



Legislation Text

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8.1

Bylaw 14/2021 North Ridge Phase II - 2nd Redistricting (1st Reading)

Presented by: Barb Dupuis, Planner, Planning & Development

RECOMMENDATION(S)

1. That Bylaw 14/2021, being amendment 190 to the Land Use Bylaw, be read a first time.
2. That the Public Hearing on Bylaw 14/2021 be scheduled for July 5, 2021.

PURPOSE OF REPORT

This report discusses proposed amendments to Schedule A of the Land Use Bylaw (LUB) relating to redistricting in the North Ridge Phase II Neighbourhood from the Urban Reserve (UR) District to Medium Density Residential (R3A) District, Public Park (P) District, Residential (RX) District, and Residential Lane (RXL) District; from the Medium Density Residential (R3A) District to Residential (RX) and Residential Lane (RXL) District, and; from the Residential (RX) District to Public Park (P) District.

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 was submitted under CityPlan 2007, Municipal Development Plan Bylaw 15/2007. The area is designated as Residential in CityPlan. 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.

The application was submitted when CityPlan 2007 was the City's Municipal Development Plan; therefore, the application was reviewed with CityPlan. However, on April 19, 2021, CityPlan 2007 was repealed and replaced with Flourish. This amendment also conforms with Flourish, Municipal Development Plan Bylaw 20/2020. Map 3 Urban Structure and General Land /Use of Flourish designation of this area is Neighbourhoods.

The definition of Neighbourhoods: "predominantly residential areas, as identified on Map 3, made up of low-rise housing, along with schools, parks, shops, and services. Many existing Neighbourhoods will evolve by adding new housing that respects the established character, while new Neighbourhoods will include a greater variety of housing types."

This amendment conforms with the North Ridge Phase 2 Area Structure Plan Bylaw 4/2015, as amended June 15, 2020, which shows the amendment area as low density residential, medium density residential, and a stormwater management facility.

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 proposal is to redistrict:

- 3.41 hectares± (8.43 acres±) from Urban Reserve (UR) District to Medium Density Residential (R3A) District, and
- 0.18 hectares± (0.44 acres±) from Urban Reserve (UR) District to Public Park (P) District, and
- 2.04 hectares± (5.04 acres±) from Urban Reserve (UR) District to Residential (RX) District, and
- 0.37 hectares± (0.91 acres±) from Urban Reserve (UR) District to Residential Lane (RXL) District, and
- 0.01 hectares± (0.02 acres±) from Medium Density Residential (R3A) District to Residential (RX) District, and
- 0.008 hectares± (0.02 acres±) from Medium Density Residential (R3A) District to Residential Lane (RXL) District, and
- 0.05 hectares± (0.12 acres±) from Residential (RX) District to Public Park (P) District.

The total amount of land to be redistricted is 6.07 hectares± (14.99 acres±).

The northern part of the redistricting application is redistricting new lands. The southern portion of the redistricting is to ensure the district boundaries are congruent with the Phase 1 subdivision boundaries, which had to be moved east due to road widening.

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

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 also consistent with Flourish Municipal Development Plan Bylaw 20/2020, which designates the land as Neighbourhood.

The proposed redistricting is consistent with the North Ridge Area Structure Plan Bylaw 4/2015, as amended. 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 can be 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 to the subject lands will be from Villeneuve Road, and Hogan Road.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The proposed Land Use Bylaw (LUB) amendment was circulated on February 3, 2021 to internal departments, external referral agencies, and property owners within 100-meter radius. The redistricting was circulated for thirty (30) days, with comments due on March 5, 2021.

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

Three responses were received from the public. Two of the public responses were from residents of Sturgeon County. There were concerns expressed regarding stormwater, the future alignment of Fowler Way, and the annexation of their lands. As the stormwater concerns raised are located outside (north) of the ASP area, and not in the City's jurisdiction, the landowner was referred to Sturgeon County. Concerns about the alignment of Fowler Way were noted. General information was provided about the annexation.

One of the public responses was from a resident of St. Albert. The concern raised regarded the impact of additional traffic. General information about the improvements to the Villeneuve Road and Hogan Road intersection were given, as well as plans to urbanize the roads to provide active transportation connections through the area.

No objections were received from external referral agencies or internal departments.

First reading is scheduled for June 8, 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 19, 2021 and June 26, 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 July 5, 2021.

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:

1. Defeat first reading of Bylaw 14/2021, 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: June 8, 2021

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Deputy Chief Administrative Officer: Kerry Hilts

Chief Administrative Officer: Kevin Scoble