



Legislation Text

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Bylaw 1/2021, 2/2021 & 3/2021 - Range Road 260: MDP, Renaming and ASP Amendments - 1st Reading

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RECOMMENDATION(S)

(1) Municipal Development Plan Amendment (1st reading)

1. That Bylaw 1/2021 being amendment 21 to the Municipal Development Plan 15/2007, be read a first time.
2. That the Public Hearing on Bylaw 1/2021 be scheduled for April 6, 2021.

(2) Area Structure Plan Amendment rename Range Road 260 (1st reading)

1. That Bylaw 2/2021 being amendment 2 to rename the Range Road 260 Area Structure Plan 23/2014, be read a first time.
2. That the Public Hearing on Bylaw 2/2021 be scheduled for April 6, 2021.

(3) Range Road 260 Area Structure Plan

1. That Bylaw 3/2021, being amendment 3 to the Range Road 260 Area Structure Plan 23/2014, be read a first time.
2. That the Public Hearing on Bylaw 3/2021 be scheduled for April 6, 2021.

PURPOSE OF REPORT

This report presents proposed amendments to the Municipal Development Plan (MDP) - City Plan Bylaw 15/2007, and the Range Road 260 Area Structure Plan (ASP) Bylaw 23/2014. These 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

Strategic Priority #2: Economic Development: Enhance business/commercial growth.

- Develop and recommend Green Tape 2.0 initiatives to enable increased growth, investment, and commerce in St. Albert focusing on a strong collaborative model.

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

Current Planning Application Processing: Processing and coordination of the approval of statutory plans and amendments, subdivision, and condominiums applications.

The neighbourhood naming process is administered by the Planning Branch, in accordance with the Administrative Directive A-P&E-03 - Municipal Naming.

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.

BACKGROUND AND DISCUSSION

Select Engineering Consultants Ltd., on behalf of Rohit Land St. Albert West Ltd., submitted an application on June 28, 2020 to amend the Municipal Development Plan - CityPlan Bylaw 15/2007 and Range Road 260 Area Structure Plan Bylaw 23/2014, Schedule A, which was last amended in 2015.

Since the last amendments in 2015 to the Range Road 260 Area Structure Plan, the Elysian Fields portion of the ASP has changed ownership, and the City has expressed an interest in creating a community amenities campus in the north portion of the Plan Area.

The Range Road 260 Area Structure Plan encompasses a total area of 233.5 hectares, in the northwestern part of the City of St. Albert. Within this ASP, there are three (3) sub-areas: Avenir to the west, Elysian Fields to the east, and an un-named area north of Villeneuve Road. The lands being amended are the lands between Range Road 260 and Ray Gibbon Drive on the east and west, respectively, and between Villeneuve Road and Old McKenney Avenue (Giroux Road/Township Road 540A) on the north and south, respectively. The new ownership has proposed that Elysian Fields be renamed to "Cherot East".

The amendment area legal descriptions and addresses are:

NW ¼, Sec 7-54-25-W4M, 25517 Secondary Highway 633

SW ¼, Sec 7-54-25-W4M, 50 City Annex West

NW ¼, Sec 6-54-25-W4M, 51 City Annex West

Plan 932 1471, Lot A, 52 City Annex West

For the purposes of this report, the subject area for the amendments will be referred to as "Cherot East", if approved, the neighbourhood located east of Range Road 260, previously known as the Elysian Fields neighbourhood within the existing Range Road 260 Area Structure Plan.

The Range Road 260 ASP amendment will not be referred to the Edmonton Metropolitan Region Board, as this application does not prompt any of the submission criteria under the Regional Evaluation Framework

Bylaw 1/2021 - MDP Amendment

PROPOSED MDP AMENDMENT

The proposed Municipal Development Plan (MDP) amendment is to Policy 3.1 - Future Land Use Policy, Map 2. Map 2 currently designates the lands as industrial, commercial, and residential land uses (see Map 2: Existing MDP Land Use Map). The proposal designates the majority of the lands as residential, a portion as park/open space/school/public service, and a portion as commercial. See attached Bylaw 1/2021. This proposed MDP amendment is consistent with the proposed land use changes to the Cherot Area Structure Plan (previously known as Range Road 260 ASP).

