



CITY OF ST. ALBERT ADMINISTRATIVE BACKGROUNDER

TITLE: INFILL DEVELOPMENT

On June 5, 2017 Councillor Russell provided notice in accordance with Section 23 of Procedure Bylaw 35/2009 that he 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 the city of St. Albert develop a policy statement similar to Edmonton's respecting infill development.

BACKGROUND:

Infill Review Process (& Demolition)

Administration understands the intent of the motion is to address concerns related to the demolition process for infill developments.

For typical infill development within the City of St. Albert, the Development Branch, Building Inspections Services (BIS) Branch, Engineering, Public Works, and Utilities all provide input. The Development Branch provides an infill review (pre-application review of proposed site plans & architectural renderings), conducts an internal circulation within City Administration (e.g. engineering, public works, utilities) to identify concerns (e.g. site drainage, impact on boulevard trees, driveway location, etc.), then issues a development permit with conditions for the demolition & subsequent redevelopment using the City's infill guidelines and Schedule E of the Land Use Bylaw (*attached*).

The BIS Branch reviews the building permit application including construction drawings, site plan, and other required information to verify the proposed development will be in conformance with the Alberta Building Code and all related regulations. A demolition permit may be issued separately or in conjunction with the building permit. The development permit is valid for a period of two years. The building permit is valid for a period of 90 days, and remains active as long as the applicant is working continuously toward completion of the project.

Within the demolition permit issued by the BIS Branch are standard conditions related to compliance with Part 8 of the Alberta Building Code, ensuring protection of the public way and adjacent properties, the safe disconnection of utilities and services, grading of the site, and fencing of the site when necessary. Following demolition, BIS conducts a site inspection to ensure that the conditions were met and the site is maintained in a safe condition. Building, plumbing, gas, HVAC, electrical, and water & sewer permits and

inspections are issued and conducted at various stages after commencement of construction for the infill development.

The standard demolition conditions provided by the BIS Branch are not currently in the City Infill Guidelines (*attached*). The Development Branch is currently in the process of creating standard conditions for infill development (currently done on a case-by-case basis). In an effort to better inform both applicants and interested parties about infill development and demolition, Administration is also evaluating the permit application forms, and developing brochures to be made available online and within the Planning & Development Department that provide a summary of the process, requirements, expectations, and helpful contacts regarding infill development and demolition. Both the revised infill guidelines and the brochures are expected to be complete no later than Q1 2018.

Infill Policy

Infill development within the City is enabled through Schedule E of the Land Use Bylaw (Established Neighbourhood Overlay District). Current City Policy with respect to infill development is expressed within Section 4 of the Municipal Development Plan, below:

4.10 Low Density Infill in Existing Neighbourhoods

The City of St. Albert shall support infill residential development on vacant or underutilized parcels of land in established neighbourhoods according to the regulations in the Land Use Bylaw, Schedule E (Established Neighbourhood Overlay District), provided due regard is given to the following:

- 1) *compatibility in height, scale, and design of other buildings in the neighbourhood;*
- 2) *continuity with nearby streetscape and lotting patterns;*
- 3) *compatibility with surrounding land uses;*
- 4) *appropriate landscaping, provision of parking/loading, and preservation of existing vegetation;*
- 5) *preservation and integration of buildings considered to have historical and/or architectural significance;*
- 6) *infrastructure capability;*
- 7) *evaluation of land use impact of conversion of commercial and institutional districted lands;*
- 8) *encouragement of additional low-density infill units through semi-detached or two or more single detached units replacing a single-detached unit; and,*
- 9) *public consultation.*

With respect to Section 4.10, Administration utilizes the City Infill Guidelines approved by Council in 2006 (C442-2006) as guidance in consideration of the nine items identified in the MDP for infill development, as well as to inform applicants of infill requirements. The Guidelines address purpose, lot size & design requirements, servicing requirements, site layout requirements, building mass requirements, landscaping, design & façade guidelines, historic sites, and public consultation.

Report Date: June 26, 2017

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