



Legislation Details (With Text)

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Type: Public Hearing **Status:** Agenda Ready
File created: 12/28/2016 **In control:** City Council
On agenda: 3/20/2017 **Final action:** 3/20/2017
Title: Bylaw 10/2017 - Land Use Bylaw Amendment, Schedule A, Riverside Stage 16
Presented by: Lenore Mitchell, Senior Planner

Sponsors:

Indexes:

Code sections:

Attachments: 1. Bylaw 10/2017 LUB Schedule A, 2. Location Map, 3. Resident Correspondence, 4. Additional Public Input - Bylaw 10-2017

Date	Ver.	Action By	Action	Result
3/20/2017	1	City Council	receive first reading	Pass
3/20/2017	1	City Council	denied	Pass
3/20/2017	1	City Council	approved	Pass

TAMRMS#: B06

Bylaw 10/2017 - Land Use Bylaw Amendment, Schedule A, Riverside Stage 16

Presented by: Lenore Mitchell, Senior Planner

RECOMMENDATION(S)

1. That Bylaw 10/2017, being Amendment 142 to the Land Use Bylaw 9/2005, be read a first time.
2. That the Public Hearing be adjourned to April 3, 2017

If there is interest by Council to proceed with closing the public hearing and proceeding through all three readings of Bylaw 10/2017 during this Council Meeting, the following Alternative Recommendation has been provided for use:

1. That Bylaw 10/2017, being Amendment 142 to the Land Use Bylaw 9/2005, be read a first time.
2. That the Public Hearing be closed.
3. That Bylaw 10/2017 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 10/2017.
5. That Bylaw 10/2017 be read a third and final time.

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 Low Density Residential (R1) District to Low Density Residential (R2) District as shown on attachment entitled Location Map. The subject site is located along Rankin Drive (formerly called Meadowview Drive).

COUNCIL DIRECTION

On February 2, 2015, the Land Use Bylaw, Schedule A, was amended through Bylaw 12/2015 with the subject site being districted as Low Density Residential (R1).

Policy 17.2 requires consistency between the Municipal Development Plan (MDP) Bylaw 15/2007 and the Land Use Bylaw 9/2005. The MDP designates the subject site as residential; therefore, there is consistency.

BACKGROUND AND DISCUSSION

Select Engineering Consultants Ltd. on behalf of the landowner, Genstar Titleco Ltd., submitted an application to amend the Land Use Bylaw. The legal descriptions and addresses are as follows:

- Plan 152 4950, Block 4, Lot 5 with municipal address of 5 Genstar Annex, and
- Plan 152 4950, Block 1, Lot 6 with municipal address of 6 Genstar Annex.

The amendment area is within the Riverside neighbourhood, located south of McKenney Avenue and along Rankin Drive (formerly called Meadowview Drive), which in the future will be a collector roadway. Within the Riverside Area Structure Plan, the area is designated as Low Density Residential. On February 2, 2015, the Land Use Bylaw, Schedule A, was amended through Bylaw 12/2015 with the subject site being districted as Low Density Residential (R1).

When the application was submitted on November 1, 2016, there was a proposed amendment to the Riverside Area Structure Plan (ASP) to change the designation from Low Density Residential to Medium Density Residential and a Land Use Bylaw amendment to change Low Density Residential (R1) District to Medium Density Residential (R3) District. The intent was to replace 29 single-detached housing lots with 58 street-oriented townhouse lots on the north and south side of Rankin Drive, an increase of 29 dwelling units. The review of the application indicated that street-oriented townhouse with 58 driveways along a collector roadway would not be supported as there was minimal place for on-street parking, street trees, and driveway setbacks from adjacent streets were not functional. On December 20, 2016, the developer revised the concept with semi-detached housing, which is support by Administration.

The subject site is 2.07 hectares± (5.11 acres±). The proposed amendment to the Land Use Bylaw, Schedule A is to redistrict from the Low Density Residential (R1) District to the Low Density Residential (R2) District. Based on the plan of subdivision, the R1 District would have enabled 29 single-detached dwelling units. Based on the plan of subdivision, the R2 District will enable 40 semi-detached dwelling units, an increase of 11 dwelling units.

The applicant has indicated that with the economic downturn and changes to the mortgage rules, the demand for large single-detached lots has diminished and there is a demand for smaller lot products.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

ADMINISTRATION

A letter, dated November 1, 2016, was circulated to residents within 100-metres radius of the subject site advising that an application had been made to amend the Riverside ASP and the Land Use Bylaw, and a plan of subdivision. One email was received by a resident asking why the changes, which were addressed by Administration and is included as the attachment entitled Resident Correspondence.

The referral also included external stakeholders and city administration with comments being provided to the applicant, which were addressed by the applicant with the revised land use amendment.

The public hearing for March 20, 2017, will be advertised in the St. Albert Gazette on March 4 and 11, 2017. In addition, notifications about the public hearing will be circulated to properties within a 100-metre radius of the subject site. On March 3, 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 March 20, 2017 public hearing.

APPLICANT

A notification sign was installed near the subject site with a map to indicate to a passerby 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: Refuse the redistricting.

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: March 20, 2017

Author(s): Lenore Mitchell

Committee/Department: Development Services

General Manager: Gilles Prefontaine

City Manager: Kevin Scoble