

Grandin Park (Ball Estate South) Area Redevelopment Plan

Bylaw 24/83

As Amended May 17, 1993
(Bylaw 18/93)

CITY OF ST. ALBERT

BY-LAW NO. 18/93

Being a by-law to amend By-law No. 24/83 being the Grandin Park (Ball Estates South) Area Redevelopment Plan and being Amendment No. 208 to Land Use By-law No. 32/79.

WHEREAS Council on July 18, 1983 passed By-law No. 24/83 to adopt the Grandin Park (Ball Estates South) Area Redevelopment Plan; and

WHEREAS the City of St. Albert has applied for reclassification of lands known municipally as 4 Garnett Drive;

NOW THEREFORE the Municipal Council of the City of St. Albert, pursuant to the provisions of the Planning Act, R.S.A. 1980, as amended, hereby ENACTS AS FOLLOWS:

1. That By-law No. 24/83 being the Grandin Park (Ball Estates South) Area Redevelopment Plan be amended by deleting therefrom Land Use Concept - Schedule "A" in its entirety, substituting therefor Schedule "A" attached to and forming part of this By-law.
2. That By-law No. 32/79 being the Land Use By-law - Land Use Map be amended by reclassifying Garnett Drive and Lot 2, Block 5, Plan 1037 K.S., known municipally as 4 Garnett Drive, as shown on the map attached hereto as Schedule "B" from DC (Direct Control) to P1 (Public Recreational).

READ a first time this 19th day of April, A.D. 1993.

READ a second time this 17th day of May, A.D. 1993.

READ a third and final time this 17th day of May, A.D. 1993.

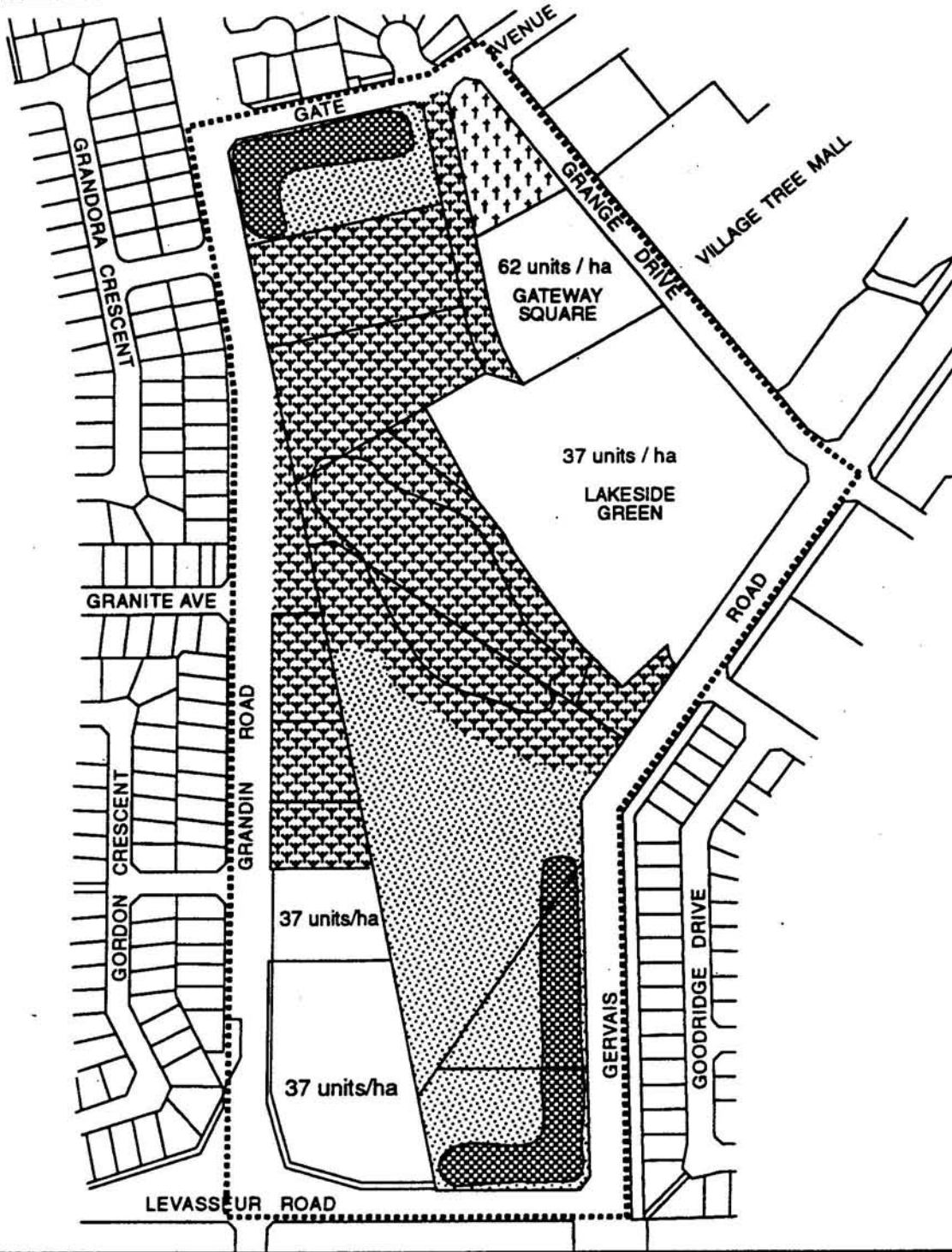

MAYOR


CITY CLERK





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SCHEDULE "A"
TO BY-LAW NO. 18/93



Land Use Concept

-  Park
-  Low Profile Housing
-  45 units/net ha
+30 m per stall of underground parking
-  Church

**Grandin Park (Ball Estate South)
Area Redevelopment Plan
(Office Consolidation)**

CITY OF ST. ALBERT

BY-LAW NO 29/92

Being a by-law to amend By-law No. 24/83 being the Grandin Park (Ball Estates South) Area Redevelopment Plan.

