



## Legislation Details (With Text)

**File #:** PH-21-022    **Version:** 1    **Name:**  
**Type:** Public Hearing    **Status:** Agenda Ready  
**File created:** 6/3/2021    **In control:** City Council  
**On agenda:** 6/21/2021    **Final action:**  
**Title:** Bylaw 10/2021 Proposed Redistricting - 32 Akins Drive (2nd & 3rd Readings)  
Presented by: Colin Krywiak, Manager, Planning & Development

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Bylaw 10-2021, 2. 32 Akins Drive - Development Permit Conditions, 3. 32 Akins Drive - Floor Plan, 4. 32 Akins Drive - Air Photo, 5. Jan 12 2021 Public Meeting Transcript, 6. Previously Distributed (1st Reading Report on May 31, 2021), 7. Additional Public Input

Date	Ver.	Action By	Action	Result
6/21/2021	1	City Council	adopted	
6/21/2021	1	City Council	adopted	
6/21/2021	1	City Council	adopted	
6/21/2021	1	City Council	adopted	
6/21/2021	1	City Council	denied	Fail
6/21/2021	1	City Council	adopted	

TAMRMS#: B06

**10.3**

### Bylaw 10/2021 Proposed Redistricting - 32 Akins Drive (2nd & 3rd Readings)

Presented by: Colin Krywiak, Manager, Planning & Development

### RECOMMENDED MOTIONS

1. That Public Hearing on Bylaw 10/2021 be closed.
2. That Bylaw 10/2021, being amendment 188 to the Land Use Bylaw, be read a second time.
3. That Bylaw 10/2021, being amendment 188 to the Land Use Bylaw, be read a third time.
4. That upon passage of Bylaw 10/2021, Council approve DP 066845 with the recommended conditions.

### PURPOSE OF REPORT

This report discusses a proposed amendment to the Land Use Bylaw (LUB) to redistrict the property at 32 Akins Drive from Low Density Residential (R1) to Direct Control (DC), as well as a development permit for a Birthing Centre.

## **ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN**

N/A

## **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.

The City's Municipal Development Plan - Flourish, provides high level direction regarding land use and development. As it relates to this unique, site specific redistricting, it does not contain specific policy direction regarding land use within this context. However, Flourish does contain the following overarching goal and policy, which would support the provision of a new health service.

"Community Well-being - St. Albert supports the physical, mental, and social well-being of residents through community services and neighbourhoods that support healthy lifestyles."

*Policy 11.5.1 - Facilitate programs and initiatives that support the physical health, mental health, and social well-being of community members.*

## **BACKGROUND AND DISCUSSION**

Please refer to Attachment 6, entitled Previously Distributed, which includes the 1st Reading Report from May 31, 2021.

## **STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT**

A sign notifying passersby of the redistricting was placed on the property and a virtual open house was held on January 12, 2021. The proposed LUB amendment was circulated on February 01, 2021 to internal departments, external referral agencies, and property owners within a 100-meter radius. No objections were received from internal departments, external referral agencies or the 100m radius notification.

First reading occurred on May 31, 2021. Following first reading, information about the public hearing was posted on the City website. The public hearing was advertised in CityLights on June 02, 2021,

and June 09, 2021. A notification letter about the public hearing was mailed to property owners within a 100-meter radius of the site.

## IMPLICATIONS OF RECOMMENDATION(S)

### Financial:

None at this time.

### Legal / Risk:

None at this time.

### Program or Service:

None at this time.

### 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 second reading of Bylaw 10/2021 which will have the following implications:

- The applicant cannot re-apply within six months for this same rezoning on this site.

Report Date: June 21, 2021

Author: Kathleen Short

Department: Planning & Development

Deputy Chief Administrative Officer: Kerry Hilts

Chief Administrative Officer: Kevin Scoble