



File #: PH-17-001, **Version:** 1

TAMRMS#: B06

Bylaw 8/2017 - Proposed MDP Amendments Regarding School Site Allocation

Presented by: Robin Beukens, Planner

RECOMMENDATION(S)

1. That Bylaw 8/2017, being amendment 17 to Municipal Development Plan Bylaw 15/2007, be read a first time.
2. That the Public Hearing for Bylaw 8/2017 be adjourned until July 4, 2017 to allow for a decision by the Capital Regional Board.

PURPOSE OF REPORT

To bring forward options for Municipal Development Plan (MDP) amendments related to school sites for Council's consideration.

The amendments propose changes focused on the following:

- Promote the building of multi-storey schools where possible to maximize the use of limited amounts of reserve land;
- Ensure schools and accompanying park sites are dedicated early on in the residential build-out of new Area Structure Plans so the sites are available to meet the needs of local students, and the accompanying park is available to residents;
- Align the language in the MDP to that of the Municipal Government Act (MGA) with regards to taking extra municipal reserve (>10%) in higher density areas.

Additional MDP amendments will be required to align with the new Capital Region Board (CRB) Growth Plan and the Modernized Municipal Government Act. Those changes are not included in this report, as further analysis of those implications is required.

COUNCIL DIRECTION

On February 17, 2015 Council passed the following motions:

(C94-2015)

That the report entitled "Process Review for the Recommendation of School Sites" dated January 2015 be received as information.

That the proposed amended School Site Allocation Agreement in Attachment 2 be approved, and that

Council direct the Mayor to sign the agreement on behalf of the City, and circulate to the School Boards for ratification.

That Administration bring the proposed Municipal Development Plan amendments to Council by January 2017.

On November 9, 2016 Agenda Committee rescheduled the report to return to Council on March 6, 2017. The report was subsequently rescheduled on February 22, 2017, to return to Council on April 3, 2017.

BACKGROUND AND DISCUSSION

Planning and Development is bringing forward text amendments to the Municipal Development Plan Bylaw 15/2007 (MDP) to promote the building of multi-storey schools for the efficient use of reserve lands, ensure school sites and accompanying park sites are available early on in the development of new Area Structure Plans, and align the language in the MDP to that of the *Municipal Government Act* (MGA). These amendments are aligned with the School Sites Allocation Agreement (2015) and the Technical Study for the Long-Term Provision of New Schools (2015).

Multi-Storey Schools:

The City can take up to ten percent municipal reserve lands, which is taken at the time of subdivision. The MGA requires that these lands must be used for school or park purposes. There are competing demands for these lands, as they are used for school sites, linear connector parks, neighbourhood parks, City wide parks, and for the preservation of natural areas.

Reducing the building footprint of a school by building multi-storey would result in more efficient use of reserve lands than single-storey schools. At this time, municipal reserve land provided for school sites is given by the City to the school districts without compensation. Building multi-storey schools would reduce the amount of reserve land required for school sites, allowing the remainder of these sites to be better utilized for other municipal reserve purposes.

Timing of School Site Allocation:

The municipal development plan currently does not indicate a specific point in the staging of an Area Structure Plan for when a school site must be allocated. Current practice is to work with the developer and the school boards during the ASP process to designate a school site. In some ASPs a school site is dedicated in the early stages, such as the Jensen Lakes ASP. In others, such as the Riverside ASP or Kingswood ASP, the school site isn't available until the latter stages of development.

In Section 4.13 of the MDP (Medium Density Residential Staging Requirements in New Neighbourhoods), there is a requirement "that at least one medium density residential site be subdivided and serviced with utilities prior to subdivision of 15% of the gross residential land area in the Area Structure Plan" (MDP, p.19). Administration is proposing to have a similar statement added for school sites by requiring a school site be prior to the subdivision of 30% of the gross residential land area in the Area Structure Plan.

New neighbourhoods typically have high populations of school age children as can be seen in the Attachment "School Age Children per Neighbourhood". Having the school site available early on would help ensure that children in the neighbourhood have a local school they could attend. Requiring the school and accompanying park site early on would also help ensure these amenities are available to residents, in the event that a landowner or developer elects to cease development of a neighbourhood, as has been the case in Kingswood.