WHEREAS Council on July 18, 1983 passed By-law No. 24/83 to adopt the Grandin Park (Ball Estates South) Area Redevelopment Plan; and

WHEREAS Council deems it desirable to amend the Area Redevelopment Plan;

NOW THEREFORE the Municipal Council of the City of St. Albert, pursuant to the provisions of the Planning Act, R.S.A. 1980, as amended, hereby ENACTS AS FOLLOWS:

That By-law No. 24/83 being the Grandin Park (Ball Estates South) Area Redevelopment Plan be amended as follows:

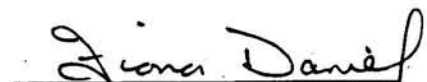
1. That Schedule "A" - Land Use Concept - be deleted in its entirety and the attached Schedule "A" substituted therefor.

READ a first time this 13th day of July, A.D. 1992.

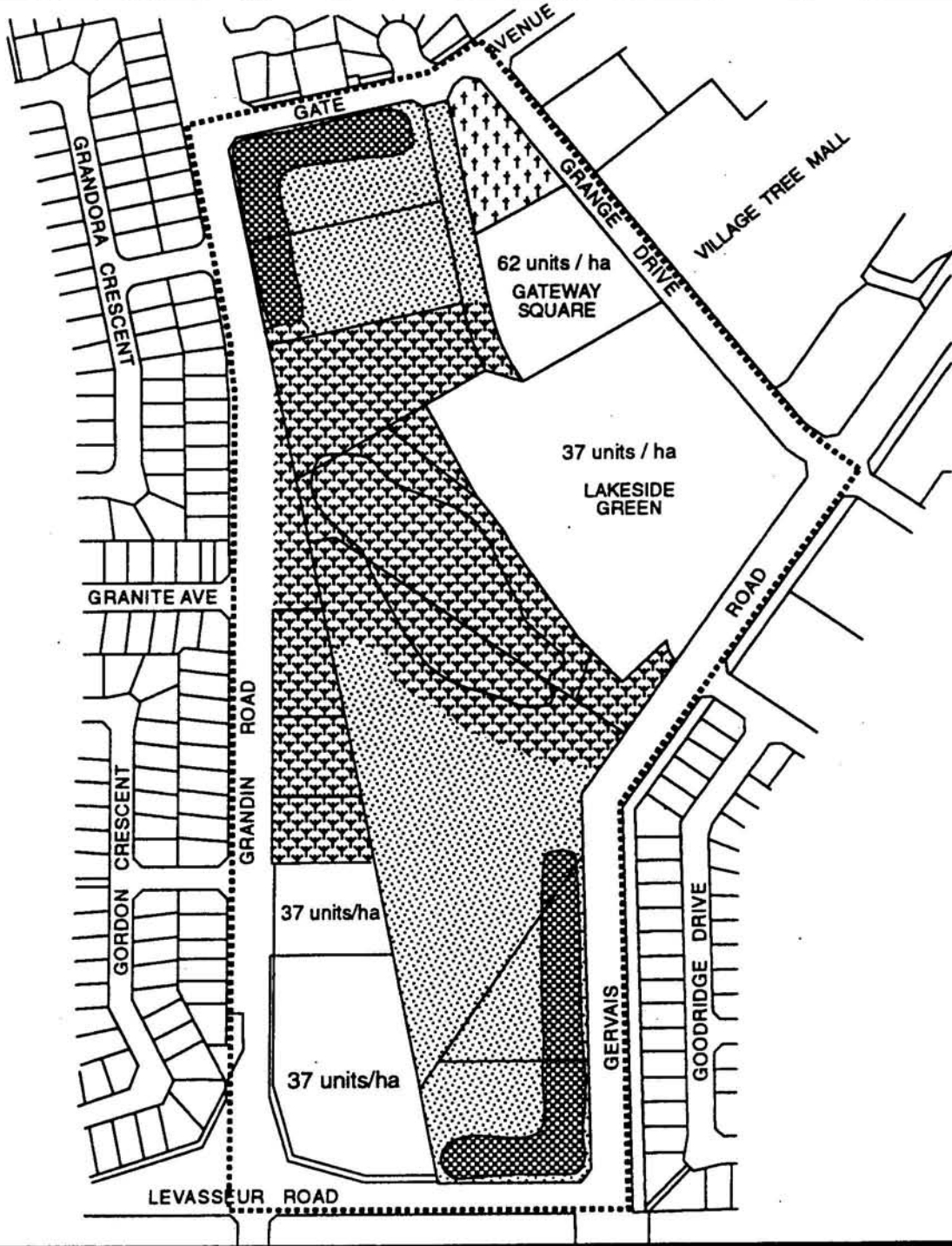
READ a second time this 13th day of July, A.D. 1992.

READ a third and final time this 10th day of August, A.D. 1992.






MAYOR


CITY CLERK

SCHEDULE "A"
TO BY-LAW NO. 29/92



Land Use Concept

-  Park
-  Low Profile Housing
-  45 units/net ha
+30 m per stall of underground parking
-  Church

**Grandin Park (Ball Estate South)
Area Redevelopment Plan
(Office Consolidation)**

CITY OF ST. ALBERT

BY-LAW NO. 2/91

Being a by-law to amend the Grandin Park (Ball Estate South) Area Redevelopment Plan By-law No. 24/83 and being Amendment No. 163 to Land Use By-law No. 32/79.

