



Legislation Details (With Text)

File #: PH-17-009 **Version:** 1 **Name:**
Type: Public Hearing **Status:** Agenda Ready
File created: 1/25/2017 **In control:** City Council
On agenda: 4/18/2017 **Final action:** 4/18/2017
Title: Bylaw 14/2017 Riverside Stage 19 Redistricting
Presented by: Jessi Fry, Planner

Sponsors:

Indexes:

Code sections:

Attachments: 1. Bylaw 14-2017 - Riverside Stage 19 Redistricting, 2. LocationMap, 3. Land Use Bylaw Amendment Map

Date	Ver.	Action By	Action	Result
4/18/2017	1	City Council	closed Public Hearing	Pass
4/18/2017	1	City Council	receive first reading	Pass
4/18/2017	1	City Council	received second reading	Pass
4/18/2017	1	City Council	consent to third reading	Pass
4/18/2017	1	City Council	received third reading	Pass

TAMRMS#: B06

Bylaw 14/2017 Riverside Stage 19 Redistricting

Presented by: Jessi Fry, Planner

RECOMMENDATION(S)

1. That Bylaw 14/2017, being amendment 144 to Land Use Bylaw 9/2005, be read a first time.
2. That the Public Hearing on Bylaw 14/2017 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 14/2017 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 14/2017.
5. That Bylaw 14/2017 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 14/2017, being amendment 144 to Land Use Bylaw 9/2005, be read a first time.

2. That the Public Hearing on Bylaw 14/2017 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 Low Density Residential (R1) and Public Park (P) as shown on the 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 Schedule A - Land Use Map of the Land Use Bylaw. The legal descriptions and addresses are as follows:

- Plan 152 4950, Block 1, Lot 6 with municipal address of 6 Genstar Annex, 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 collector roadway. Within the Riverside Area Structure Plan, the area is designated as Storm Water Management Facility, Low Density Residential, and Park.

The proposed districts are consistent with the Future Land Use Map in the Riverside Area Structure Plan. The Low Density Residential (R1) District permits single-detached houses. Duplexes and semi-detached housing are discretionary uses in this district.

The park area that encompasses 2.71 ha± will include a Storm Water Management Facility (SWMF) that is approximately 0.80 ha± as well as an open channel for drainage. The park area that encompasses 1.43 ha± is a tree stand which will include a trail connection. An assessment will be completed to determine the health of the tree stand in this area prior to trail alignment.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

ADMINISTRATION

A letter dated December 9, 2016, was circulated 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. External stakeholders had no objection to the proposed redistricting. Administration noted that a tree assessment needs to be completed and provided before any trail alignment is confirmed.

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 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: Defeat first reading of Bylaw 14/2017 for redistricting of Riverside Stage 19.

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