Additional Municipal Reserve in Higher Density Areas:

There is a provision in the *Municipal Government Act* (MGA) in section 668 that states the following:

"Additional municipal and school reserve

668(1) In this section, "developable land" means that area of land that is the subject of a proposed subdivision less the total of

(a) land required to be provided for roads and public utilities under section 662, and

(b) land required to be provided as reserve land.

(2) Subject to section 663, when in the opinion of the subdivision authority a proposed subdivision would result in a density of 30 dwelling units or more per hectare of developable land, the subdivision authority may require municipal reserve, school reserve or municipal and school reserve in addition to that required to be provided under section 666.

(3) The additional land that may be required to be provided under subsection (2) may not exceed the equivalent of 5% of the developable land or a lesser percentage as prescribed in the subdivision and development regulations."

Administration is proposing to amend the MDP so that the reference to the collection of the extra percent MR in higher density areas is consistent with the wording in the MGA. The current wording for taking additional municipal reserve in higher density areas is aligned with the wording in the Capital Region Board (CRB) Growth Plan. The CRB requires that new neighbourhoods achieve 40 units per net residential hectare. However, the MGA formula for calculating densities for extra % municipal reserve is different, referring to "developable land" as opposed to net residential hectare.

The term "developable land" in the MGA and Subdivision and Development Regulations isn't defined solely as land restricted to residential use - if the proposed subdivision contains land planned for non-residential development (other than roads/utilities and reserve), that non-residential land is be considered part of the developable land.

The acquisition of extra reserve in accordance with this provision is not easily implemented. The City of St. Albert has never implemented this authority and research on other municipalities indicate that most other municipalities have not done so. In rare instances, this authority was utilized by other municipalities in select situations with limited benefit for the municipality, since the extra percent MR land applied only to the subdivision area and not the neighbourhood (as per the definition of developable land under section 668). A resolution is being proposed to the Alberta Urban Municipalities Association (AUMA) to adjust this authority so it can be more easily implemented by municipalities.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Internal and External Stakeholders were consulted, including the School Boards, Alberta

Infrastructure, Alberta Education, the St. Albert Chamber of Commerce, and the St. Albert branch of the Urban Development Institute.

Responses are included in the attachment “Stakeholder Feedback”.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

There is the potential for more municipal reserve land to be available. This may reduce the amount land that may need to be acquired by the City in the future to assemble large municipal reserve sites.

Legal / Risk:

None at this time.

Program or Service:

None at this time.

Organizational:

None at this time.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

Additional Alternatives:

- a) Provide feedback and/or suggestions for changes to the proposed MDP amendments to be considered by Administration
- b) Postpone the amendments until a larger review of the MDP has been completed to align the MDP with the new CRB Growth Plan and the Modernized Municipal Government Act.
- c) Reject the proposed MDP amendments. Implication would be the MDP would not be amended with new policies related to school sites and municipal reserve.

STRATEGIC CONNECTIONS

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

SOCIAL - We are a friendly and inclusive community of passionate equals, where everyone feels a sense of belonging. We believe that community starts with the person next door.

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

MDP, ASPs, Corporate Land Strategy

Corporate Objectives

Exercise strong fiscal management

Ensure our customers are very satisfied

Council Policies, Bylaws or Federal/Provincial statutes

Municipal Government Act

Other Plans or Initiatives

School Sites Allocation Agreement (2015)

Technical Report on the Long-Term Provision of School Sites (2015)

Report Date: April 3, 2017

Authors: Robin Beukens, Planner & Adryan Slaght, Director of Planning and Development

Committee/Department: Development Services

General Manager: Gilles Prefontaine

City Manager: Kevin Scoble

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9.0 EDUCATION, RECREATION, PARKS, OPEN SPACE AND CULTURE



Goal: To maintain and develop a city-wide integrated system of schools; parks; open space; culture, recreation and library facilities which enhances the quality of life for all residents and helps preserve the natural environment.

A guiding principle states that “*St. Albert's parks and trails system is important and should be conserved and protected for future generations*”. The central focus of the parks system is Red Willow Park, which parallels the Sturgeon River for the full width of the City of St. Albert and connects to many neighbourhoods by way of approximately 70 km (43 miles) of walking trails.

For the past 25 years, housing developers have been required to dedicate park sites within neighbourhoods. These are typically located adjacent to schools. When new neighbourhoods are built they are given campus sites for schools and athletic play areas, plus additional open spaces and linkages as prescribed by the Area Structure Plan, Parks Master Plan and the City of St. Albert Open Space Standards and Guidelines (1994).