WHEREAS Council on July 18, 1983 passed By-law No. 24/83 to adopt the Grandin Park (Ball Estate South) Area Redevelopment Plan; and

WHEREAS Council deems it desirable to amend the Area Structure Plan; and

WHEREAS Council has approved a number of development permits within Direct Control districts; and

WHEREAS Council deems it desirable to establish land use classifications for the lands governed by these Direct Control Development Permits;

NOW THEREFORE the Municipal Council of the City of St. Albert, pursuant to the provisions of the Planning Act, R.S.A. 1980, as amended, hereby ENACTS AS FOLLOWS:

1. That By-law No. 24/83, Schedule "A", Section 6 - Design Guidelines be amended by deleting the introductory paragraph in its entirety and substituting therefor the following:

"Lands within the plan area shall remain under Direct Control until development is completed, at which time the appropriate specific land use district may be considered to be implemented by Land Use By-law amendment. The following design guidelines shall apply to all development proposals within the plan area."
2. That By-law No. 32/79, Part 2, Section 22(1) - Development Officer Discretion be amended as follows:
 - a) That the words "Development which existed prior to 1979" be deleted and the following substituted therefor:

"Development which existed prior to December 4, 1979"
 - b) That By-law No. 32/79, Part 2, Section 22(1) - Development Officer Discretion be amended by deleting the percentage relaxations for residential districts and substituting therefor "At Development Officer's discretion".
 - c) That the words "Proposed or existing developments from 1980 to present" be deleted and the following substituted therefor:

"Proposed or existing developments from December 4, 1979 to present"
 - d) That By-law No. 32/79, Part 2, Section 22 be amended by the addition of the following subsection (2):

"Notwithstanding any other provision of the by-law, a Development Officer may exercise discretion for the front yard, side yard and rear yard, or density for existing developments which were approved under Direct Control but which may not comply with the yards of a conventional residential district."

3. That Lot 1, Block 13, Plan 782-2623, known municipally as Wynford Hill at 70 Woodlands Road, as shown on the map attached hereto as Schedule "A" be reclassified from DC (Direct Control) to R3a (Medium Density Residential - Apartment).
4. That Lot 1, Block 5, Plan 1037 K.S., known municipally as Gentry Lane at 35 Grandin Road, as shown on the map attached hereto as Schedule "A" be reclassified from DC (Direct Control) to R3 (Medium Density Residential).
5. That Lot 2, Block 4, Plan 276 K.S., known municipally as Gateway Square on Grange Drive, as shown on the map attached hereto as Schedule "A" be reclassified from DC (Direct Control) to R3a (Medium Density Residential - Apartment).
6. That Lot 3, Block 6, Plan 812-0276, known municipally as Lakeside Green, as shown on the map attached hereto as Schedule "A" be reclassified from DC (Direct Control) to R3 (Medium Density Residential).
7. That Lots 2A and 2B, Block A, Plan 882-1252, known municipally as Greystone Villas at 9101 Grandin Road, as shown on the map attached hereto as Schedule "A" be reclassified from DC (Direct Control) to R3 (Medium Density Residential).
8. That Lot 7, Block A, Plan 3362 R.S., known municipally as Grandin Estates at 81 Grandin Road, as shown on the map attached hereto as Schedule "A" be reclassified from DC (Direct Control) to R3 (Medium Density Residential).
9. That Lot 66B, Block 1, Plan 892-3077, known municipally as Tudor Glen, as shown on the map attached hereto as Schedule "A" be reclassified from C2 (General Commercial) to R3a (Medium Density Residential - Apartment).

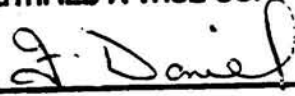
READ a first time this 4th day of February, A.D. 1991.

READ a second time this 19th day of February, A.D. 1991.

READ a third and final time this 19th day of February, A.D. 1991.


MAYOR


CITY CLERK

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CITY CLERK

CITY OF ST. ALBERT

BY-LAW NO. 35/89

Being a by-law to amend By-law No. 24/83
(Grandin Park Ball Estate South Area Redevelopment
Plan) and being Amendment No. 136 to Land Use By-
law No. 32/79.

WHEREAS Council on July 18, 1983 passed By-law No. 24/83 to establish the Grandin Park (Ball Estate South) Area Redevelopment Plan; and

WHEREAS Council deems it desirable to amend the Land Use Concept contained in the Grandin Park (Ball Estate South) Area Redevelopment Plan;

NOW THEREFORE the Municipal Council of the City of St. Albert, pursuant to the provisions of the Planning Act, HEREBY ENACTS AS FOLLOWS:

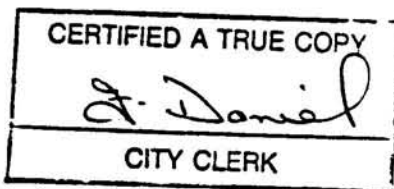
1. That By-law No. 24/83 being the Grandin Park (Ball Estate South) Area Redevelopment Plan be amended by deleting therefrom the Land Use Concept Schedule, substituting therefor Schedule "A" to this by-law.
2. That Lots 4, 5, and 6, Block A, Plan 3362 R.S. known municipally as 51, 61 and 71 Grandin Road as shown on the attached hereto as Schedule "B" be reclassified from DC (Direct Control) to P1 (Public Recreational).

READ a first time this 18th day of December, A.D. 1989.

READ a second time this 2nd day of January, A.D. 1990.

READ a third and final time this 2nd day of January, A.D. 1990.


