve land by building multi-storey schools, *unless the City agrees* that a single story school is more suitable. The CSCN agrees that an efficient use of land is important and has demonstrated this with its most recent project. However, the decision to build a multiple story building should remain with the school authority in conjunction with Alberta Infrastructure and Alberta Education. Of course, a consultation process with the community to identify needs and consider the impact on the community remains of utmost importance.

We believe these types of matters should be discussed with all stakeholders prior to making the proposed changes to the Municipal Development Plan. The School Site Allocation Committee would be an appropriate approach to bring forward these types of amendments.

The CSCN recognizes the importance for maximizing the limited green space available. However, the design of a school is an autonomous decision that impacts programming and education delivery needs. School Boards are the most knowledgeable sources for these decisions.

Sincerely,



Robert Lessard
Superintendent

cc. David Keohane- Greater St. Albert Catholic Schools
Barry Wowk- St. Albert Public Schools