While in the short term, school populations may be increasing, over the next 10-20 years shifts in the demographics of St. Albert are expected to take place. These shifts will alter the demand for parks, open space and recreation facilities in the future. Some of the expected changes include:

- static demand for schools and youth-oriented programs, services, and facilities
- greater demand for senior citizen-related facilities and activities, including more "passive" types of opportunities such as bird watching and more "active" types of opportunities such as walking or other recreational activities
- the need to consider whether new facilities are developed to meet changing recreation demands or whether existing facilities may be converted to other types of uses.

An environmental measure that could be incorporated into existing school grounds is "school ground naturalization". This would see the traditional play structures augmented by gardens, trees, flowers, and other natural features. These gardens have been shown to teach children about their environment and how to protect and care for it, as well as providing a quiet and safe place to read and play. In St. Albert, Grandin EcoPark provides an example of naturalization; school ground naturalization has been implemented at the Wild Rose Learning Garden.

Objectives

The parks, recreation, open space, and schools objectives established in CityPlan 2007 are to:

- ensure that the provision of parks, open space, and recreation facilities is responsive to demographic, cultural and leisure trends
- work in conjunction with the local School Districts to provide the educational infrastructure to accommodate growth, cultural and demographic trends
- provide residents with neighbourhood parks, open space, and recreation facilities within convenient walking distance

- develop neighbourhood parks and open space in each new Area Structure Plan, in a pattern which provides trail connections to the city-wide trail system
- maintain and develop the parks and open space system in an environmentally sensitive and sustainable manner
- preserve sustainable locally significant natural areas, where possible, when developing parks and open space
- investigate opportunities to integrate passive recreational uses in locally significant areas as a form of site conservation
- ensure that development in the flood risk area complies with the Canada-Alberta Agreement Respecting Flood Damage Reduction and Flood Risk Mapping and encourage Alberta Environment to impose appropriate limits on filling and development in the floodway and flood fringe
- respond to the need for additional recreational facilities and opportunities as outlined in the City of St. Albert Recreation Master Plan (**BL11/2012**)
- explore intermunicipal options and public/private partnerships for the delivery of recreational services and the development of recreational facilities

Policies

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| 9.1 Park Development Standards | For the purpose of establishing a desirable standard for parks and open space within St. Albert, a target ratio of 2.4 hectares per 1,000 persons shall be considered adequate and reasonable. In making this calculation, lands taken as municipal and environmental reserve and other public parks and open space available for public recreation and enjoyment will be counted. |
| 9.2 Park Linkages | Parks, natural areas, school sites, and recreation facilities should be developed in a pattern which provides connections to a continuous city-wide trail system to form greenways as represented on Map 3 – Parks, Recreation, and Open Space . |
| 9.3 Integration of Parks and School Sites | All school sites shall have an adjoining park, which must be provided at the time of subdivision of the school site and consistent with the Parks and Open Space classification system. |
| 9.4 Trail Development | The trail system, wherever possible, should be developed on dedicated rights of way, not on City of St. Albert roadways. |
| 9.5 Parks Planning and Development | The City of St. Albert should implement a systematic approach to parks planning through a Parks and Open Space Master Plan and public consultation with user groups, and implementation of the City of St. Albert Open Space Standards and Guidelines in consultation with prospective park users. (BL11/2012) |
| 9.6 Treatment of Public Open Spaces | The City of St. Albert shall maintain high standards for the treatment of public open spaces, as identified in the <i>Engineering Landscape Standards</i> . |

9.7 Red Willow Park Corridor

The Red Willow Park Corridor shall form the major open space amenity for St. Albert such that:

- (1) land for the Corridor may be provided through the dedication of environmental and municipal reserves;
- (2) land for the Corridor may be acquired by municipal purchase;
- (3) development of the flood risk area in the Corridor shall conform to the Canada-Alberta Agreement Respecting Flood Damage Reduction and Flood Risk Mapping and the Land Use Bylaw;
- (4) the Land Use Bylaw shall protect and enhance the Red Willow Park Corridor;
- (5) geological, historical, and archaeological sites of educational and/or interpretive value should be protected;
- (6) all new Area Structure Plans and new Area Redevelopment Plans adjacent to the Red Willow Park Corridor, as outlined in the Red Willow Urban Park Master Plan, shall include a means of delineating a clear boundary between the corridor lands and the adjacent lands; and
- (7) private development may occur in the Red Willow Park Corridor consistent with the Red Willow Urban Park Master Plan and the Land Use Bylaw.

