



## Legislation Text

File #: PH-21-018, Version: 1

TAMRMS#: B06

**10.1**

### **Bylaw 20/2021 - Riverside Stage 33 Redistricting (2nd & 3rd Readings)**

Presented by: Tracy Tsui, Planner, Planning & Development

### **RECOMMENDED MOTION(S)**

1. That the Public Hearing on Bylaw 20/2021 be closed.
2. That Bylaw 20/2021, being amendment 194 to the Land Use Bylaw, be read a second time.
3. That Bylaw 20/2021 be read a third time.

### **PURPOSE OF REPORT**

The purpose of the report is to outline the proposed amendments to Schedule A of the Land Use Bylaw 9/2005 within the neighbourhood of Riverside, from Urban Reserve (UR) to Residential (RX), Residential Lane (RXL), Medium Density Residential (R3A), and Public Park (P). 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**

#### Municipal Government Act (MGA)

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.

### Municipal Development Plan (MDP)

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

The application was also reviewed under the City's proposed new MDP, Flourish, which had its public hearing open on March 15, 2021, and was subsequently adjourned to April 19, 2021. On April 19, 2021, Council voted unanimously to adopt Flourish as the Municipal Development Plan, repealing and replacing City Plan in the process. The application is generally consistent with Flourish. The designation of this area on Flourish Map 3, Urban Structure and General Land Use, is Neighbourhoods.

The definition of Neighbourhoods means, "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."

### Riverside Area Structure Plan (ASP)

The amendment generally conforms with the Riverside Area Structure Plan Bylaw 1/2012, as amended March 16, 2020, which shows the subject area as low density residential, medium density residential, and park.

In addition, Council approved the following motions on May 17, 2021:

1. That Bylaw 20/2021, being amendment 194 to Land Use Bylaw 9/2005, be read a first time.
2. That the Public Hearing for Bylaw 20/2021 be scheduled for June 21, 2021.

## **BACKGROUND AND DISCUSSION**

Please refer to the attachment, entitled *Previously Distributed*, which includes the 1st Reading report from May 17, 2021.

Please note that since the 1st reading report on May 17, 2021, the applicant has revised their subdivision application to include the park site within the Riverside Stage 33 subdivision boundary. The proposed size is 0.55 hectares, which is 0.01 ha less than the planned size of 0.56 ha in the Riverside ASP. Recreation & Parks has no concerns with the proposed size of the park site.

## **STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT**

Please refer to the attachment, entitled *Previously Distributed*, which includes the 1st Reading report from May 17, 2021.

## **IMPLICATIONS OF RECOMMENDATION(S)**

### Financial:

None at this time.

### Legal / Risk:

None at this time.

Program or Service:

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

- Public Works will have more roads, pipes, storm water management facilities, and parks to maintain.
- Emergency Medical Services will have a new area to service for fire, enforcement, police, and ambulance.
- Recreation & Parks will have to provide recreation amenities.
- Engineering Services will have engineering plans and development agreements to review, and inspections of infrastructure.
- Planning and Development will have subdivision plans and development permits to review.
- Safety Codes will have building plans to review and buildings to inspect.
- Transit will have to provide service to the neighbourhood.
- There are other areas of the City that will also be impacted by servicing a new neighbourhood.

Organizational:

To enable development, Planning and Engineering will be required to review subdivision plans and engineering drawings, as well as negotiate development agreements. Various departments will 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 alternative could be considered:

- Defeat second reading of Bylaw 20/2021, which will have the following implications:
  - The applicant cannot re-apply within six months for a Land Use Bylaw amendment on this subject area. This would also mean that the proposed residential development within the new districts would miss the upcoming building season.

Report Date: June 21, 2021

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