The MDP amendment proposes that the industrial designation changes to commercial and park/open space/school/public service, where the community amenities campus will be located. The City of St. Albert Council entered into a land acquisition transaction with the landowner, Rohit Land St. Albert West Ltd., to acquire approximately 10.32 hectares± of land to develop a new community amenities campus. The applicant is proposing to change the land use designation from commercial to residential for the majority of the north quarter of the neighbourhood because the commercial was in support of the Elysian Fields sports theme, whereas, the focus of Cherot East is residential development.

MUNICIPAL DEVELOPMENT PLAN (MDP) POLICIES

The proposed amendment can be supported through MDP Policy 5.7 - Jobs/ Housing Balance: In an effort to improve the City's jobs/housing balance, the City of St. Albert shall monitor the following economic sustainability indicators:

- residential versus non-residential assessment split with market forces removed;
- percentage of residents commuting outside the City of St. Albert for work;
- number and size (by number of employees) of businesses in operation within the City;
- number of residential and non-residential building permits and their comparative valuation; and
- number of employees working within the City of St. Albert limits.

Some jobs will be created via the community amenities campus and adjacent commercial sites through the proposed change in land use industrial, commercial to recreational use in this area.

Amendments to the Cherot (Range Road 260) ASP can only occur following a decision to approve amendments to the MDP.

Bylaw 2/2021 - Range Road 260 ASP Amendment to Rename

CITY COUNCIL POLICY C-CC-05 MUNICIPAL NAMING

In accordance with City Council Policy C-CC-05 - Municipal Naming, Council is responsible for approving names for neighbourhoods. Also, as per the policy, all information considered by Council regarding the naming of an Asset (which is defined to include a neighbourhood) that may include the

option of naming or renaming after an individual or organization, shall be treated confidentially and be discussed *in camera*. When there is a consensus arising from the in-camera discussion, a bylaw to amend the Area Structure Plan to change a neighbourhood name will be prepared for Council's consideration in a later open meeting.

On November 2, 2020, Council and Administration met in-camera to discuss the proposed renaming of the Range Road 260 ASP. Rohit has requested a name change for the entire ASP to Cherot, which is a historical St. Albert family name. Bylaw 2/2021 to rename the Range Road ASP to the Cherot ASP is now being brought forward for Council consideration.

Rohit's proposed new name is Cherot, the surname of early St. Albert settlers, Emile and Celestine, who emigrated to Canada in 1911 from France. The Cherot family owned about 112 acres of land around the St. Albert and Edmonton boundaries for farming operations. As their enterprise grew, the family also acquired River Lot C, outside of St. Albert to the west, for pasturing livestock and for more farming operations. An excerpt of the Cherot family is found in The Black Robe's Vision book, which contains both a history of St. Albert and a collection of individual family stories. Please refer to the attachment named, *Black Robe's Vision - Cherot*. Rohit also finds the name 'Cherot' suitable from a marketing perspective.

The renaming the Range Road 260 neighbourhood is consistent with the St. Albert Municipal Naming Policy. The name 'Range Road 260' was based on the geographic reference to Range Road 260, which runs north-south through the area. The developer is concerned that the name lends little from a marketing perspective. The marketing name for the western portion, Avenir, will remain the same. For the sub-area north of Villeneuve Road, there is no marketing name, as there are currently no development plans underway for that area. See attached Renaming ASP Location Map.

As part of their re-naming proposal, Rohit also wishes to have any reference to the name 'Elysian Fields' removed, and instead re-name the Rohit-owned lands on the east side of Range Road 260 as "Cherot East". The previous proponent of the development of the east side of Range Road 260 had intended to develop a sports-themed area including a baseball stadium, among other components. The name 'Elysian Fields' was selected, as it was the name of the site in New Jersey that held the first ever organized baseball game. Today, Rohit has no intention of developing their lands with a sports theme, and therefore there is no connection between the name 'Elysian Fields' and the neighbourhood envisioned.

As per the administrative process for naming neighbourhoods, the developer is to propose the neighbourhood name, which must comply with the Naming Criteria outlined in the Municipal Naming Policy. The proposed name may be selected from the St. Albert Significant Names List (SNL), which is a list of names vetted by the St. Albert Naming Committee, in accordance with the Naming Criteria.

