



Legislation Details (With Text)

File #: PH-17-028 **Version:** 1 **Name:**
Type: Public Hearing **Status:** Agenda Ready
File created: 5/18/2017 **In control:** City Council
On agenda: 6/26/2017 **Final action:**
Title: Erin Ridge North
 (1) Bylaw 9/2017 Erin Ridge North Area Structure Plan Amendment
 (2) Bylaw 18/2017 Land Use Bylaw Text Amendment, Direct Control Mixed Use (DCMU) Land Use District
 (3) Bylaw 19/2017 Land Use Bylaw Amendment, Schedule A
 Presented by: Robin Beukens, Planner

Sponsors:

Indexes:

Code sections:

Attachments: 1. Bylaw 9-2017 - Erin Ridge North ASP (June 26 mtg), 2. Bylaw 18-2017 - DCMU Text Amendment(june26), 3. Bylaw 19-2017 - Erin Ridge Redistricting(june 26), 4. Erin Ridge North ASP (amendments highlighted) (June 26 mtg), 5. Previously Distributed AR - ERN ASP & LUB May 15, 2017, 6. 10.6-DCMU (amendments highlighted) (June 26 mtg), 7. Additional Public Input June 26, 2017.pdf, 8. Additional Public Input Previously Distributed.pdf

Date	Ver.	Action By	Action	Result
6/26/2017	1	City Council	closed Public Hearing	Pass
6/26/2017	1	City Council	continued	Pass
6/26/2017	1	City Council	received second reading	Pass
6/26/2017	1	City Council	denied	Fail
6/26/2017	1	City Council	received third reading	Pass
6/26/2017	1	City Council	received second reading	Pass
6/26/2017	1	City Council	received second reading	Pass
6/26/2017	1	City Council	amended	Pass

TAMRMS#: B06

Erin Ridge North

(1) Bylaw 9/2017 Erin Ridge North Area Structure Plan Amendment
(2) Bylaw 18/2017 Land Use Bylaw Text Amendment, Direct Control Mixed Use (DCMU) Land Use District
(3) Bylaw 19/2017 Land Use Bylaw Amendment, Schedule A
 Presented by: Robin Beukens, Planner

RECOMMENDATION(S)

(1) Bylaw 9/2017 Erin Ridge North Area Structure Plan Amendment

1. That the Public Hearing on Bylaw 9/2017 be closed.
2. That Bylaw 9/2017 be read a second time.

3. That Bylaw 9/2017 be read a third and final time.

(2) Bylaw 18/2017 Land Use Bylaw Text Amendment, Direct Control Mixed Use (DCMU) Land Use District

1. That the Public Hearing on Bylaw 18/2017 be closed.

2. That Bylaw 18/2017 be read a second time.

3. That Bylaw 18/2017 be read a third and final time.

(3) Bylaw 19/2017 Land Use Bylaw Amendment, Schedule A

1. That the Public Hearing on Bylaw 19/2017 be closed.

2. That Bylaw 19/2017 be read a second time.

3. That Bylaw 19/2017 be read a third and final time.

PURPOSE OF REPORT

This report presents proposed amendments to the Erin Ridge North Area Structure Plan (ASP) Bylaw 33/2009 and the Land Use Bylaw 9/2005 for the former Lutheran church lands at the corner of St. Albert Trail and Coal Mine Road in Erin Ridge North. These amendments require a public hearing as per the requirements in the Municipal Government Act (MGA).

COUNCIL DIRECTION

On April 7, 2015 Council passed the following motions amending the Intermunicipal Development Plan (IDP) and the Municipal Development Plan (MDP) to redesignate the former Lutheran Church lands from Institutional to Commercial and Residential. The St. Albert Honda Site was designated as Commercial as part of the amendments.

(C185-2015)

That Bylaw 10/2015 be read a third and final time.

CARRIED

(C187-2015)

That Bylaw 11/2015 be read a third and final time.

CARRIED

Policies 17.2, 17.3, and 17.6 in the Municipal Development Plan (MDP) require amendments to the Land Use Bylaw (LUB) and an Area Structure Plan (ASP) to conform to the MDP. The Erin Ridge North ASP Bylaw 33/2009 as amended was approved by Council.

BACKGROUND AND DISCUSSION

On May 15, 2017 Council gave first reading to Bylaw 9/2017 Erin Ridge North Area Structure Plan Amendment, Bylaw 18/2017 Land Use Bylaw Text Amendment, Direct Control Mixed Use (DCMU) Land Use District, and Bylaw 19/2017 Land Use Bylaw Amendment, Schedule A.

Text edits were raised during Council discussion. The "maybe" was changed to "may be" on p.30 of the ASP, and the "major landowners" clarified as "major land owners of undeveloped lands". A summary of hotel parking regulations was added to the DCMU District reference table.

Updated final and redline versions of the Erin Ridge North Area Structure Plan and the Direct Control Mixed Use District are included as attachments.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

Alternative 1. Do not approve the recommended amendment to the Direct Control Mixed Use (DCMU) District. The implication would be that the DCMU would remain as it currently is, but the proposed amendments to the ERN ASP and the Land Use Bylaw, Schedule A could proceed.

Alternative 2. Amend Bylaw 19/2017 to include the Low Density Residential (R1) District and Public Park (P) District but exclude the Direct Control Mixed Use (DCMU) District.

Alternative 3. Do not approve the recommended amendments to the ERN ASP and the Land Use Bylaw, Schedule A. The implication would be the developer would need to return with an alternate proposal and not be able to commence development of the site this building season.

Report Date: June 26, 2017

Author(s): Robin Beukens, Planner

Committee/Department: Infrastructure and Development Services

General Manager: Glenn Tompolski

City Manager: Kevin Scoble