



Legislation Text

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8.2

Bylaw 31/2021 & 32/2021 South Riel Area Structure Plan - Quadreal & Land Use Bylaw South Riel - Quadreal (1st reading)

Presented by: Eric Schultz, Planner, Planning and Development

RECOMMENDED MOTION(S)

1. That Bylaw 31/2021, being amendment 3 to the South Riel Area Structure Plan, be read a first time.
2. That Bylaw 32/2021, being amendment 197 to the Land Use Bylaw Schedule A, be read a first time.
3. That the Public Hearing on Bylaw 31/2021 be scheduled for July 5, 2021.
4. That the Public Hearing on Bylaw 32/2021 be scheduled for July 5, 2021.

PURPOSE OF REPORT

This report discusses proposed amendments to the South Riel Area Structure Plan and the Land Use Bylaw - Schedule A. The purpose of these amendments is to change a site from commercial to commercial/industrial, which will allow a larger variety of uses. Both 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 #2: Economic Development: Enhance business/commercial growth.

St. Albert will work towards an innovative, investment-positive environment that will support and encourage the development of new, existing, and emerging sectors.

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

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 before giving second reading to the bylaw.

The application was submitted when CityPlan 2007 was the City's Municipal Development Plan (MDP); therefore, the application was reviewed under CityPlan. The area is designated as Industrial in CityPlan.

The application was also reviewed under the City's new MDP- Flourish, which was adopted by Council on April 19, 2021. CityPlan 2007 was repealed on April 19, 2021. The application is consistent with Flourish. The designation of this area on Flourish Map 3, Urban Structure and General Land Use, is Employment Areas.

The definition of Employment Areas: "dedicated locations for a variety of industrial and office-based businesses that benefit from convenient access to the regional transportation network."

The Land Use Bylaw amendment conforms with the proposed South Riel Area Structure Plan amendment, which shows as Industrial/Commercial.

BACKGROUND AND DISCUSSION

WSP, on behalf of bclMC Realty Corporation C/O Quadreal Property Group LP, is proposing amendments to change the land use of a site in South Riel from commercial to industrial / commercial.

The site is in central South Riel, directly south of LeClair Way and located at the top of the Richardson Drive loop. The legal description is Plan 162 4264, Block 3, Lot 1, and the municipal address is 2 Richardson Drive. The site area is 4.7 hectares± (11.7 acres±) and will be accessed from LeClair Way.

Area Structure Plan

The South Riel Area Structure Plan (ASP) was first approved on September 8, 2015, and last amended on April 23, 2019. The proposed amendment will change the designation of the application site from commercial to industrial / commercial. Please refer to the attached Bylaw 31/2021, Schedule A, Figure 2: Future Land Use.

With the City having a new MDP - Flourish, the South Riel Area Structure Plan was updated to show MDP-Flourish.

Redistricting

The Land Use Bylaw 9/2005, Schedule A, graphically identifies each parcel of land in the City, and its current land use district. When there is a change to a district in Schedule A, a redistricting occurs. This application is changing the use for a single site, as shown in Bylaw 32/2021.

The site is currently districted as Regional Commercial (RC), and the proposed district is Commercial

Industrial Service (CIS), which allows for a mix of light industrial and commercial service uses.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Public Open House

A virtual public open house was held on January 14, 2021, from 18:00 until 20:00. It was hosted by WSP, on behalf of Quadreal, and the only attendees were a reporter from a local newspaper and the owner of an adjacent property. After the developer's presentation, there were discussions about the demand for built-to-suit industrial spaces in St. Albert, and how the intersection at LeClair Way and Rondeau Drive would function with signal lights vs. as a roundabout. One resident who had been unable to attend the virtual event contacted Planning, and requested the developer presentation and transcript of the open house.

Circulation of Application

The proposed ASP and Land Use Bylaw amendments were circulated on February 23, 2021, to internal departments, external referral agencies, property owners within a 100-metre radius, and anyone who attended to virtual public open house on January 14, 2021. No feedback from property owners was received.

Following first reading by Council, information about the public hearing will be posted on the City website. The public hearing will be advertised in CityLights on June 16 and June 23, 2021. A notification letter about the public hearing will be mailed to property owners within a 100-metre radius of the site, as well as residents who participated in the public open house.

The public hearing is tentatively scheduled for July 5, 2021.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

None at this time.

Legal / Risk:

None at this time.

Program or Service:

As the South Riel neighbourhood develops, there will be incremental impacts to the City and various departments. For example:

- Planning and Development will have subdivision plans and development permits to review.
- Safety Codes will have building plans to review and buildings to inspect.
- There are other areas of the City that will also be impacted by servicing a new neighbourhood.

Organizational:

The approval of Bylaws 31/2021 and 32/2021 may have immediate impact on the Planning and Engineering Department, as subdivision plans, engineering drawings, and development permits are submitted for review. Other various departments may also need to conduct inspections and be involved in meetings with the developer/consultants.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

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

1. Defeat first reading of Bylaws 31/2021 and 32/2021. An implication of defeating these Bylaw would be that the applicant cannot re-apply within six months.

Report Date: June 8, 2021

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Chief Administrative Officer: Kevin Scoble