The general approach to naming neighbourhoods in St. Albert is that each neighbourhood is to begin with a different letter of the alphabet, where feasible, with street names starting with the same letter as the neighbourhood name. The remaining letters of the alphabet currently not used are Q, T, U, X, Y, and Z, with 'T' being the preferred letter to use at this time. However, after Rohit's review of the Significant Names List (SNL) and additional 'T' names provided by the Naming Committee, the developer felt that there were none suitable, mainly from a marketing perspective.

Bylaw 3/2021 - Cherot (Range Road 260) Area Structure Plan Amendment

The purpose of this amendment is to update figures and text of the ASP to capture the following proposed changes to:

- land use configuration
- road network
- add a community amenities campus site
- add a passive recreation site
- parks,
- stormwater management facility,
- commercial, and
- medium and high-density residential sites.

Below is a list of the proposed Range Road 260 ASP amendments. See Figure 2 in Attachment A of Bylaw 3/2021.

1. Addition of a community amenities campus site and a passive recreation site

The northern portion of the current ASP is designated as industrial and commercial. In part this was designed as such, to accommodate the setback restriction of the former landfill sites, which precludes the use of land within the setback for residences, schools, hospitals, and food establishments. The proposed amendment is to change the industrial and commercial designations to Park/Open Space/School/Public Service for the future community amenity campus that is approximately 10.3 hectares±. Access and servicing to this site will be provided through a looped neighbourhood residential roadway that connects to Range Road 260 (RR260) being the primary connector roadway. Range Road 260 connects to Giroux Road to the south and Villeneuve Road to the north allowing entry and exit for traffic into and out of this neighbourhood.

The community amenities site will include passive and active recreational needs of the community and may include the following uses, but not be limited to, indoor arenas, indoor field house space, swimming pools, and libraries. The community amenities site falls within the existing 300m setback from the landfill sites. Uses such as schools, hospitals, dwellings, or food establishments are prohibited within the landfill setback. A setback reduction from the landfills is required before those uses could be considered. As of the date of this report, Administration is awaiting additional information from the applicant before being able to consider applying for a setback reduction, or variance.

A passive recreation site of 10.2 hectares± is proposed adjacent to the community amenity site. This recreation site would be developed on the former Pit 1 landfill. The passive recreation area will be available for recreational use, providing open space for residents.

2. Addition of high-density residential sites and relocation of medium density sites

To comply with the new Edmonton Metropolitan Region Growth Plan density targets, two high-density residential sites have been added along RR260. The anticipated density of these sites is up to 141 dwelling units per net hectare. No access for these sites will be provided off of

RR260; access for both sites will be provided from neighbourhood residential and local residential roadways internal to the neighbourhood. These sites will enable the development of apartment style buildings. Each high-density residential site backs onto a stormwater facility that provides separation from neighbouring low-density residential sites. The site located in the southern portion of the neighbourhood is to be developed in the earlier stages, and the second site at a later stage, allowing for distribution of housing variety through the neighbourhood.

Medium-density development is proposed to be relocated to sites along neighbourhood residential roadways and near parks. The proposed relocation enables better access, visibility, and frontage onto public roads. Medium-density sites must achieve a minimum density of 45 dwelling units per net hectare, which could include low-rise apartments and townhouses.

3. Addition of second stormwater management facility

A second stormwater facility has been added to Cherot East in the south portion of the neighbourhood. The stormwater management facility is required due to engineering standards.

4. Relocation and reconfiguration of park and school site

Rohit Land Development proposes to dedicate lands totaling 10% of the total gross developable area (GDA) as municipal reserve (MR). The location of a future Community Amenities Campus site and passive recreation open space are not part of the municipal reserve dedication calculation. These lands will be donated by the developer.

MR designation within the plan area is provided through linear parks, neighbourhood parks, and a school/park site. The designated school/park site has been relocated to be more central to the neighbourhood, with frontage onto two public streets, which provides better access, parking, and pick-up/drop off areas.

