



Legislation Text

File #: PH-17-011, **Version:** 1

TAMRMS#: B06

Bylaw 17/2017 Land Use Bylaw Text Amendment, Direct Control Mixed Use (DCMU) Land Use District

Presented by: Robin Beukens, Planner

RECOMMENDATION(S)

(1) Bylaw 17/2017 Land Use Bylaw Text Amendment, Direct Control Mixed Use (DCMU) Land Use District

1. That Bylaw 17/2017, being amendment 145 to Land Use Bylaw 9/2005, be read a first time.
2. That the Public Hearing on Bylaw 17/2017 be closed.
(Note that unanimous consent is required to pass a motion to close the public hearing in the same meeting as first reading of the bylaw was passed.)
3. That Bylaw 17/2017 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 17/2017.
5. That Bylaw 17/2017 be read a third and final time.

If Council does not wish to close the public hearing, or if a motion to close the public hearing does not pass, consideration of the following Alternative Recommendations would be appropriate:

1. That Bylaw 17/2017, being amendment 145 to Land Use Bylaw 9/2005, be read a first time.
2. That the Public Hearing on Bylaw 17/2017 be adjourned to May 1, 2017.

PURPOSE OF REPORT

To bring forward City initiated amendments to the Direct Control Mixed Use (DCMU) District of the Land Use Bylaw (LUB).

COUNCIL DIRECTION

N/A

BACKGROUND AND DISCUSSION

Bylaw 17/2017 Land Use Bylaw Text Amendment, Direct Control Mixed Use (DCMU) Land Use District

On April 4, 2016, Council approved text amendments to the Direct Control Mixed Use (DCMU) District as part of a set of amendments for the former Grandin Mall site. While reviewing the DCMU District as part of an application for another location in the City, Administration noticed that sections of text had been inadvertently removed during the April 4, 2016 text amendment. These changes impacted regulations specific to areas outside the Downtown Area Redevelopment Plan.

Administration is bringing forward the following changes to address the missing regulations:

- Establish a minimum of 25% of the total gross floor area outside the downtown be used for commercial (non-residential) purposes; and
- Establish the maximum height of DCMU buildings outside the downtown as 25 m.

The DCMU District previously had 25% of the total gross floor area be used for commercial (non-residential) purposes. The previous permitted building height was 15 m for the DCMU district outside of downtown, and a discretionary height of 20 m. Administration is recommending the maximum height be established at 25 m to align with the new Alberta Building Code permitting taller wood structure buildings, and because the added density would contribute to the purpose of the DCMU district to create a compact, walkable built environment.

Currently the only site in the City districted as DCMU is Grandin Parc. The proposed text amendments to the DCMU District will not impact the Grandin Parc site. The site known as Ville Giroux was previously districted as DCMU on December 4, 2006. This site was redistricted from DCMU to General Commercial (C2) District and Medium Density Residential (R3A) District on September 13, 2013.

It should be noted that the DCMU district was originally created to be applicable to various locations in the City. The purpose of the District is described as “to provide an area for a mixture of commercial, institutional, and medium to high density residential land uses. Such areas should be relatively compact, attractive, pedestrian friendly and reasonably compatible with surrounding areas. Developments within this land use district should provide a variety of housing options, the provision of commercial and residential uses within the same structure, an appropriate ratio of non-residential uses to create a community where residents have the opportunity to live and work.”

With these amendments, the district will be able to be applied to other locations in the City, subject to approval from Council. Regulations specific to the Grandin Parc site regarding building heights and the minimum 11.6% commercial of the total gross floor area are not applicable to other locations in the City.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

N/A

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

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

Alternative 1. Reject the text amendments to the Direct Control Mixed Use (DCMU) District.

Implication would be that the required commercial portion of DCMU sites would remain at 11.6% of the total gross floor area as opposed to 25% and the DCMU district would not have legislated height restrictions outside of downtown.

STRATEGIC CONNECTIONS

City of St. Albert Strategic Plan (Policy C-CG-02) - Pillars of Sustainability

ECONOMIC - We prosper and excel through a strong and diverse economy that is supported by forward-thinking commerce, outstanding local businesses, and a dynamic downtown core.

BUILT ENVIRONMENT - We build our community towards the future to sustain balanced development, with a reverent eye to the past, honouring our unique settlement history and distinct identity.

Governance Strategy

Council is committed to ensuring that the City of St. Albert is a responsive, accountable government that delivers value to the community.

Service Delivery Strategy

Council is committed to ensuring that the City of St. Albert is engaging residents to identify opportunities to improve delivery of services to the community.

Long Term Plans

Municipal Development Plan, Transportation Master Plan.

Corporate Objectives

Ensure our customers are very satisfied

Council Policies, Bylaws or Federal/Provincial statutes

N/A

Other Plans or Initiatives

N/A

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Committee/Department: Development Services

General Manager: Gilles Prefontaine

City Manager: Kevin Scoble