MAYOR

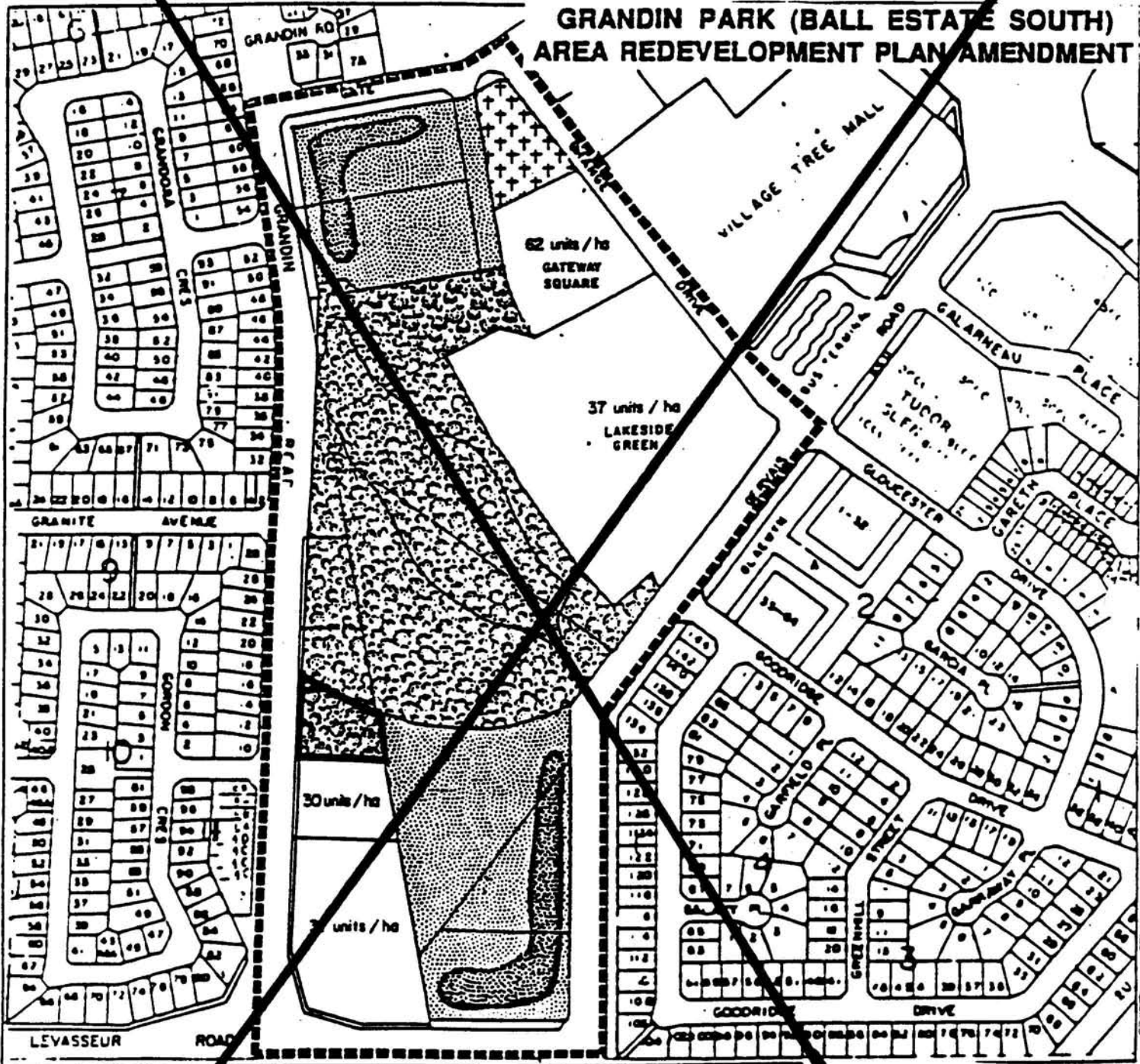








CITY CLERK

SCHEDULE "A"

TO BY-LAW NO. 35/89

GRANDIN PARK (BALL ESTATE SOUTH)
AREA REDEVELOPMENT PLAN AMENDMENT



- Schedule II**
- LAND USE CONCEPT**
-  PARK
 -  LOW PROFILE HOUSING
 -  45 units / net ha
+ 30 m² per stall of underground parking
 -  CHURCH
 -  Area affected by Amendment ByLaw 35/89

CITY OF ST. ALBERT

BY-LAW NO. 18/89

Being a by-Law to Amend By-law No. 24/83 being a by-law to adopt the Grandin Park (Ball Estate South) Area Redevelopment Plan.

WHEREAS Council on July 18, 1983 passed By-Law No. 24/83 to adopt an Area Redevelopment Plan for Grandin Park (Ball Estate South); and

WHEREAS Council deems it desirable to amend Schedule "A" to By-law No. 24/83 being the Land Use Concept schedule;

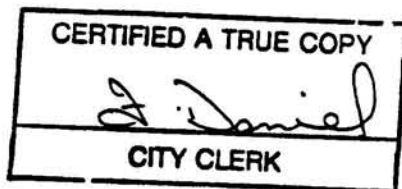
NOW THEREFORE the Municipal Council of the City of St. Albert, pursuant to the provisions of the Planning Act, HEREBY ENACTS AS FOLLOWS:

THAT By-law No. 24/83, Schedule "A" - Land Use Concept be deleted in its entirety and the attached Schedule "A" substituted therefor.

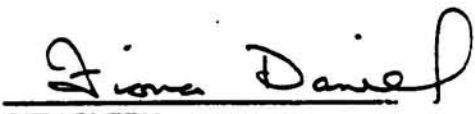
READ a first time this 19th day of June, A.D. 1989.

READ a second time this 17th day of July, A.D. 1989.