5. Increased residential densities

The Edmonton Metropolitan Region Growth Plan (EMRGP) density target for St. Albert is a minimum of 40 dwelling units per net residential hectare. The proposed amendments result in a density of 40.5 dwelling units per net residential hectare. This application was not referred to the Edmonton Metropolitan Region Board since it met the requirements of the Growth Plan. To achieve the density requirement, the number of dwelling units in the low, medium, and high-density areas were increased from what was proposed in 2015. The dwelling unit per type of land use designation can be seen in Table 3-1 of the ASP document.

	<i>Existing Density</i>	<i>Proposed Density</i>
<i>Low Density</i>	<i>20 du/ha</i>	<i>23-39 du/ha</i>
<i>Medium Density</i>	<i>35 du/ha</i>	<i>35-94 du/ha</i>
<i>High Density</i>	<i>141 du/ha</i>	<i>94-141 du/ha</i>
Overall	37 du/ha	40.5 du/ha

Of the proposed dwelling units, 55.5% will be developed as medium or high-density units, which meets MDP-CityPlan policy 4.11 that requires a minimum of 30% of the dwelling units are medium and/or high density residential.

6. Incorporating laneways throughout the neighborhood

The proposed amendment incorporates laneways along neighbourhood residential roadways in an attempt to allow diversified housing configurations that includes rear garages/parking areas for single-detached, semi-detached, and street-oriented townhouse.

7. Reconfiguration of street networks and addition of trails and walkways

The proposed overall street network has been improved compared to the existing street layout in the Cherot East neighbourhood. The proposed street layout feeds into the looped road connecting to RR260, reduces cul-de-sacs, and uses looped streets where possible to maintain regular blocks of residential sites to provide better connectivity and traffic flow.

A trail system will be provided along the east side of RR260 providing for a north south pedestrian connection. Internal to the neighbourhood, a combination of trails within parks and around a stormwater facility, walkways, sidewalks adjacent to streets, and the trail through the passive recreation site provide for pedestrian connections.

8. Range Road 260

Range Road 260 is a 2-kilometre stretch of road connecting Old McKenney Road/Giroux Road to Villeneuve Road. The applicant has proposed a closure of the majority of RR260 (the central 1.5 km). The closed portion would be designated as a Public Utility Lot (PUL) and developed as a linear green space (see attached Proposed Partial Road Closure). The applicant believes the closure will reduce traffic that is not from the neighbourhood, that traffic accessing the community amenities campus will enter from the north, and that closure of RR260 will result in fewer roads for the City to maintain.

Administration does not support closing any portion of Range Road 260. Closure of RR260 is a major change from the existing plan, and one that impacts the neighbourhood design from a planning, traffic, parks, and open space standpoint.

Administration's rationale to keep RR260 road open:

- Concerns with safety, efficiency, and volumes of traffic being rerouted through the Cherot west (Avenir) and Cherot East neighbourhood due to closure of RR260.
- By proposing the road closure, it places more traffic on the local road with front access drives, raising concerns for safety, and potential cost of traffic calming measures.
- Based upon historical traffic flows, traffic would utilize the neighbourhood road to shortcut to the Community Amenities Campus site.

- Efficient traffic service along RR260.

Administration has identified the following challenges with the proponent's rationale to close RR260:

- The proposal to use the PUL as park space does not meet the minimum width for City's park standards for trail corridors.
- There are CPTED (Crime Prevention Through Environmental Design) issues due to lack of 'neighbourhood watch' on the trail.
- There are cost implications on maintenance of the PUL used as a green space.
- Closure of RR260 may have similar issues that occurred when Coal Mine Road was closed. Traffic short-cutting and less cross-city connections.
- Addressing traffic and public concerns are an added cost to the City's taxpayers.
- Addressing road issues may include traffic calming measures, establishing a neighbourhood advisory group, or further road closures to stop cut-through traffic on local roads.
- Ray Gibbon Drive may not be completed to align with the development of the Cherot ASP because the ASP's projected build-out is 15 years, whereas Ray Gibbon Drive completion with signalized intersection of 4-lane divided arterial roadway is expected to be beyond 20 years.
- Complete streets provides an opportunity to incorporate active transportation through trails and sidewalks in the road network.
- The road closure may have negative implications in terms of access, frontage, and visibility for the mixed-use (residential/commercial) sites in Avenir. Reduced access and visibility is a concern, because part of the vision of the new MDP (Flourish) is to expand non-residential tax assessment.
- Section 23 of the Municipal Government Act (MGA) requires the City to compensate affected landowners impacted by road closures. Without written consent from other landowners within the ASP, proposed closure of RR260 may be a liability to the City. Administration has sent letters to Cherot ASP landowners, excluding the Cherot East owner, informing them of the proposed close of RR260 and requesting their feedback on this matter. No responses have been received in favour or against the closure of RR260.

