



Legislation Text

File #: PH-18-009, **Version:** 1

TAMRMS#: B06

Bylaw 13/2017 Riverside Stage 17 Redistricting

Presented by: Jessi Fry, Planner

RECOMMENDATION(S)

1. That Bylaw 13/2017, being amendment 143 to Land Use Bylaw 9/2005, be read a first time.
2. That the Public Hearing on Bylaw 13/2017 be closed.
(Note that unanimous consent is required to pass a motion to close the public hearing in the same meeting as first reading of the bylaw was passed.)
3. That Bylaw 13/2017 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 13/2017.
5. That Bylaw 13/2017 be read a third and final time.

If Council does not wish to close the public hearing, or if a motion to close the public hearing does not pass, consideration of the following Recommendation would be appropriate:

1. That Bylaw 13/2017, being amendment 143 to Land Use Bylaw 9/2005, be read a first time.
2. That the Public Hearing on Bylaw 13/2017 be adjourned to May 1, 2017.

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 Urban Reserve (UR) to Public Park (P), Public and Private Service (PS), Medium/High Density Residential (R4), and Low Density Residential (R2) as shown on attachment entitled Land Use Bylaw Amendment Map. The subject site is located south of Meadowview Drive (future name: Rankin Drive).

COUNCIL DIRECTION

N/A

BACKGROUND AND DISCUSSION

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

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

- Plan 932 1088, Area A with municipal address of 500 Meadowview Drive, and
- Plan 152 4950, Block 1, Lot 8 with municipal address of 8 Genstar Annex.

The amendment area is within the Riverside neighbourhood, located south of Meadowview Drive (Future Name: Rankin Drive) a future collector roadway.

As shown on the map, proposed districts within the subject area include Public Park (P), Public and Private Service (PS), Medium/High Density Residential (R4), and Low Density Residential (R2). The proposed districts are consistent with the Future Land Use Map in the Riverside Area Structure Plan, which shows this area as Park, Medium/High Density Residential, Medium Density Residential, Low Density Residential, and Public Utility Lot.

The only permitted use in the Public Park (P) District is park. The 0.68 ha± park area with will be a linear park providing a north-south trail connection and views to the south.

Permitted uses in the Public and Private Service (PS) District are elementary or secondary school, and park. Public Utility Buildings are a discretionary use in this district. The 0.31 ha± Public and Private Service (PS) area with at the south end of the amendment area contains an existing ATCO Gas utility building. This parcel will accommodate trail connections north of the building.

Permitted uses in the Medium/High Density Residential (R4) District include apartment building and stacked townhousing. Townhousing is a discretionary use in this district.

Some permitted uses in the Low Density Residential (R2) District include duplex, semi-detached housing, and single-detached house.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

ADMINISTRATION

On December 9, 2016 a letter was sent to residents within a 100-metre radius of the subject site advising that an application had been made to amend the Land Use Bylaw. No comments from the public were received during the circulation.

The referral also included external stakeholders and city administration. No objections to the proposed redistricting were received.

The public hearing is scheduled for April 18, 2017, and will be advertised in the St. Albert Gazette on April 1 and 8, 2017. In addition, notifications about the public hearing will be circulated to properties within a 100-metre radius of the subject site. On March 30, 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 April 18, 2017 public hearing.

APPLICANT

A notification sign was installed near the subject site with a map to indicate to passersby 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: Defeat first reading of Bylaw 13/2017 for redistricting of Riverside Stage 17.

The 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: April 18, 2017

Author(s): Jessi Fry

Committee/Department: Development Services

General Manager: Gilles Prefontaine

City Manager: Kevin Scoble