



Legislation Text

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8.3

Bylaw 28/2021 Cherot Area Structure Plan Amendment (1st reading)

Presented by: Sajid Sifat, Planner, Planning & Development

RECOMMENDED MOTION(S)

1. That Bylaw 28/2021, being amendment 4 to the Cherot Area Structure Plan 23/2014, be read a first time.
2. That the Public Hearing on Bylaw 28/2021 be scheduled for July 5, 2021.

PURPOSE OF REPORT

This report presents proposed amendments to the Cherot 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.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

The MGA 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.

BACKGROUND AND DISCUSSION

The Cherot Area Structure Plan (formerly known as Range Road 260 Area Structure Plan) was last amended on April 6, 2021 through Bylaw 3/2021.

Following the recent approval of the Cherot Area Structure Plan (ASP) by Council on April 6, 2021, staff review found minor inconsistencies in the ASP Clean Copy document between the text, figures, and mapping. Hence, Administration is bringing forward this City initiated amendment to the Cherot ASP.

The application was also reviewed under the City's new MDP, Flourish, which Council voted unanimously to adopt on April 19, 2021, in the process repealing and replacing City Plan. The application is generally consistent with Flourish. The designation of this area on Flourish Map 3, Urban Structure and General Land Use, is Neighbourhoods, Mixed use Nodes and Major Recreation Centers.

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."

The definition of Mixed-Use Nodes: "Are areas within Neighbourhoods that contain a range of commercial uses, apartment buildings, townhouses, and community services, all arranged within a cohesive, pedestrian-oriented network of streets and open spaces."

This proposal conforms to the Flourish MDP land use designations. No changes to the MDP land uses are being proposed through this ASP amendment.

The following areas of the ASP document were adjusted to provide consistency within the document:

- Development Statistics Table 3-2
- Figures from Table 3-2 embedded in the text of the ASP
- ASP figures (maps)
- Minor text changes and formatting

The Redline ASP is attached to this report to illustrate the changes made to the ASP document between what was approved by Council on April 6, 2021, compared to the amendments being proposed by Administration. The amendments do not impact the intent or policies contained within the ASP.

The proposed amendments to the Cherot ASP do not require referral to the Edmonton Metropolitan Region Board, based upon the submission criteria under the Regional Evaluation Framework.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

This amendment was not circulated as per the standard practice. Rationale for deviation include:

- Text changes are editorial in nature.
- No change to the ASP policies.
- Correct inconsistencies within the document.

- All changes reflect the Council direction approved through amendment 3 to Bylaw 23/2014 on April 6, 2021.

The proposed amendments were circulated to Rohit Land St. Albert West Ltd., and no concern was received.

First reading is tentatively scheduled for June 8, 2021. The public hearing is tentatively scheduled for July 5, 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 16 and June 23, 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

N/A

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