Based on the reasons above, the staff recommendation is to keep Range Road 260 as an open roadway. See Attached Schedule A, Figure 5.

A future potential second school site

The St. Albert Public School Board has requested that a second school site be provided within this ASP. This request comes based on the projected population of over 1,500 students for this ASP area.

The provision of a potential second school within the community amenities campus site was a consideration when identifying the minimum land area needed for the community amenities campus, subject to setback reductions from the former landfills. At the time of writing this report, the existing 300-metre landfill setback does not allow for a school to be developed within the proposed community amenity campus site.

Fiscal Impact Assessment

A Fiscal Impact Assessment (FIA) was submitted with this ASP amendment application. The FIA examined the revenues that would be generated by the proposed development of the Cherot East neighbourhood based on proposed land uses and densities. This FIA takes into account all proposed land uses, but excludes the community amenities campus site and the passive recreation site out of the scope of this study. The net financial gain or loss of the proposed development on the City's operations has been determined by taking the projected municipal property tax revenues and operating revenues generated from the proposed Cherot East development and subtracting the annualized operating and capital costs incurred by the City to service the proposed development at full build-out. See Attached FIA Table 7.

With capital investment considered, including the municipal costs associated with maintaining and eventually replacing the assets that are constructed to service the proposed Cherot East development, the City is projected to experience a net financial loss of \$2.06 million per year. After the debt associated with City-funded infrastructure is repaid in 20 years, the net municipal financial impact associated with the proposed Cherot East development improves to a net financial loss to the City in the order of \$1.26 million per year.

The Cherot East development will generate lower assessment compared to other developments in the City based on the small commercial assessment, and to a lesser extent the high number of low-density residential units.

Staff have worked with the applicant to increase residential densities as a means to alleviate some of the net-negative revenue generated by this development. Compared to the initial submission, additional high-density and medium-density sites have been added to the residential portion of the plan to increase net density to approximately 40 dwelling units per net hectare. The increase in density is expected to have a positive effect on the assessment base, and corresponding revenues to the City.

Landfill setback variance

Due to landfill setbacks, there are limitations for the types of land uses that can be developed within 300 metres of the landfill sites. Residences, schools, hospitals, and food establishments are not allowed to occur within 300m of a non-operating landfill, per Alberta Subdivision and Development Regulation 43/2002. These limitations remain in place until a

setback reduction, or variance is put forward by the subdivision or development authority, with the written consent of the Deputy Minister of Environment and Parks.

The applicant intends to request that the City apply for a reduction in the landfill setback from 300 metres to 50 metres on the north landfill (Pit 1). The applicant also intends for the City to apply for a zero-metre setback (or in actuality, a negative setback) from the Pit #2 landfill in order to utilize it as a stormwater management facility. Until a variance is requested and approved, the setback from each landfill remains 300 metres.

The ASP includes language that limits the development of portions of the neighbourhood, until such time as the landfill setbacks have been reduced.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Bylaw 2/2021 - Range Road 260 ASP Amendment to Rename

The proposal was also circulated to the St. Albert Naming Committee, which consists of the following City departments and external organizations:

- Cultural Programming
- Fire and Rescue Services
- Information & Technology Services
- Planning & Development
- Policing Services
- Recreation & Parks
- The St. Albert Arts & Heritage Foundation
- The St. Albert Historical Society (*please note that the St. Albert Historical Society has recently been disbanded in October 2020*)

The Naming Committee had no objections to the renaming of the Range Road 260 ASP to the Cherot ASP, and provided the following comments:

