



Legislation Text

File #: PH-20-015, **Version:** 1

TAMRMS#: B06

Bylaw 33/2020 Zero Lot Line Text Amendment (2nd & 3rd Reading)

Presented by: Barb Dupuis, Planner, Planning & Development

RECOMMENDED MOTIONS

1. That the Public Hearing on Bylaw 33/2020 be closed.
2. That Bylaw 33/2020, being amendment 181 to the Land Use Bylaw, be read a second time.
3. That Bylaw 33/2020 be read a third time.

PURPOSE OF REPORT

This report discusses proposed amendments to the Residential (RX) and Residential Lane (RXL) Districts to accommodate zero lot-line (ZLL) single family dwellings.

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

Zero lot-line single family dwellings supports strategic priority #5, enhanced housing options.

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.

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 June 9, 2020 the Community Growth & Infrastructure Standing Committee passed the following motions:

AR-20-126

That Administration continue to investigate new housing products, and prepare, where determined to diversify residential built form and improve housing affordability, regulations to present back to the Community Growth and Infrastructure Committee by the end of Q2 2021.

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 2, entitled *Previously Distributed*, which includes the 1st Reading report from November 2, 2020. A summary of stakeholder communications and engagement is found at pages 5-6 of that report.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

None at this time.

Legal / Risk:

None at this time.

Program or Service:

None at this time.

Organizational:

None at this time.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

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

1. Council may choose to direct Administration to proceed with implementation of the rear-drive zero lot-line product, and remove regulations enabling front-drive zero lot-line product.
2. Council may choose to direct Administration that no further work be completed on zero lot-line development for single-detached dwellings.

Report Date: November 30, 2020
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Chief Administrative Officer: Kevin Scoble