



Legislation Text

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9.2

Bylaw 10/2021 Proposed Redistricting - 32 Akins Drive (1st Reading)

Presented by: Colin Krywiak, Manager, Planning & Development

RECOMMENDED MOTIONS

1. That Bylaw 10/2021, being amendment 188 to the Land Use Bylaw, be read a first time.
2. That the Public Hearing on Bylaw 10/2021 be scheduled for June 21, 2021.

PURPOSE OF REPORT

This report discusses a proposed amendment to the Land Use Bylaw (LUB) to redistrict the property at 32 Akins Drive from Low Density Residential (R1) to Direct Control (DC).

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

N/A

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

Service Component

Current Planning Application Processing:

Processing and coordination of the approval of Statutory plans and amendments, subdivision and condominiums 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.

The City's Municipal Development Plan - Flourish, provides high level direction regarding land use and development. As it relates to this unique, site specific redistricting, it does not contain specific policy direction regarding land use within this context. However, Flourish does contain the following

overarching goal and policy, which would support the provision of a new health service.

“Community Well-being - St. Albert supports the physical, mental, and social well-being of residents through community services and neighbourhoods that support healthy lifestyles.”

Policy 11.5.1 - Facilitate programs and initiatives that support the physical health, mental health, and social well-being of community members.

BACKGROUND AND DISCUSSION

WSP, on behalf of Anna Gimpel and Shimon Gimpel, has applied to amend Schedule A of the Land Use Bylaw (LUB). This application is intended to pave the way for approval by Council of a “birthing centre” use in a residential dwelling in the Akinsdale neighborhood.

The proposal is to redistrict 32 Akins Drive (Lot 13; Block 8; Plan 752 0349) from the Low Density Residential (R1) District to the Direct Control (DC) District. The area being proposed for re-districting is 628 square metres or 0.063 ha. Please refer to the map embedded within section 2 of attached Bylaw 10/2021.

All uses proposed in a DC district must be Council approved. Since the building in question was built as, and used as, a residential dwelling, that use would be grandfathered and could continue regardless of Council's potential approval of a different use. However the intention is to turn this location into a birthing centre where the practice of midwifery may be carried on in compliance with the LUB. To that end, on June 21, 2021 Administration will bring back a specific development approval recommendation with conditions, for Council to consider approving provided Council has given second and third readings on that day to Bylaw 10/2021 following a public hearing. Administration does not generally support this kind of "spot zoning" because of its potential to change significantly the residential character of existing neighborhoods. However the property proposed for a birthing centre is located directly across from a Neighborhood Commercial (C1) land use district, so it is assumed that the neighborhood is already accustomed to a level of activity other than solely residential traffic.

The legal description and address is:

Legal Description	Municipal Address
Plan 752 0349, Block 8, Lot 13	32 Akins Drive

Bylaw 10/2021-

Schedule A

Schedule A of Land Use Bylaw 9/2005 is proposed to be amended by identifying 32 Akins Drive (Lot 13; Block 13; Plan 752 0349) as a Direct Control (DC) district rather than the existing Low Density Residential (R1) district.

The proposed redistricting development would support a group of 5 registered midwives, currently operating St Albert Community Midwives practice at 2506 Tudor Glen Market, St. Albert. Registered

Midwives are independent primary health care providers who provide care to approximately 8% of birthing parents and their babies in Alberta. Midwifery care is publicly funded. Midwives support a choice to give birth at the hospital, home, or birth centre.

Details of the proposed development permit will be presented to Council on June 21. Briefly, the hours of operation would be from Monday to Friday from 9-11am and 2-5pm with 2 people at the clinic: a midwife and an office administrator. Each midwife has their own assigned day and sees one client at a time, approximately every 30 minutes. The usual client load is from 4 to 10 clients in a day. Occasional weekend operation may be scheduled but only if the client plans to use the space for a birth on the weekend. The practice expects to attend to up to 40 deliveries in a year, from 0 to 2-3 births in a month. There are not expected to be frequent births at the centre as birthing parents often choose their own homes as the place to give birth.

Parking for staff will utilize the double attached garage, leaving the driveway available for clients to park. As the client load is one at a time no adverse parking affects are anticipated for the neighborhood.

There is no specific medical equipment at the clinic, only blood pressure cuffs and small portable fetal dopplers. In some rare cases there is a need for an ambulance. In this instance, the woman is transferred to the hospital. All of the midwives have privileges at the Sturgeon Hospital.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

A sign notifying passersby of the redistricting was placed on the property and a virtual open house was held on January 12, 2021. The proposed LUB amendment was circulated on February 01, 2021 to internal departments, external referral agencies, and property owners within a 100-meter radius. No objections were received from internal departments, external referral agencies or the 100m radius notification.

First reading is scheduled for May 31, 2021. Following first reading, information about the public hearing will be posted on the City website. The public hearing will be advertised in CityLights on June 02, 2021, and June 09, 2021. 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 June 21, 2021.

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:

Defeat first reading of Bylaw 10/2021 which will have the following implications:

- The applicant cannot re-apply within six months for this same rezoning on this site.

Report Date: May 31, 2021

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Deputy Chief Administrative Officer: Kerry Hilts

Chief Administrative Officer: Kevin Scoble