9.8 Carrot Creek Greenway

The Carrot Creek Greenway shall be considered an extension of the Red Willow Park and subject to all considerations in Section 9.7. Lot boundaries must maintain a minimum 50 m setback from the top of the bank of Carrot Creek.

9.9 Leisure Facilities

The development of municipal leisure facilities should be based on consultation with users and appropriate market studies.

9.10 Municipal Reserves

The City of St. Albert shall require municipal reserves necessary to meet the challenge of achieving its open space goals and objectives for neighbourhood, community open space, parks and playground requirements.

9.11 Municipal Reserve Credits

The City of St. Albert may consider providing up to 50% municipal reserve credit for that area located between the 1:100 year flood line level and the 1:25 year flood line level of stormwater dry and wet pond facilities provided that:

- (1) neighbourhood community and district level service requirements elsewhere in the neighbourhood are not compromised;
- (2) the proposed municipal reserve credit is required to be a usable and functional public space;

- (3) the developer agrees to provide trail surfacing, landscaping, other structures or amenities to the City; and
- (4) there is an identified need in the community for this type of recreation.
- 9.12 Transfer of Municipal Reserve to School Authority**
- In accordance with the Municipal Government Act, the following criteria shall be used by the City of St. Albert to evaluate when municipal reserves may be transferred to a school authority:
- (1) a school needs assessment report that defines demographic and student enrollment trends and school facilities needs;
 - (2) the location and amount of reserve requested;
 - (3) the schools' anticipated student population;
 - (4) provincial funding policies;
 - (5) a demonstrated provincial funding commitment; and
 - (6) subject to Provincial Government specifications, submission of building plans that demonstrate an efficient use of reserve land by building multi-storey schools, unless a single storey school is more suitable.
- Where a municipal reserve parcel has been transferred to a school authority, and subsequently these lands are deemed unnecessary for school needs, that parcel shall be transferred in title back to the City of St. Albert for park purposes.
- 9.13 Designation of School Sites**
- The City of St. Albert, in consultation with the local school boards (Public, Roman Catholic, and Francophone school authorities) and pursuant to the *School Site Allocation Agreement 2015* (as amended from time to time), shall monitor growth rate and demographic changes in order to facilitate the provision of anticipated school site locations in new Area Structure Plans.
- (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 to the property line prior to subdivision of 30% of the gross residential land in the Area Structure Plan, but will be reviewed on an Area Structure Plan basis for appropriate and orderly planning and servicing, and could be varied if the City agrees that a later subdivision stage would be more suitable.
- 9.14 Playground/Open Space Requirements Area Structure Plan/Area Redevelopment Plan Technical Report**
- Further to the general requirements of Policy 17.5 (5) and 17.6 (1), the City of St. Albert shall require that the Area Structure Plan Technical Report address such matters as, but not be limited to:

- (1) the role playground/open space is to play in regards to the composition of the neighbourhood;
- (2) the rationale for playground/open space treatment and purpose;
- (3) the integration of playground/open space into the City of St. Albert parks system;
- (4) the amount of reserves;
- (5) the location of proposed reserves;
- (6) the operational costs for maintenance of playground/open space; and
- (7) the school authorities' proposed capital construction plans.

9.15 Municipal Reserve Dedication Required

To maximize the amount of open space made available to the community through the subdivision process and to meet The City of St. Albert's open space and natural areas preservation objectives, the Subdivision Authority shall take as municipal reserve 10% of the area of the land to be subdivided less that portion which is environmental reserve. The Subdivision Authority may require that any combination of land, cash in lieu, or deferred reserves be dedicated. In addition, the City of St. Albert may require additional municipal reserve allocations to meet its objectives as outlined in the Municipal Government Act.

9.16 School Ground Naturalization

The City of St. Albert should encourage the school boards to undertake school ground naturalization in locations they deem appropriate to help teach children about the environment and how to protect and care for it.

9.17 Refurbishment of Playground Equipment

The City of St. Albert, as resources allow, should refurbish playground equipment to Canadian Standards Association standards.

