



Legislation Details (With Text)

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Title: Bylaw 02/2020 Riverside ASP Amendment - 1st reading
Presented by: Sajid Sifat, Planner, Planning and Development

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Attachments: 1. Riverside ASP Redline, 2. Riverside ASP - Bylaw, 3. Riverside ASP Clean Copy, 4. Fig1 Location Map, 5. Fig2 Future Land Use, 6. Summary of Public Comments, 7. Public Comments, 8. Riverside Council Presentation

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2/3/2020	1	City Council		

TAMRMS#: B06

Bylaw 02/2020 Riverside ASP Amendment - 1st reading

Presented by: Sajid Sifat, Planner, Planning and Development

RECOMMENDATION(S)

1. That Bylaw 02/2020, being amendment 3 to the Riverside Area Structure Plan 1/2012, be read a first time.
2. That the Public Hearing on Bylaw 02/2020 be scheduled for March 2, 2020.

PURPOSE OF REPORT

This report presents proposed amendments to the Riverside Area Structure Plan as per Schedule A of Bylaw 02/2020. This amendment requires 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

Strategic Priority #2: Economic Development: Enhance business/commercial growth.

- Develop and recommend Green Tape 2.0 initiatives to enable increased growth, investment, and commerce in St. Albert focusing on a strong collaborative model.

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

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

The Municipal Government Act Section 692(1) requires the subject matter of this report to go to Council and that a public hearing be held.

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

BACKGROUND AND DISCUSSION

The Riverside Area Structure Plan (ASP) was approved by Council through Bylaw 4/2016 on March 21, 2016.

Select Engineering, on behalf of Genstar Development Company, submitted an application on June 21, 2019 to amend the Riverside Area Structure Plan Bylaw 30/2019, Schedule A.

Bylaw 02/2020 - Riverside Area Structure Plan Amendment

The purpose of this amendment is to update figures and text of the ASP to reflect changes to proposed land use configurations, road network, school/park sites, and commercial sites.

The applicant proposes this area structure plan amendment application with the following amendments:

1. Addition of a second school site

A second school site has been added to the Riverside ASP within the south east part of the neighbourhood, off Rankin Drive. The additional school site will allow a second school to be located within the Riverside neighbourhood. The projected growth of approximately 1,970 students will be supported by the two school sites.

2. Relocating medium and high-density residential land uses

The majority of the medium-density developments are relocated to within the Neighbourhood Activity Center and on McKenney Avenue. The relocated medium density sites are better suited to be located within the Neighbourhood Activity Center and on crosstown roadways to better manage traffic and reduce impact onto the rest of the neighbourhood. Locating medium density buildings closer to the street will provide opportunities to enhance streetscapes through architectural treatments and urban design. Locating the medium density within the Neighbourhood Activity Center will promote walkability to adjacent commercial and higher density uses.

3. Incorporating laneways throughout the neighborhood

Incorporating laneways throughout the neighbourhood will allow diversified housing configurations that includes rear garages/parking areas for single-detached, semi-detached, and rowhouses. Laneways will allow vehicular access to the rear of the lots, which will ensure

these lots do not have front driveways. This allows for a streetscape where the buildings are located closer to the street, and will facilitate more on-street parking.

4. Addition of a commercial site north of McKenney Avenue

The additional commercial site north of McKenney Avenue will add approximately 1.9 Ha of land for commercial designation within the Neighbourhood Activity Center. This will complement the residential neighbourhood with commercial uses and intensify the use of the Neighbourhood Activity Center.

5. Increased residential densities to be consistent with the Land Use Bylaw

Minimum required density for each type of residential land use - low, medium, and high density uses have been updated to be consistent with the Land Use Bylaw:

	Existing Density	Proposed Density
Low Density	20 du/ha	23-39 du/ha
Medium Density	35 du/ha	35-94 du/ha
High Density	141 du/ha	94-141 du/ha
Overall	32 du/ha	32 du/ha

Overall 32 dwelling units per residential net hectare are proposed with the updated densities. A minimum of 30% of the overall density is proposed to be medium or high density developments.

6. Reconfiguration of street networks and addition of trails and walkways

The street network throughout the neighbourhood has been improved to enable better connectivity and efficient circulation between the neighbourhood and onto McKenney Avenue. The redesign of the street network resulted in an additional 0.5 Ha of land area dedicated to the street network within the ASP.

Edmonton Metropolitan Regional Growth Plan

Development within the City of St. Albert must conform to the Growth Plan of the Edmonton Metropolitan Regional Growth Plan (EMRB). St. Albert statutory plans such as Area Structure Plans, adopted since 2017, must provide for a minimum of 40 dwelling units per net residential hectare for greenfield developments.

The Riverside ASP proposes an unchanged net residential density of 32 dwelling units per hectare. Since, the Riverside ASP predates 2017, the minimum density requirement of 40 dwelling units per net hectare does not apply. The Riverside ASP does meet the minimum density of 30 dwelling units per net hectare, which was the required density by the Capital Region Board at the time the existing ASP was approved. This application was not required to be referred to the EMRB since it met all the requirements of the EMRB Growth Plan.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Prior to a formal ASP amendment application being submitted to the City, the applicant hosted a public open house on April 18, 2019. Select Engineering, on behalf of Genstar Development Company, provided a presentation with an overview of the proposed ASP amendment application.

44 members of the public attended the meeting. Residents of Riverside were sent a written notice and a public notice sign was posted for the open house.

Circulation of Application

The proposed ASP amendment was circulated on July 8, 2019 to internal departments, external referral agencies, businesses and property owners within a 100-metre radius, and attendees of the public meeting who provided a mailing address. Thirteen pieces of public correspondence were received for this application. A summary of written public comments received through the circulation process is attached in Figure 3. The consolidated public comments are attached in Figure 4.

First reading is scheduled for February 3, 2020. The public hearing is tentatively scheduled for March 2, 2020 subject to Council approval. When approved the public hearing date and time will be posted on the City website and will be advertised in the St. Albert Gazette (CityLights) on the 2nd and 3rd Saturdays preceding the hearing. In addition a notification letter about the public hearing will be mailed to property owners and businesses within a 100 metre radius of the site, and to attendees of the public meeting who provided a mailing address.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

None at this time.

Legal / Risk:

None at this time.

Program or Service:

As development proceeds:

- Engineering drawing reviews, development agreements, and inspections of infrastructure will be required.
- 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.
- Recreation Services will have park planning and development to undertake.
- Public Works will have additional infrastructure to maintain.
- Fire Services, Community & Social Development, Transit, and other departments will need to provide services to a new area of the City.

Organizational:

None at this time.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

A landowner's application for an ASP amendment must be given consideration by Council, so it must receive first reading which serves only to place the matter on the table for later discussion and debate. Council may pass the proposed ASP amending bylaw after public hearing, with or without amendments, but is not obligated to do so.

Report Date: February 3, 2020

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Committee/Department: Planning & Development

Deputy Chief Administrative Officer: Kerry Hilts

Chief Administrative Officer: Kevin Scoble