



Legislation Text

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TAMRMS#: B06

Bylaw 21/2020 Residential Front Back (RFB) District Text Amendment (2nd & 3rd Reading)

Presented by: Barb Dupuis, Planner, Planning & Development

RECOMMENDED MOTIONS

1. That the Public Hearing on Bylaw 21/2020 be closed.
2. That Bylaw 21/2020, being amendment 170 to the Land Use Bylaw, be read a second time.
3. That Bylaw 21/2020 be read a third and final time.

PURPOSE OF REPORT

This report responds to the Council request that Administration bring forward amendments to the Land Use Bylaw (LUB) for Council's consideration, to allow front-back residential combined-access units. This report highlights the required changes to the Land Use Bylaw to enable this product, along with Administration's concerns regarding the impact of implementation. This Bylaw is a follow-up on Council motion CM-19-014:

That by the June 2020, Governance, Priorities and Finance Committee Meeting, Administration present changes to the Land Use Bylaw to allow front-back combined residential units.

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

City of St. Albert Council Strategic Plan 2018-2021

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.

While the front-back combined residential units could be seen as falling within strategic priority #5, enhanced housing options, semi-detached products already exist within the LUB. Therefore, the addition of front/back housing does not increase the variety of housing types available.

Corporate Business Plan 2018-2021

Administration Activity 5.1

Modify Land Use Bylaw to encourage diversity in residential built forms.

Administration Activity 5.3

Work with regional partners to explore the creation of additional housing options to address issues of affordability and accessibility.

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

N/A.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

On April 1, 2019 Council passed the following motion:

CM-19-014

That by the June 2020, Governance, Priorities and Finance Committee Meeting, Administration present changes to the Land Use Bylaw to allow front-back combined residential units.

The Governance, Priorities and Finance Committee was replaced in 2020 with the Community Growth and Infrastructure Standing Committee.

On June 9, 2020 the Community Growth & Infrastructure Standing Committee made the following motion:

AR-20-126

That Bylaw 21/2020, being amendment 170 to the Land Use Bylaw, be brought forward to the first Council meeting in December, 2020.

BACKGROUND AND DISCUSSION

Please refer to attachment 1, entitled *Previously Distributed*, which includes the 1st Reading report from November 2, 2020.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Please refer to attachment 1, entitled *Previously Distributed*, which includes the 1st Reading report from November 2, 2020.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

Adoption of the provided regulations enabling front/back access lane housing will result in increased municipal development and servicing costs over either front-only access or rear-only access housing. Please refer to attachment 1, entitled *Previously Distributed*, which includes the 1st Reading report from November 2, 2020.

Legal / Risk:

None at this time.

Program or Service:

None at this time.

Organizational:

None at this time.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

The "Recommended Motions" at the beginning of this report are the motions required to implement front-to-back combined access residential units as an additional option for developers and builders under the Land Use Bylaw. Administration does not support these LUB amendments, for reasons noted within this report and Attachment 1 which is the report that accompanied first reading -- decrease in on-street parking, decrease in room for street trees, decrease in pedestrian safety due to increased curb cuts, and increase in operational and capital costs of building a street with front access as well as a lane. Administration therefore recommends that the motion for second reading of Bylaw 21/2020 to amend the LUB, be defeated. If Council does not wish to support front-to-back combined access residential units, the following alternative could be considered:

1. Defeat second reading of Bylaw 21-2020, upon which Administration will cease further work regarding front/back housing.

Report Date: November 30, 2020

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Chief Administrative Officer: Kevin Scoble