File #: PH-16-013, **Version:** 1

TAMRMS#: B06

Erin Ridge North
(1) Bylaw 9/2017 Erin Ridge North Area Structure Plan Amendment
(2) Bylaw 18/2017 Land Use Bylaw Text Amendment, Direct Control Mixed Use (DCMU) Land Use District
(3) Bylaw 19/2017 Land Use Bylaw Amendment, Schedule A
Presented by: Robin Beukens, Planner

RECOMMENDATION(S)

(1) Bylaw 9/2017 Erin Ridge North Area Structure Plan Amendment

1. That Bylaw 9/2017, being amendment 6 to the Erin Ridge North Area Structure Plan Bylaw 33/2009, be read a first time.

2. That the Public Hearing on Bylaw 9/2017 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 9/2017 be read a second time.

4. That unanimous consent be given for consideration of third reading of Bylaw 9/2017.

5. That Bylaw 9/2017 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 Alternative Recommendations would be appropriate:

1. That Bylaw 9/2017, being amendment 6 to Land Use Bylaw 9/2005, be read a first time.

2. That the Public Hearing on Bylaw 9/2017 be adjourned to June 26, 2017.

(2) Bylaw 18/2017 Land Use Bylaw Text Amendment, Direct Control Mixed Use (DCMU) Land Use District

1. That Bylaw 18/2017, being amendment 146 to Land Use Bylaw 9/2005, be read a first time.

2. That the Public Hearing on Bylaw 18/2017 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 18/2017 be read a second time.

4. That unanimous consent be given for consideration of third reading of Bylaw 18/2017.

5. That Bylaw 18/2017 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 Alternative Recommendations would be appropriate:

1. That Bylaw 18/2017, being amendment 146 to Land Use Bylaw 9/2005, be read a first time.

2. That the Public Hearing on Bylaw 18/2017 be adjourned to June 26, 2017.

(3) Bylaw 19/2017 Land Use Bylaw Amendment, Schedule A

1. That Bylaw 19/2017, being amendment 147 to Land Use Bylaw 9/2005, be read a first time.

2. That the Public Hearing on Bylaw 19/2017 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 19/2017 be read a second time.

4. That unanimous consent be given for consideration of third reading of Bylaw 19/2017.

5. That Bylaw 19/2017 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 Alternative Recommendations would be appropriate:

1. That Bylaw 19/2017, being amendment 147 to Land Use Bylaw 9/2005, be read a first time.

2. That the Public Hearing on Bylaw 19/2017 be adjourned to June 26, 2017.

PURPOSE OF REPORT

This report presents proposed amendments to the Erin Ridge North Area Structure Plan (ASP) Bylaw 33/2009 and the Land Use Bylaw 9/2005 for the former Lutheran church lands at the corner of St. Albert Trail and Coal Mine Road in Erin Ridge North. These amendments require a public hearing as per the requirements in the Municipal Government Act (MGA).

COUNCIL DIRECTION

On April 7, 2015 Council passed the following motions amending the Intermunicipal Development Plan (IDP) and the Municipal Development Plan (MDP) to redesignate the former Lutheran Church lands from Institutional to Commercial and Residential. The St. Albert Honda Site was designated as

Commercial as part of the amendments.

(C185-2015)
That Bylaw 10/2015 be read a third and final time.
CARRIED

(C187-2015)
That Bylaw 11/2015 be read a third and final time.
CARRIED

Policies 17.2, 17.3, and 17.6 in the Municipal Development Plan (MDP) require amendments to the Land Use Bylaw (LUB) and an Area Structure Plan (ASP) to conform to the MDP. The Erin Ridge North ASP Bylaw 33/2009 as amended was approved by Council.

BACKGROUND AND DISCUSSION

The legal descriptions and addresses include Plan 942 3702, Lot C, known municipally as 2, 54211 Range Road 253; and Plan 132 5384, Block 7, Lot 164MR, known municipally as 50 MR Enchanted Way North.

(1) Bylaw 9/2017 Erin Ridge North Area Structure Plan Amendment

Bylaw 9/2017 Erin Ridge North Area Structure Plan Amendment (ERN ASP) proposes amendments to allow for land use changes to the former Lutheran Church lands located at the corner of St. Albert Trail and Coal Mine Road as shown in attachment entitled “Location Map”. Landrex Inc. has purchased the land from the Lutheran Church-Canada the Alberta-British Columbia District. As the site will no longer be used for institutional purposes, ISL Engineering and Land Services Ltd. on behalf of Landrex Inc. is proposing to redesignate the 9.46 ha± (23.38 ac±) site from Institutional, Institutional/Medium Density Residential, and Park to Low Density Residential, Mixed-Use Commercial with Residential, and Park.

