



Legislation Text

File #: BL-20-040, Version: 1

TAMRMS#: B06

Bylaw 35/2020 - North Ridge Phase II Redistricting (1st reading)

Presented by: Barb Dupuis, Planner, Planning & Development

RECOMMENDED MOTIONS

1. That Bylaw 35/2020, being amendment 183 to the Land Use Bylaw, be read a first time.
2. That the Public Hearing on Bylaw 35/2020 be scheduled for November 30, 2020.

PURPOSE OF REPORT

This report discusses proposed amendments to Schedule A of the Land Use Bylaw (LUB). The proposed amendments require 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

St. Albert Council Strategic Plan

Strategic Priority #5: Housing: Enhance housing options.

Facilitate an increase in the variety of housing types in St. Albert to respond to market demands and accommodate the diverse needs of residents.

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

Service Component

Current Planning Application Processing:

Processing and coordination of the approval of Statutory plans and amendments, subdivisions and condominium applications.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

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

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.

BACKGROUND AND DISCUSSION

Select Engineering Consultants Ltd., on behalf of the Badger Land Development Corporation, has applied to amend Schedule A of the Land Use Bylaw (LUB). This application is intended to facilitate residential development in the North Ridge Phase II neighbourhood in accordance with the North Ridge Area Structure Plan.

The proposed redistricting is consistent with the Municipal Development Plan Bylaw 15/2007 as consolidated, which designates the land as Residential. The proposed redistricting is consistent with the North Ridge Area Structure Plan Bylaw 4/2012, as amended.

The proposed is to redistrict:

- 1.69 hectares± (4.18 acres±) from Urban Reserve (UR) District to Residential (RX) District, and
- 0.39 hectares± (0.96 acres±) from Urban Reserve (UR) District to Residential Lane (RXL) District, and
- 0.42 hectares± (1.04 acres±) from Urban Reserve (UR) District to Medium Density Residential (R3A) District, and
- 2.18 hectares± (5.39 acres±) from Urban Reserve (UR) District to Public Park (P) District.

Please refer to the attached location map (Figure 1) and redistricting map (Figure 2).

The North Ridge Area Structure Plan was amended on June 15, 2020 with the subject lands being designated for low density and medium density residential uses, as well as a stormwater management facility. The Residential (RX) and Residential Lane (RXL) Districts are both considered low density residential districts. The Medium Density Residential (R3A) District is considered a medium density residential district. The Public Park (P) District is used for stormwater management facilities.

An example of permitted uses in the Residential (RX) and Residential Lane (RXL) Districts includes single-detached homes, duplexes, semi-detached homes, and townhousing. An example of permitted uses in the Medium Density Residential (R3A) District includes townhousing. An example of permitted uses in the Public Park (P) District includes a park.

The legal description and address of the lands to be redistricted is:

Legal Description	Municipal Address
SE ¼, Section 18, Township 54, Range 25, West of the 4 th Meridian	42 City Annex North

Access will be from Villeneuve Road.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The proposed Land Use Bylaw (LUB) amendment was circulated on August 27, 2020 to internal departments, external referral agencies, and property owners within 100-meter radius. The redistricting was circulated for fourteen (14) days, with comments due on September 11, 2020.

A sign notifying passersby of the redistricting was placed at the intersection of Villeneuve Road and Hogan Road.

One response was received from the public. Issues concerning additional traffic, noise, and the removal of the trees near Hogan Road were noted. No objections were received from external referral agencies or internal departments.

First reading is scheduled for November 2, 2020. Following first reading, information about the public hearing will be posted on the City website. The public hearing will be advertised in CityLights on November 11, 2020 and November 18, 2020. A notification letter about the public hearing will be mailed to property owners within a 100-meter radius of the site.

The public hearing is proposed to be scheduled for November 30, 2020.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

None at this time.

Legal / Risk:

None at this time.

Program or Service:

As development proceeds:

- Engineering drawing review, development agreement drafting and signing, and inspection of infrastructure will occur.
- Planning & Development will have subdivision plans and development permits to review and provide decisions on.
- Safety Codes will have building plans to review and buildings to inspect.
- Public Works will have maintenance of infrastructure.
- Emergency Services, Community & Social Development, Transit and other departments will have to provide services to a new area of the City.

Organizational:

None at this time.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

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

Defeat first reading of Bylaw 35/2020, which will have the following implications:

The applicant cannot re-apply within six months for a Land Use Bylaw amendment on this site.

Report Date: November 2, 2020

Author(s): Barb Dupuis

Committee/Department: Planning & Development

Deputy Chief Administrative Officer: Kerry Hilts
Chief Administrative Officer: Kevin Scoble