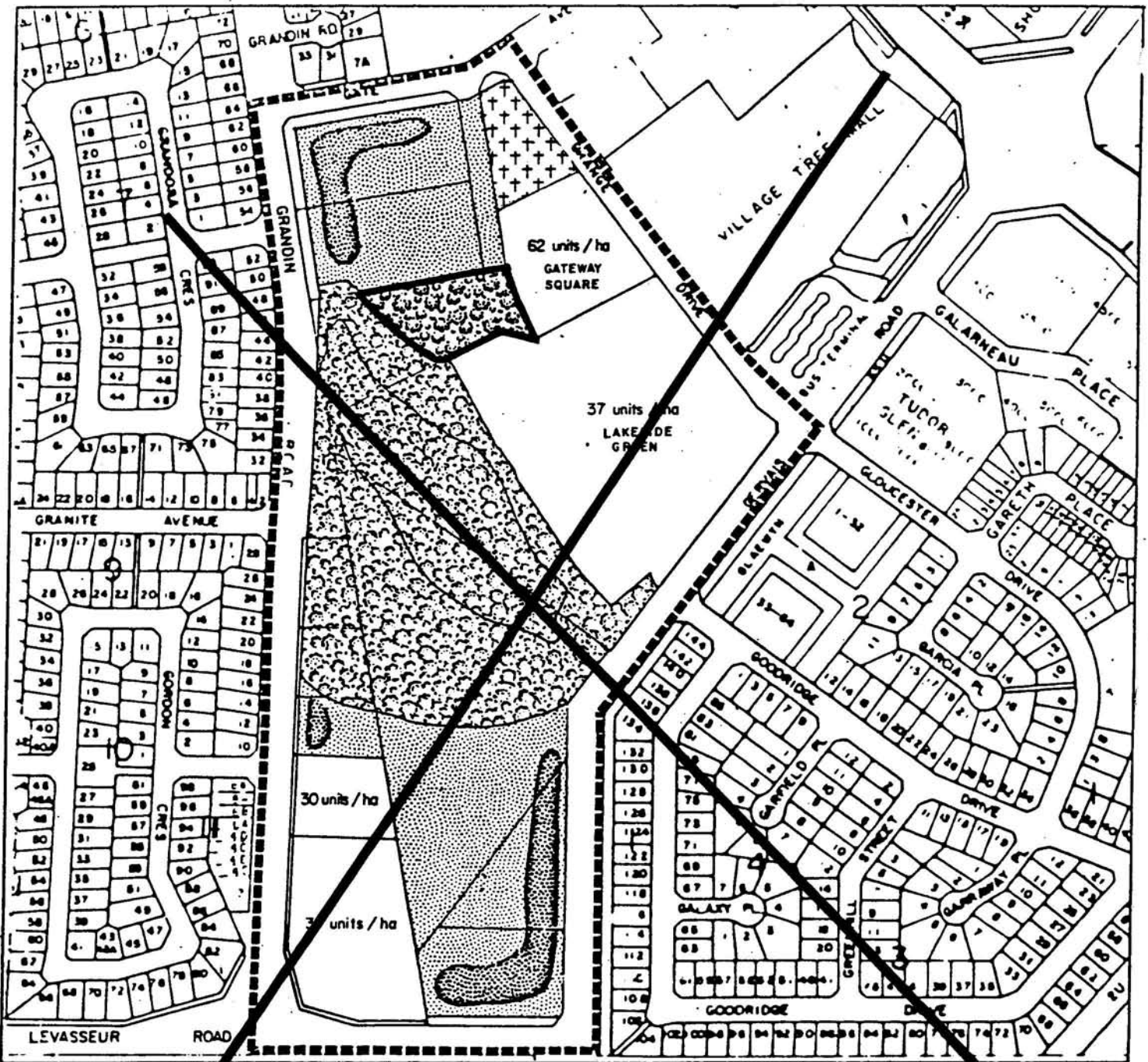
READ a third and final time this 17th day of July, A.D. 1989.




MAYOR







CITY CLERK

GRANDIN PARK (BALL ESTATE SOUTH) AREA REDEVELOPMENT PLAN AMENDMENT



Schedule II

LAND USE CONCEPT

-  PARK
-  LOW PROFILE HOUSING
-  45 units / net ha
+ 30 m² per stall of underground parking
-  CHURCH
-  Area affected by Amendment ByLaw 18/89

st. Albert
PLANNING SERVICES

CITY OF ST. ALBERT

BY-LAW NO. 34/88

Being Amendment No. 116 to Land Use By-law
No. 32/79.

WHEREAS City Council has accepted an offer to purchase City-owned lands located at Gate Avenue and Grange Drive, known legally as Lot R, Block 4, Plan 276 K.S. subject to reclassification;

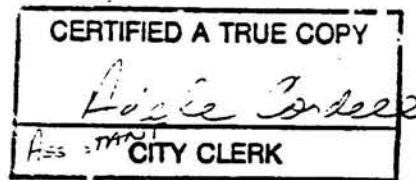
NOW THEREFORE the Municipal Council of the City of St. Albert, pursuant to the provisions of the Planning Act, hereby ENACTS AS FOLLOWS:

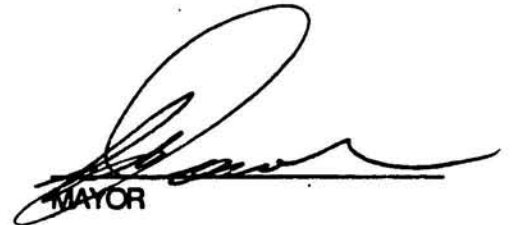
That Lot R, Block 4, Plan 276 K.S. as shown on the map attached hereto as Schedule "A" be reclassified from DC (Direct Control) to PS2 (Private Service).

READ a first time this 7th day of November, A.D. 1988.