- Cherot is the surname of Emile and Celestine, who had historical ties to the community and acknowledges the French heritage in St. Albert.
- The name is listed on the St. Albert Significant Names List (SNL), and therefore complies with the Naming Criteria.
- The neighbourhood with the proposed name has a distinct use from that of the existing neighbourhood with the same first letter, Campbell. Campbell is business-focused, and Cherot is primarily residential.
- The proposed name for the subject neighbourhood is in a separate geographical location from an existing neighbourhood with the same first letter, Campbell.
- The pronunciation of the name does not get mistaken for existing neighbourhood names.
- While the Cherot family had historical ties to St. Albert, the existing neighbourhoods with family names (Grandin, Akinsdale, or Lacombe Park) appears to have had stronger ties to St. Albert, that made it more probable to consider naming large entities such as neighbourhoods.
- While there are not many options remaining in the alphabet, use of the same first letter of a

neighbourhood name may cause confusion amongst residents.

As per the administrative process, if the proposed name is of an individual, the City shall request consent from the individual or family, where possible. Consent was provided by the Cherot family.

Bylaw 3/2021 - Range Road 260 ASP Amendment

Prior to a formal ASP amendment application being submitted to the City, the applicant hosted an online public open house on May 6, 2020. Select Engineering Consultants, on behalf of Rohit Land Development, provided a presentation with an overview of the proposed ASP amendment application. Six (6) members of the public attended the meeting. Residents within a 100m-radius of the proposed ASP amendment area were mailed a written notice on April 20, 2020 and a public notice was posted in the St. Albert Gazette on April 22 and April 29, 2020.

The proposed ASP amendment was circulated on July 29, 2020, to internal departments, external referral agencies, and property owners within a 100-metre radius, and attendees of the public meeting who provided a mailing address. One (1) piece of public correspondence was received for this application. The Applicant installed a notification sign on the property to inform passersby. See Attached Transcript May 6, 2020. See Attached Public Comments.

First reading is tentatively scheduled for March 1, 2021. The public hearing is tentatively scheduled for April 6, 2021. Following first reading, the public hearing will be posted on the City website. The public hearing will be advertised in CityLights on the 2nd and 3rd Wednesday (March 17 and 24) or Saturday (March 20 and 27) preceding the hearing, and a notification letter about the public hearing will be mailed to property owners within a 100-metre radius of the site, and to attendees of the public meeting who provided a mailing address.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

In recognition that Range Road 260 is anticipated to be classified as a Connector (Arterial) roadway, improvements related to increasing capacity or accommodating growth as per the Municipal government Act may be applicable for Off Site Levy (OSL) charges; subject to the approval of the project to be included within the OSL Bylaw.

Legal / Risk:

None at this time.

Program or Service:

As development proceeds:

- Engineering drawing reviews, development agreements, and inspections of infrastructure will be required.
- Planning and 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.
- Recreation Services will have park planning and development to undertake.

- Public Works will have additional infrastructure to maintain.
- Fire Services, Community & Social Development, Transit, and other departments will need to provide services to a new area of the City.

Organizational:

- Public Recognition: Section 12 of the Municipal Naming Policy states that: *“Should Council approve a name in honour of an individual, a public recognition event may be held by the City to commemorate the history or significant contributions of the individual.”*

ALTERNATIVES AND IMPLICATIONS CONSIDERED

Bylaw 1/2021 - MDP Amendment

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

Defeat first reading of Bylaw 1/2021, which will have the following implications:

- The existing Land Use Designations in MDP-CityPlan will remain.

Bylaw 2/2021 - Range Road 260 ASP Amendment to Rename

If Council does not wish to support Bylaw 2/2021 to rename the Range Road 260 ASP to the Cherot ASP, the following alternative could be considered:

Defeat first reading of Bylaw 2/2021, which will have the following implications:

- The existing name, Range Road 260, will remain, and Administration will revise Schedule A by removing Cherot and replacing with Range Road 260.
- Provide additional direction to Administration on naming.

Bylaw 3/2021 - Range Road 260 ASP Amendments

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

1. Defeat first reading of Bylaw 3/2021, which will have the following implications:
The existing Land Use Designations in the Cherot (Range Road 260) Area Structure Plan will remain.
2. If Council wishes to support the partial closure of Range Road 260, direct Administration to make text and map changes to support the partial closure of Range Road 260.

Report Date: March 1, 2021

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Committee/Department: Planning & Development

Deputy Chief Administrative Officer: Kerry Hilts

Chief Administrative Officer: Kevin Scoble