



Legislation Text

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TAMRMS#: B06

Bylaw 10/2020 Riverside Stage 27 Redistricting (1st Reading)

Presented by: Barb Dupuis, Planner, Planning & Development Department

RECOMMENDATION(S)

1. That Bylaw 10/2020, being amendment 175 to the Land Use Bylaw, be read a first time.
2. That the Public Hearing on Bylaw 10/2020 be scheduled for June 1, 2020.

PURPOSE OF REPORT

This report discusses proposed amendments to Schedule A of the Land Use Bylaw (LUB). The proposed amendments require a public hearing and Council's approval, as per the requirements in the Municipal Government Act (MGA).

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

St. Albert Council Strategic Plan

Strategic Priority #5: Housing: Enhance housing options.

Facilitate an increase in the variety of housing types in St. Albert to respond to market demands and accommodate the diverse needs of residents.

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

Service Component

Current Planning Application Processing:

Processing and coordination of the approval of Statutory plans and amendments, subdivision and condominiums applications.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

Section 692(1) of the Municipal Government Act requires that the subject matter of this report go to Council, and that a public hearing be held before giving second reading to the bylaw.

This amendment conforms with the Municipal Development Plan, Policy 3.1 - Future Land Use Policy:

The City of St. Albert shall direct future growth and development in accordance with Map 2 - Future Land Use Policy and in keeping with the policies contained in CityPlan 2007.

BACKGROUND AND DISCUSSION

Select Engineering Consultants Ltd., on behalf of Genstar Titleco Ltd., has applied to amend Schedule A of the Land Use Bylaw (LUB). This application is intended to facilitate residential development in the Riverside neighbourhood in accordance with the Riverside Area Structure Plan.

The proposed redistricting is consistent with the Municipal Development Plan Bylaw 15/2007 as consolidated, which designates the land as Residential. The proposed redistricting is consistent with the Riverside Area Structure Plan Bylaw 2/2020.

The proposal is to redistrict 1.4 ha± (3.5 ac±) from Urban Reserve (UR) District to Residential Lane (RXL) District, and 3.8 ha± (9.3 ac±) from Urban Reserve (UR) District to Residential (RX) District. The total area of land being redistricted is 5.2 ha± (12.8 ac±). Please refer to the attached location map (Figure 1).

The Riverside Area Structure Plan was amended on March 16, 2020, with the subject lands being designated for Low-Density Residential use. The Residential (RX) District and Residential Lane (RXL) District are both considered low-density residential districts.

An example of permitted uses in the Residential (RX) District includes single-detached homes, duplexes, semi-detached homes, and townhousing. An example of permitted uses in the Residential Lane (RXL) District includes single-detached homes, duplexes, semi-detached homes, and street-oriented townhousing.

The applicant is proposing forty-three (43) units of single-detached homes. Twenty-eight (28) units will be districted RXL, and fifteen (15) units will be districted RX District.

The legal description and address is:

Legal Description	Municipal Address
Plan 152 4950, Block 5, Lot 3	3 Genstar Annex

Access will be from a new road, called Redspur Drive.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The proposed Land Use Bylaw (LUB) amendment was circulated on January 15, 2020 to internal departments, external referral agencies, and property owners within a 100-meter radius. The redistricting was circulated for thirty (30) days, concurrent with a subdivision application in the same area.

A sign notifying passersby of the redistricting was placed at the intersection of McKenney Drive and Redspur Avenue.

No feedback was received from the public. No objections were received from internal departments or external referral agencies.

First reading is scheduled for May 4, 2020. Following first reading, information about the public hearing will be posted on the City website. The public hearing will be advertised in CityLights on May 13, 2020, and May 20, 2020. A notification letter about the public hearing will be mailed to property owners within a 100-meter radius of the site.

The public hearing is proposed to be scheduled for June 1, 2020.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

None at this time.

Legal / Risk:

None at this time.

Program or Service:

As development proceeds:

- Engineering drawing review, development agreement drafting and signing, and inspection of infrastructure will occur.
- Planning and Development will have subdivision plans and development permits to review and provide decisions on.
- Safety Codes will have building plans to review and buildings to inspect.
- Public Works will have maintenance of infrastructure.
- Fire Services, Community & Social Development, Transit and other departments will have to provide services to a new area of the City.

Organizational:

None at this time.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

If Council does not wish to support the recommendation, the following alternatives could be considered:

Defeat first reading of Bylaw 10/2020, which will have the following implications:

- The applicant cannot re-apply within six months for a Land Use Bylaw amendment on this site.

Report Date: May 4, 2020

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Deputy Chief Administrative Officer: Kerry Hilts

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