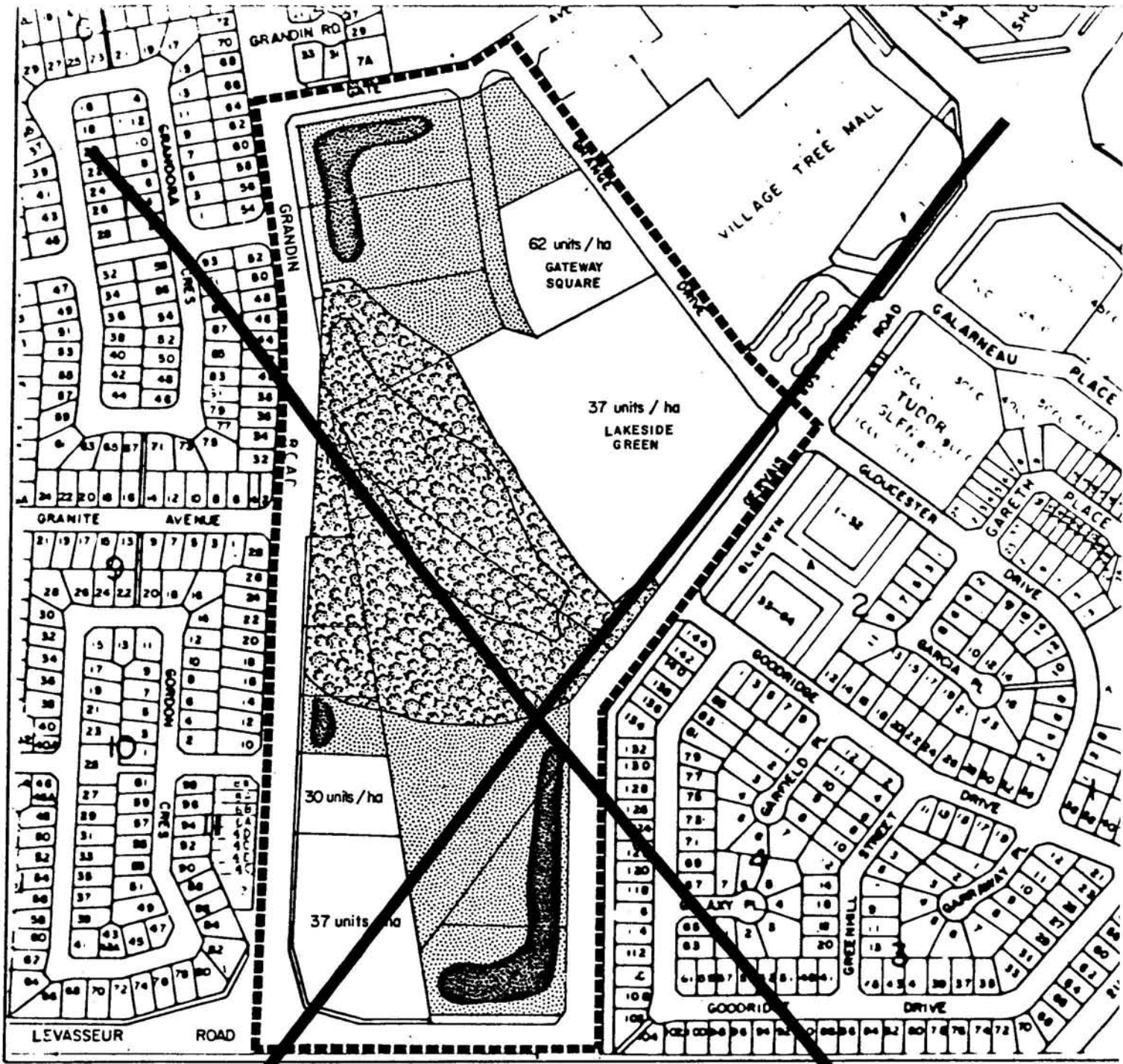
READ a second time this 21st day of November, A.D. 1988.

READ a third and final time this 5th day of December, A.D. 1988.







MAYOR


CITY CLERK



Schedule II

LAND USE CONCEPT

-  PARK
-  LOW PROFILE HOUSING
-  45 units / net ha
+ 30 m² per stall of underground parking



grandin park (ball estate south) area redevelopment plan

CITY OF ST. ALBERT

BY-LAW NO. 24/83

Being a by-law to adopt the Grandin Park (Ball Estate South) Area Redevelopment Plan.

WHEREAS the Planning Act, R.S.A. 1980, Ch. P-9, Section 65 provides that a council may pass a by-law to designate an area within the municipality as a redevelopment area; and

WHEREAS Council deems it desirable to designate Grandin Park (Ball Estate South) area as a Redevelopment Area; and

WHEREAS Council deems it desirable to adopt an Area Redevelopment Plan for Grandin Park (Ball Estate South);


NOW THEREFORE the Municipal Council of the City of St. Albert, pursuant to the provisions of the Planning Act, hereby ENACTS AS FOLLOWS:

That the Grandin Park (Ball Estate South) Area Redevelopment Plan attached hereto as Schedule "A" is hereby adopted.

READ a first time this 16th day of May, A.D. 1983;

READ a second time this 13th day of June, A.D. 1983;

READ a third and final time this 18th day of July, A.D. 1983.


MAYOR


CITY CLERK

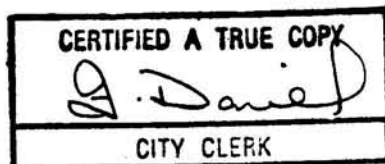


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SCHEDULE II	LAND USE CONCEPT
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GRANDIN PARK - (BALL ESTATE SOUTH) AREA REDEVELOPMENT PLAN

1. INTRODUCTION

1.1 Location (See Schedule I)

The Grandin Park (Ball Estate South) Area Redevelopment Plan is prepared for that portion of the City of St. Albert bounded by Gate Avenue, Grandin Road, Levasseur Road, Gervais Road, and Grange Drive. The study area contains approximately 23.5 ha (58 acres) of land and is located approximately 1.2 km south of the City centre along one of the major access routes to the downtown.

1.2 Purpose

The purpose of the Area Redevelopment Plan is to provide to the general public, the landowners and the development industry a clear statement of City Council's intentions regarding redevelopment of the study area. The Plan gives more specific guidance than the broad objectives now contained in the General Municipal Plan and addresses the issue of design and development controls. The Grandin Park (Ball Estate South) Area Redevelopment Plan By-law will replace the 1976 Ball Estate South Concept Plan as official Council policy for the area. Detailed background information of the plan area is contained in the Grandin Park (Ball Estate South) Technical Report.

1.3 Plan Objectives

Three broad objectives have been derived in light of objectives and policies specified in the General Municipal

Plan, data accumulated through planning analysis, and the response from various affected interest groups. From these three objectives flow a series of sub-goals:

- 1.3.1 To provide medium density accommodation close to the transit terminal, major transportation routes, employment and retail/service centres in order to ensure:
 - (a) efficient use of existing urban infrastructure;
 - (b) provision of convenient, affordable housing for St. Albert residents.