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MAP 3 – PARKS & OPEN SPACE

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- (1) neighbourhood community and district level service requirements elsewhere in the neighbourhood are not compromised;
- (2) the proposed municipal reserve credit is required to be a usable and functional public space;

		<ul style="list-style-type: none"> (3) the developer agrees to provide trail surfacing, landscaping, other structures or amenities to the City; and (4) there is an identified need in the community for this type of recreation.
9.12	Transfer of Municipal Reserve to School Authority	<p>In accordance with the Municipal Government Act, the following criteria shall be used by the City of St. Albert to evaluate when municipal reserves may be transferred to a school authority:</p> <ul style="list-style-type: none"> (1) a school needs assessment report that defines demographic and student enrollment trends and school facilities needs; (2) the location and amount of reserve requested; (3) the schools' anticipated student population; (4) provincial funding policies; (5) a demonstrated provincial funding commitment; and (6) subject to Provincial Government specifications, submission of building plans that demonstrate an efficient use of reserve land by building multi-storey schools, unless a single storey school is more suitable. <p>Where a municipal reserve parcel has been transferred to a school authority, and subsequently these lands are deemed unnecessary for school needs, that parcel shall be transferred in title back to the City of St. Albert for park purposes.</p>
9.13	Designation of School Sites	<p>The City of St. Albert, in consultation with the local school boards (pPublic, protestant separate Roman Catholic, and fFrancophone school authorities) and pursuant to the School Site Allocation Agreement 2004/2015 (as amended from time to time), shall monitor growth rate and demographic changes in order to facilitate the provision of anticipated school site locations in new Area Structure Plans.</p> <p>In Area Structure Plans where a school site(s) is to be provided, the school site(s) shall be subdivided and serviced with utilities to the property line prior to subdivision of 30% of the gross residential land in the Area Structure Plan, but will be reviewed on an Area Structure Plan basis for appropriate and orderly planning and servicing, and could be varied if the City agrees that a later subdivision stage would be more suitable.</p>
9.14	Playground/Open Space Requirements Area Structure Plan/Area Redevelopment Plan Technical Report	<p>Further to the general requirements of Policy 17.5 (5) and 17.6 (1), the City of St. Albert shall require that the Area Structure Plan Technical Report address such matters as, but not be limited to:</p>

- (1) the role playground/open space is to play in regards to the composition of the neighbourhood;
- (2) the rationale for playground/open space treatment and purpose;
- (3) the integration of playground/open space into the City of St. Albert parks system;
- (4) the amount of reserves;
- (5) the location of proposed reserves;
- (6) the operational costs for maintenance of playground/open space; and
- (7) the school authorities' proposed capital construction plans.

9.15 Municipal Reserve Dedication Required

To maximize the amount of open space made available to the community through the subdivision process and to meet The City of St. Albert's open space and natural areas preservation objectives, the Subdivision Authority shall take as municipal reserve 10% of the area of the land to be subdivided less that portion which is environmental reserve. The Subdivision Authority may require that any combination of land, cash in lieu, or deferred reserves be dedicated. In addition, the City of St. Albert may require ~~the following~~ additional municipal reserve allocations to meet its objectives [as outlined in the Municipal Government Act](#):-

~~(1) where future residential density shall exceed a density of 30 dwelling units per gross residential hectare, the Subdivision Authority may require the dedication of reserve lands up to an additional 5%, subject to the Municipal Government Act; and additional reserve land may be acquired by the City of St. Albert, through City and other resources, and shall not be considered as part of the land owner's dedication at the time of subdivision.~~

9.16 School Ground Naturalization

The City of St. Albert should encourage the school boards to undertake school ground naturalization in locations they deem appropriate to help teach children about the environment and how to protect and care for it.

9.17 Refurbishment of Playground Equipment

The City of St. Albert, as resources allow, should refurbish playground equipment to Canadian Standards Association standards.

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MAP 3 – PARKS & OPEN SPACE

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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

BOARD OF TRUSTEES

Glenys Edwards, Chair
Kim Armstrong
Cheryl Dumont
Gerry Martins
Sheri Wright

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



Greater St. Albert
Catholic Schools

Greater St. Albert Roman Catholic Separate School District No. 734

6 St. Vital Avenue, St. Albert, AB T8N 1K2

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www.gsacrd.ab.ca

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

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

Concentration of School Aged Children in the 2014 Municipal Census

