



Legislation Text

File #: CM-21-025, Version: 1

TAMRMS#: B06

13.5

Redistricting Downtown Residential District Lands to Downtown District

Notice given by: Councillor Watkins

PURPOSE OF REPORT

The purpose of this report is to (a) bring forward a Motion that on May 31, 2021 Councillor Watkins give notice of his intent to make, and (b) provide background and an administrative recommendation with respect to the Motion.

PROPOSED MOTION:

That Administration re-district all Downtown Residential (DR) District Parcels to Downtown (DT) District, remove the DR District from the Land Use Bylaw, and make any necessary cleanups.

ALIGNMENT TO PRIORITIES IN COUNCIL'S 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

N/A

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

N/A

BACKGROUND:

Section 8.37 of the Land Use Bylaw 9/2005 is the Downtown Residential Land Use District. The purpose of the District is as follows:

Purpose

The purpose of the Downtown Residential District is to provide an area for a high density residential development in the downtown area.

There are currently five parcels in the downtown districted as DR (*Attachment 1*). These parcels are all built out with multi-family, medium-density residential buildings. Four of the parcels front Sir Winston Churchill Ave, and one fronts St. Thomas & Perron Streets. The parcels operate as apartment style condominium housing. Apartment style buildings are currently a discretionary use in the Gateway Character Area, and not a permitted or discretionary use in the Perron Character Area, whereas dwelling units above ground storey non-residential are permitted uses in both districts, townhousing is discretionary in both districts, and mixed-use buildings are permitted in both districts. The purpose of the DT district is to:

“...provide for a vibrant downtown that includes a mixture of employment opportunities, commercial, institutional, government and medium to high-density residential land uses with a focus on high-quality design...”

A list of Permitted and Discretionary uses in the DR and DT Districts is provided in *Attachment 2*.

Given the small number of parcels, and the purpose of the DT District being to provide for a mixture of uses, including residential, Administration is supportive of re-districting these parcels. Minor amendments may be required to the DT district to minimize use impacts to the existing DR parcels. Redistricting the DR parcels to DT will allow for more cohesive treatment of the downtown.

If the Motion passes, Administration will bring forward a proposed Land Use Amending Bylaw to effect this redistricting,.

Attachment 1: Fig 23(a) - Downtown District Character Areas

Attachment 2: Downtown Districting

Attachment 2: Permitted and Discretionary Uses

Report Date: June 21, 2021

Author: Adryan Slaght

Department: Planning & Development

Deputy Chief Administrative Officer: Kerry Hilts

Chief Administrative Officer: Kevin Scoble