- 1.3.2 To protect and enhance the slough and surrounding area which is considered to have ecological value and recreation potential for the use and enjoyment of neighbourhood residents by means of:
 - (a) acquisition as Environmental Reserve of the Crown-owned slough and those lands surrounding the slough considered below the top of the bank;
 - (b) acquisition of Municipal Reserve lands adjacent to the slough;
 - (c) protection of existing tree stands where possible;
 - (d) the maintenance of water level and water quality so as to allow secondary and tertiary water related recreational activities (ie. no swimming or activities in the water but activities on the water or beside the water) while using the slough for storm water management purposes;
 - (e) development of a pathway system and improved access to the park area.

- 1.3.3 To promote site and building design which minimizes any adverse impact on surrounding residents through:
 - (a) improvement of pedestrian connections between Goodridge Drive and the rest of the Grandin neighbourhood;

- (b) regulation of massing and scale of new development to ensure that it is compatible with surrounding development;

2. GENERAL MUNICIPAL PLAN

2.1 The 1977 General Municipal Plan identified most of the land in the study area as "Neighbourhood Residential" with a central band designated as "Recreation/Natural Areas". By-law No. 28/77 stipulated that, within St. Albert, the maximum residential density should be 15 persons per gross acre with a minimum of 80% single family housing units and a maximum of 20% multiple family housing units. The Plan, however, recognized that certain areas of the City were suitable for higher densities with an increased multiple family housing ratio. Ball Estate Sectors 5 and 6, generally bounded by the commercial frontage on Highway 2, Gervais Road, Levasseur Road, Grandin Road and Gate Avenue, was one such exception. The Plan stated that with low to medium density residential development, approximately 2,000 new residents would be accommodated within the entire Ball Estate area, which extends south from the old City Hall to Gervais Road and is bounded east and west by Highway 2 and Grandin Road, respectively.

2.2 On May 16, 1983 Council adopted a new General Municipal Plan, By-law No. 13/83. This plan stipulates that higher density development will be permitted where sanctioned by an adopted Area Structure Plan or Area Redevelopment Plan. It further states that the Grandin Park (Ball Estate South) Area Redevelopment Plan will be exempted from the maximum development density of thirty-seven persons per gross hectare. The 1983 General Municipal Plan designates the portion of Grandin neighbourhood bounded by Gate Avenue, Grange Drive, Gervais Road, Levasseur Road and Grandin Road as requiring an Area Redevelopment Plan.

3. LAND USE

3.1 Residential (See Schedule II)

The primary land use within the plan area is multi-family development. Height restrictions will ensure that low profile buildings are placed along Grandin, Levasseur and Gervais Roads. Increased height is allowed as development steps back from these roadways.

The average density for vacant lands within the study area will be limited to 45 units per net hectare; however, there are provisions for a density bonus if underground parking is provided. Use of this parking bonus would increase the maximum density to approximately 55 units per net hectare.

Consolidation of land and co-ordinated development proposals are encouraged.

3.2 Population

A total estimated population of between 1,930 and 2,140 would result from development in accordance with this plan. The larger population estimate assumes use of the underground parking bonus. A total estimated student population of between 362 and 393 would be generated from within the plan area.

3.3 Reserve Dedication

The City of St. Albert has already acquired 1.89 hectares of Environmental Reserve and 0.955 hectares of Municipal Reserve within the plan area. Cash-in-lieu of Municipal Reserve has also been collected from approved developments. The City shall endeavour to acquire outstanding Municipal Reserve as cash-in-lieu of land in most instances so as to be able to

consolidate parkland around the central slough area. Where development will result in densities exceeding 12 housing units per net acre, the City will apply provisions of the Planning Act and subdivision regulations which allow for additional Municipal Reserve of up to 5% of developable land. The City will attempt to acquire, through land dedication, purchase or trade a central park area of approximately 7 hectares adjacent to and including the slough. The existing reserve parcel at the corner of Gate Avenue and Grange Drive (Lot R, Block 4, Plan 276 K.S.) will be exchanged or sold so as to acquire land in the centre of the plan area.

The City will endeavour to have the slough and the shoreland designated as Environmental Reserve.

The central park area will be kept as natural as possible so as to preserve existing natural habitats. A pathway system will be developed both north and south of the slough, linking Grandin Road to Gervais Road.

4. TRANSPORTATION (See Schedule III)

Future roadway improvements, including sidewalk installation, are indicated on Schedule III. Dedication of land required for road widening will be requested upon development of the affected land.

- (a) Roadway design shall conform to Municipal Engineering standards.
- (b) Roadways eligible for provincial subsidies shall be designed to provincial standards. The location of median breaks on these roadways shall also be to provincial standards.

- c) The location of access points and median breaks shall be determined at the final roadway and development design stages.
- d) The northern half of Garnett Street will be subject to road closure by-law when redevelopment of adjacent lands occurs.

5. ENGINEERING SERVICES (See Schedule III)

Watermains, sanitary and storm sewers can be provided to the plan area by extending existing servicing lines. These services have sufficient capacity for the plan area at the proposed density.

The provision of other utility services (gas, power, telephone and cable) is not expected to pose any problems.

Servicing costs within the plan area shall be borne by the developers in accordance with standard municipal practice. Cost recoveries are also owed to the City for properties benefiting from the Grandin ravine storm drainage improvements.

6. DESIGN GUIDELINES

Lands within the plan area will remain under Direct Control and permits shall be issued by City Council. The following design guidelines shall apply to all development proposals within the plan area.

- 6.1 The average density of vacant lands is proposed as 45 units/net hectare. The actual number of units which may be developed on a site shall be governed by the following formula:

bachelor unit	110 m ² lot area per unit
one bedroom unit	150 m ² lot area per unit
two bedroom unit	220 m ² lot area per unit
three or more bedroom unit	250 m ² lot area per unit

6.2 A bonus will be given to encourage the provision of underground parking structures which maximize useable open space on the site. Thirty square metres (30 m²) per underground stall shall be added to the lot area for the purpose of calculating the maximum number of dwelling units that may be developed on the lot.

