



Legislation Details (With Text)

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Type: Public Hearing **Status:** Agenda Ready
File created: 12/6/2016 **In control:** City Council
On agenda: 4/24/2017 **Final action:** 4/24/2017
Title: Bylaw 7/2017 - Riverside Stage 18 Redistricting
Presented by: Tracy Tsui, Planner

Sponsors:

Indexes:

Code sections:

Attachments: 1. Bylaw 7/2017, 2. LocationMap

Date	Ver.	Action By	Action	Result
4/24/2017	1	City Council	receive first reading	Pass
4/24/2017	1	City Council	closed Public Hearing	Pass
4/24/2017	1	City Council	received second reading	Pass
4/24/2017	1	City Council	consent to third reading	Pass
4/24/2017	1	City Council	received third reading	Pass

TAMRMS#: B06

Bylaw 7/2017 - Riverside Stage 18 Redistricting

Presented by: Tracy Tsui, Planner

RECOMMENDATION(S)

- That Bylaw 7/2017, being amendment 141 to Land Use Bylaw 9/2005, be read a first time.
- That the Public Hearing on Bylaw 7/2017 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.)
- That Bylaw 7/2017 be read a second time.
- That unanimous consent be given for consideration of third reading of Bylaw 7/2017.
- That Bylaw 7/2017 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:

- That the Public Hearing on Bylaw 7/2017 be adjourned to May 15, 2017.

PURPOSE OF REPORT

The purpose of the report is to outline the proposed redistricting of Riverside Stage 18 from Low Density Residential (R1) to Low Density Residential (R2), through the amendment of Schedule A of the Land Use Bylaw 9/2005.

COUNCIL DIRECTION

N/A

BACKGROUND AND DISCUSSION

Select Engineering Consultants Ltd., on behalf of Genstar Titleco Ltd., submitted an application to amend the Land Use Bylaw (Schedule A) by redistricting Riverside Stage 18 from Low Density Residential (R1) to Low Density Residential (R2). The amendment area is within the Riverside Neighbourhood (detailed within the attached *Location Map*), and encompasses a land area of 1.03 ha (+/-). Riverside Stage 18 is located at 22 Genstar Annex (McKenney Avenue and Roberge Close), south of the Canadian National Railway (CN). The legal description is part of River Lot 20, St. Albert Settlement.

The subject area was originally districted as Low Density Residential (R1) on October 1, 2007 (Bylaw 19/2007). This allowed for 13 single-detached lots and 6 semi-detached lots. However, the applicant wishes to redistrict the subject area to R2 to develop semi-detached housing and to have the assurance that semi-detached housing is a permitted use (whereas semi-detached housing is discretionary under R1). Permitted uses within the R2 district include (but are not limited to): duplex, semi-detached housing, and single-detached housing.

Riverside Stage 18 is designated as Residential in the Municipal Development Plan. The Riverside Area Structure Plan indicates that this area can be built as Low Density Residential (R1) and (R2) Districts. As such, the proposed amendment is consistent with the City of St. Albert's statutory plans. Any proposed increase in residential density is in keeping with the Capital Region Board's Growth Plan principles.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The proposed redistricting was circulated on December 5, 2016 to internal departments, external referral agencies, and property owners within a 100 metre radius. There were no objections.

The public hearing is tentatively scheduled for April 24, 2017 and notice of public hearing will be provided through the City website, CityLights, and a second mail out to property owners within the 100 metre radius.

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 7/2017 for redistricting of Riverside Stage 18.

The implication would be that the applicant would need to reapply after six months with the same or an alternative redistricting proposal.

STRATEGIC CONNECTIONS

- a) 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.
- b) Governance Strategy
 - Council is committed to ensuring that the City of St. Albert is a responsive, accountable government that delivers value to the community.
- c) 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.
- d) Long Term Plans
 - Municipal Development Plan
 - Riverside Area Structure Plan Bylaw 1/2012
 - Land Use Bylaw 9/2005
- e) Corporate Objectives
 - Ensure our customers are very satisfied.
- f) Council Policies
 - Not applicable.
- g) Other Plans or Initiatives

- Not applicable.

Report Date: April 24, 2017
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Committee/Department: Development Services
General Manager: Gilles Prefontaine
City Manager: Kevin Scoble