These land use changes will allow for single family homes, public park, and a mixed-use commercial with residential area. The mixed-use commercial with residential area is intended to create a neighbourhood activity centre that will contain a mix of uses in a compact, walkable built form. The site is proposed to be predominantly commercial, but will incorporate residential units above lower level commercial or standalone residential, institutional uses, and a park plaza.

No municipal reserve is owing on the former Lutheran Church lands.

In total, for Erin Ridge North Phases 1 and 2, there are 1,440 dwelling units projected, with a corresponding population of 3,470. The current CRB densities are met for each phase and the overall density is 38 dwelling units per net residential hectare. Of the dwelling units, 58% are multiple family dwelling units. The overall commercial land area is 30% of the gross developable area.

Included in the ERN ASP amendment are updates reflecting development statistics in the area since the last ASP amendment was approved on October 19, 2015 and updates to maps with the proposed land use designations. The proposed changes are included in the attachment entitled “Erin Ridge North ASP (amendments highlighted).”

These changes include the removal of a portion of St. Albert Trail right-of-way adjacent to St. Albert Honda from the ERN ASP. An amendment to the Erin Ridge North Area Structure Plan, a Land Use Bylaw Amendment to Schedule A, and a road closure for a portion of roadway along the east side of St. Albert Trail (south of Everitt Drive North and adjacent to St. Alberta Honda) was approved by Council on April 28, 2014. These approvals were recommended to Council in anticipation that this land would be sold to St. Albert Honda. The land transaction did not proceed. St. Albert Honda is no longer interested in purchasing the land and upon further review, Administration no longer supports sale of these lands due to current and future infrastructure needs.

(2) Bylaw 18/2017 Land Use Bylaw Text Amendment, Direct Control Mixed Use (DCMU) Land Use District

ISL Engineering and Land Services Ltd., on behalf of Landrex Inc., is proposing a text amendment to the Direct Control Mixed Use (DCMU) District. This amendment proposes to add 'hotel' as a discretionary use to the DCMU District.

The applicant has stated that a hotel is a complementary use within the DCMU District. The applicant has also stated that as this use is allowed as a discretionary use in the Corridor Commercial (CC) District, it would be fitting for a DCMU District adjacent to a major arterial roadway as well. The proposed change is shown in the attachment entitled "DCMU District (amendments highlighted)."

(3) Bylaw 19/2017 Land Use Bylaw Amendment, Schedule A

The applicant is proposing to redistrict the 9.46 ha± (23.38 ac±) site from Urban Reserve (UR) and Public Park (P), to Direct Control Mixed Use (DCMU), Low Density Residential (R1), and Public Park (P). The proposal is shown in the attachment entitled "Bylaw 19/2017 Land Use Bylaw Amendment, Schedule A."

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Summary of Key Dates on Public Consultation:

- October 29, 2014: The applicant held a public consultation meeting at the King of Kings Lutheran Church with approximately sixty (60) people in attendance. A mail notification was sent by the applicant to properties within a 100-metre radius of the amendment area. Notification was placed in the St. Albert Gazette on October 15 and October 22, 2014. A transcript was prepared from the meeting (Attachment entitled "Transcript - Proposed Erin Ridge North ASP and LUB amendment Public Open House October 29, 2014").
- February 13, 2015: The Planning Branch circulated the Erin Ridge North ASP and Land Use Bylaw amendments together with the Municipal Reserve land exchange and proposed closure of a portion of Coal Mine Road. The application was circulated to referral agencies, internal departments, properties within a 100-metre radius of the proposed amendment area, and to those who attended the October 29, 2014 public meeting held by the applicant.
- August 15, 2016: The Planning Branch circulated a revised application that included ERN ASP and Land Use Bylaw amendments, as well as the Municipal Reserve land exchange, but

not the closure of a portion of Coal Mine Road. The application was circulated to referral agencies, internal departments, properties within a 100-metre radius of the proposed amendment area, and to those who attended the October 29, 2014 public meeting held by the applicant.

- January 10, 2017: The Planning Branch circulated a subdivision application for northern half of the site and notified residents of an upcoming Open House at the Best Western Inn on St. Albert Trail on January 19, 2017.
- January 19, 2017: The applicant hosted an open house on January 19, 2017 at the Best Western Inn on St. Albert Trail with fourteen (14) people attending. A mail notification was sent by the applicant to properties within a 100-metre radius of the amendment area and to those who attended October 29, 2014 public meeting. Notification was placed in the St. Albert Gazette on January 4 and January 11, 2017. The applicant prepared a report on the meeting (see attachment "Erin Ridge North ASP and LUB Amendment Public Open House Report January 19, 2017").
- In accordance with the Municipal Government Act, the public hearing was advertised on April 29 and May 6, 2017, in the St. Albert Gazette, and notification of the public hearing was mailed to property owners within 100-metre radius of the amendment areas, and to those who attended the October 29, 2014 Public Meeting and the January 19, 2017 Open House.