6.3 Only low profile buildings shall be placed along Gate, Grandin, Levasseur and Gervais Roads while increasingly higher buildings may be built as development steps back from these roadways. The following height restrictions shall apply to the plan area.

<u>Minimum Setback from Final R-O-W of Surrounding Roads</u>	<u>Maximum Building Height</u>
6 m	2 1/2 stories (8.5 m)
10 m	4 stories (12 m)
20 m	6 stories (20 m)
35 m	10 stories (30 m)
50 m	12+ stories (35 m)

6.4 Where townhousing is proposed, the building should be oriented, where possible, so as to locate end walls along roadways.

6.5 The area of a lot which may be built upon, including accessory buildings, shall not exceed 40% of the lot area. Notwithstanding this restriction, a parking structure with a landscaped roof deck shall not be considered in calculating lot coverage.

6.6 Landscaping, berming and fencing shall be used to effectively screen parking and service areas.

6.7 Access driveway locations shall be approved by the Engineering Department. Internal circulation systems should be designed to discourage through traffic.

6.8 Comprehensive design and development of lands north and south of the slough is encouraged in order to provide a more efficient layout and better distribution of dwellings throughout the plan area.

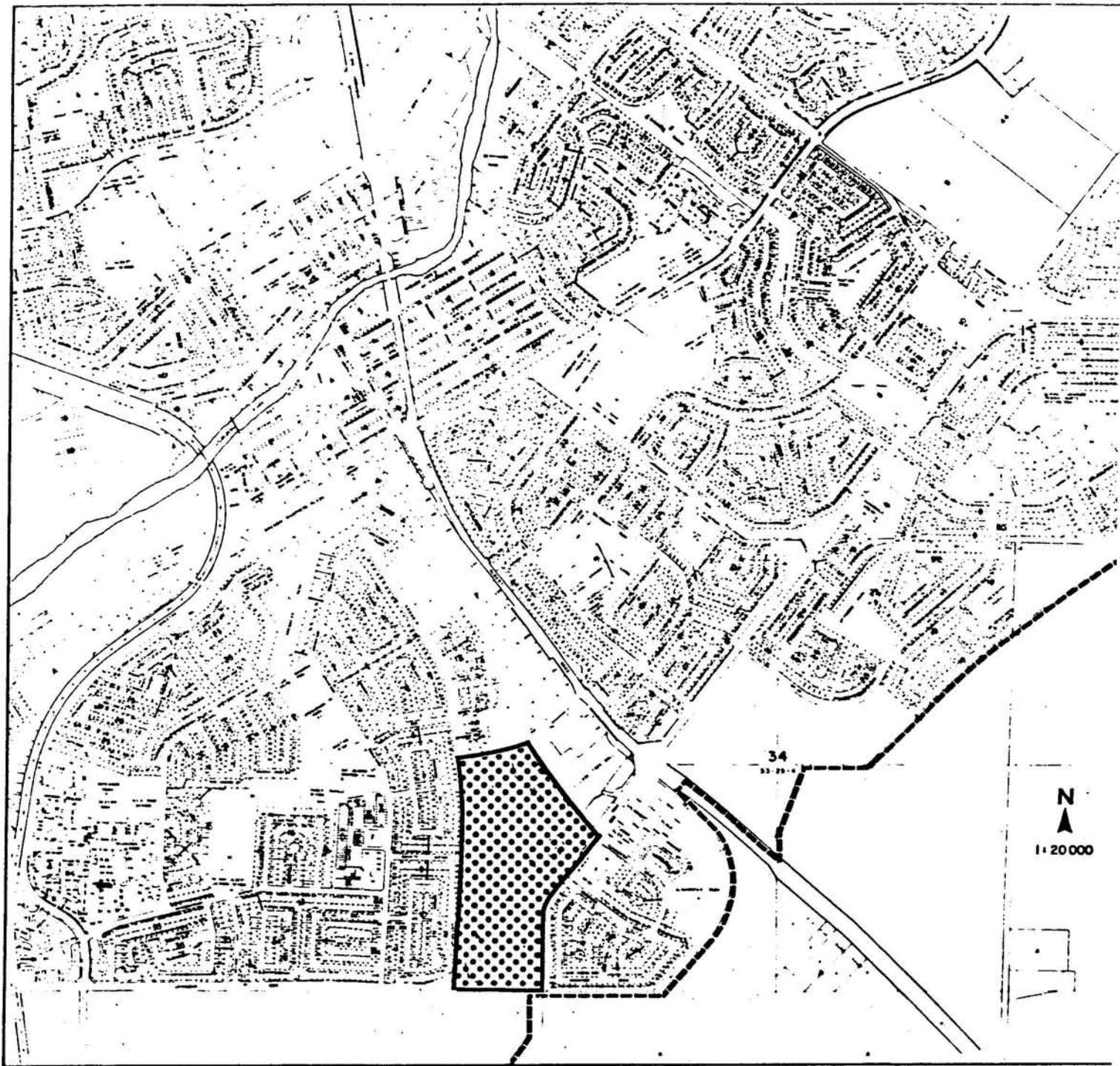
7. REDEVELOPMENT LEVY

Section 75(2) of the Planning Act 1980 contains provisions for the imposition and collection of a redevelopment levy for the area. The City shall impose and collect a redevelopment levy in order to acquire land for a park in the area of the central slough. No portion of the redevelopment levy will be used to acquire land for school facilities within the plan area.

In 1983, the redevelopment levy shall be set at \$1,000.00 per residential dwelling unit as defined in the Land Use By-law. This amount shall increase by 5% per annum on January 1 of each subsequent year. Payment of the redevelopment levy shall be due prior to issuance of a building permit.

8. PHASING

The rate of development will be influenced by the demand for housing and the general economic climate. It is expected that redevelopment will occur over a period of at least ten years.



STUDY AREA

Schedule I LOCATION

grandin park (ball estate south) area redevelopment plan

THE
st. Albert
PLANNING SERVICES