



Legislation Text

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Bylaw 34/2020 Kingswood Land Use Bylaw Schedule A Amendment (1st Reading)

Presented by: Eric Schultz, Planner, Planning & Development Department

RECOMMENDED MOTIONS

(1) Bylaw 34/2020 Land Use Bylaw Schedule A Amendment

1. That Bylaw 34/2020, being amendment 182 to the Land Use Bylaw Schedule A, be read a first time.
2. That the Public Hearing on Bylaw 34/2020 be scheduled for November 2, 2020.

PURPOSE OF REPORT

This report discusses proposed amendments to the Land Use Bylaw Schedule A. The proposed amendment requires a public hearing and Council's approval, as per the requirements in the Municipal Government Act (MGA).

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

N/A

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

Access to Parks and Open Spaces - Planning and Design: Park classification, design and development are outlined through the City of St. Albert Parks and Open Space Standards and Guidelines

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

The Municipal Government Act Section 692(1) requires the subject matter of this report to go to Council, and that a public hearing be held.

This amendment conforms with the Municipal Development Plan, Policy 3.1 - Future Land Use Policy:

The City of St. Albert shall direct future growth and development in accordance with Map 2 - Future Land Use Policy and in keeping with the policies contained in CityPlan 2007.

This amendment also conforms with Policy 9.5 Parks Planning and Development:

The City of St. Albert should implement a systematic approach to parks planning through a Parks and Open Space Master Plan and public consultation with user groups, and implementation of the City of St. Albert Open Space Standards and Guidelines in consultation with prospective park users.

BACKGROUND AND DISCUSSION

The Pineview II/Kingswood ASP was originally approved in 1981, and last amended in 2002. The neighbourhood is predominately composed of single detached dwellings, with a large central school/park site, additional municipal reserve, and a small preserved natural area. Most of the neighbourhood is developed, with the exception of three parcels of land; two along Kingswood Boulevard, and one along Poirier Avenue.

In 2019, City Council approved expropriation of the remaining Municipal Reserve in the Kingswood neighbourhood, to address a deficiency of developed park spaces. The City is responsible for all costs, including the cost of the land, within an expropriation process.

To reduce the costs associated with expropriation, City Administration and Council entered into negotiations with the developer, Canterra Developments, that would dedicate an appropriate park space for the neighbourhood, resolve outstanding concerns with the amount of municipal reserve owed, and leave flexibility for discussions around the future of the undeveloped land in the neighbourhood.

On February 3, 2020, Council directed Administration to facilitate the creation of a 2.3 ha community park within the Pineview II/Kingswood Area Structure Plan (ASP). The goal of this park will be to meet the current recreational and community needs of the Kingswood neighbourhood. The proposed park is intended to be aligned to the general character and build out of the neighbourhood, be supported by neighbourhood residents, and be consistent with the intent of a community park, as described by the City's Parks and Open Spaces Standards and Guidelines.

Application

On June 1, 2020, Recreation and Parks, on behalf of the owner, Canterra Developments Corp., applied to redistrict 2.3 hectares± (5.7 acres±) of land in the Kingswood neighbourhood. The subject site is located on the east side of Kingswood Boulevard and bounded to the north by Kingsmeade Crescent. The proposed redistricting is consistent with the Kingswood Areas Structure Plan and the Municipal Development Plan, as per the attached *Location Map* and *ASP Future Land Use Map*.

The legal address for the subject site is Plan 852 1925, Block E, and the municipal address is 499 Sir Winston Churchill Avenue.

The parcel to be redistricted is currently districted as Urban Reserve (UR). These lands will be redistricted as Public Park (P).

The park will be named Kingsmeade Park, which is taken from the name of the nearby roadway, Kingsmeade Crescent, as per City Council Policy C-CC-05 Municipal Naming.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Circulation of Application

The proposed Land Use Bylaw amendment was circulated on June 11, 2020, to internal departments, external referral agencies, and property owners within a 100-metre radius. Comments were received from five (5) residents who live close by to the proposed park (see attachment *Public Comments*). Four of the residents were supportive of a park in this space, and had questions about the actual park design and/or amenities; they were advised that Recreation and Parks would be undertaking public engagement activities later in the summer to collect feedback from residents on the design of the park. One resident expressed concerns about excessive building heights in the park space and was told that the proposed district did not allow for heights greater than 8.5 m.

First reading is scheduled for October 5, 2020. Following first reading, the public hearing date will be posted on the City website. The public hearing will be advertised in CityLights on the 2nd and 3rd Wednesday preceding the hearing. A notification letter about the public hearing will be mailed to property owners within a 100 metre radius of the site, and to any attendees of a public meeting who provided their address.

A notification sign was placed on the site on June 11, 2020.

The public hearing is tentatively scheduled for November 2, 2020.

Public Engagement

Recreation and Parks will elicit feedback from the public via surveys and online engagement activities, in order to:

- maintain an open and transparent line of communication between the City and Kingswood residents throughout all phases of park planning and development;
- determine residents' desired amenities for the park, considering the overall composition and build out of the neighbourhood, identified City or community group needs, and available funding;
- obtain targeted feedback from potential park users; and
- determine concerns with site design or impacts from amenities and identify potential compromises or mitigations as possible.

Recreation and Parks initiated the first phase of public engagement on August 21, 2020 with an online survey and project overview video and webpage. This phase is scheduled to close September 7, 2020. Concept plan options will be shared and available for public feedback in the fall.

The engagement webpage for the Kingsmeade Park Development can be found here:

[<https://stalbert.ca/cosa/participation/opportunities/kingsmeade-park-development/>](https://stalbert.ca/cosa/participation/opportunities/kingsmeade-park-development/)

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

Approval of this Bylaw will allow Recreation and Parks to move forward with the design and

construction phases. The budgeted costs for these steps may change due to economic or other factors beyond the control of the City.

Legal / Risk:

None at this time.

Program or Service:

As development proceeds:

- Engineering drawing reviews and inspections of infrastructure.
- Planning and Development will have subdivision plans to review and provide decisions on.
- Recreation Services will have park planning and development.
- Capital Projects will oversee design and construction.
- Public Works will have maintenance of infrastructure.

Organizational:

None at this time.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

If Council does not wish to support the recommendations, the following alternatives could be considered:

1. Defeat first reading of Bylaw 34/2020. An implication of defeating Bylaw 34/2020 would be that the City cannot re-apply within six months.

Report Date: October 5, 2020

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