<u>First Version of Application:</u>
The first version of the application was received in February 2015. The proposed land uses included Corridor Commercial (CC), Medium-High / Density (R4), Low Density Residential (R1), and Public Park (P). The application also included the closure of a portion of Coal Mine Road, incorporating the Lutheran Church, and a stormwater pond.

- Public feedback was split on the proposed closure of Coal Mine Road, with some in favor of closing the road and some against it. Administration did not support the closure of Coal Mine Road. For details as to why City Administration does not support the closure of a portion of Coal Mine Road or a portion of Ebony Way, see the attachment entitled "City Administration Position on Proposed Road Closures."
- Some local residents did not support the proposed Medium-High Density (R4) District or the commercial area. Cameron Development Corporation did not support the corridor commercial in close proximity to their commercial development.
- Internal and External Stakeholders had no concerns with the application other than the closure of a portion of Coal Mine Road.

<u>Second Version of Application:</u>
The second version of the application was received in August 2016. The proposed land uses included Corridor Commercial (CC), Medium / High Density (R4), Low Density Residential (R1), and Public Park (P). The closure of a portion of Coal Mine Road was removed from the application and the church would no longer be remaining on site. A stormwater pond was included on the Municipal Reserve parcel.

- A few residents did not support the removal of the closure of Coal Mine Road from the application and/or would like to see a portion of Ebony Way closed, or the future Ebony Way not fully connected between Everitt Drive North and Coal Mine Road due to local traffic concerns.
- Parks, Engineering, and Planning and Development did not support the location of the stormwater management facility on the Municipal Reserve parcel as stormwater management is a utility and not a proper use of Municipal Reserve land.

Third Version of Application:
The third version of the application was received in November 2016. This application is the same as the August 2016 application, but replaced the Corridor Commercial (CC) and Medium /High Density Residential (R4) land use districts with the Direct Control Mixed Use (DCMU) District. This was done to enable the applicant's vision of an urban village styled development. The stormwater pond was removed from the Municipal Reserve parcel, with excess stormwater to be stored in the pipes.

- A few residents remain concerned about traffic on St. Albert Trail and in Erin Ridge, and would like to see portions of Coal Mine Road and/or Ebony Way closed, or the future Ebony Way not fully connected between Everitt Drive North and Coal Mine Road. Administration has not changed its position on this issue, as outlined within the attachment entitled "City Administration Position on Road Closures."
- Some of the public feedback on the mixed-use commercial with residential urban village area was favourable, however some had concerns that the development overall would increase traffic. Feedback also included public input on the proposed design which were received by the applicant for consideration.

Administration has no concerns with the latest version of the application, which is before Council.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:
None at this time.

Legal / Risk:
None at this time.

Program or Service:
As Erin Ridge North develops, there will be incremental impacts to the City and various departments. For example:

- Public Works will have more roads, pipes, and parks to maintain.
- Emergency Medical Services will have a new area to service for fire, enforcement, police, and ambulance.
- Recreation will have to prepare park master plans and provide recreation amenities.
- Engineering will have design plans to review and inspections of infrastructure.
- Planning and Development will have subdivision plans and development permits to review.
- Safety Codes will have building plans to review and buildings to inspect.
- Transit will have to provide service to the neighbourhood.
- Other areas of the City will also be impacted by servicing a new neighbourhood.

Organizational:

- The immediate impact will be to Planning, Engineering, and Legal as subdivision plans, engineering drawings, and development agreements are submitted for review and approval.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

Alternative 1. Do not approve the recommended amendment to the Direct Control Mixed Use (DCMU) District. The implication would be that the DCMU would remain as it currently is, but the proposed amendments to the ERN ASP and the Land Use Bylaw, Schedule A could proceed.

Alternative 2. Do not approve the recommended amendments to the ERN ASP and the Land Use Bylaw, Schedule A. The implication would be the developer would need to return with an alternate proposal and not be able to commence development of the site this building season.

STRATEGIC CONNECTIONS

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

ECONOMIC - We prosper and excel through a strong and diverse economy that is supported by forward-thinking commerce, outstanding local businesses, and a dynamic downtown core.
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
Intermunicipal Development Plan, Municipal Development Plan, Transportation Master Plan, and the Utility Master Plan.

Corporate Objectives
Ensure our customers are very satisfied

Council Policies, Bylaws or Federal/Provincial statutes
Not applicable.

Other Plans or Initiatives
Not applicable.

Report Date: May 15, 2017
Author(s): Robin Beukens, Planner
Committee/Department: Infrastructure and Development Services
General Manager: Glenn Tompolski
City Manager: Kevin Scoble