



File #: PH-24-005, **Version:** 1

TAMRMS#: B06



Bylaw 9/2024 - Riverside Redistricting, LUB Schedule A Amendment (1st, 2nd & 3rd Readings)

Presented by: Sajid Sifat, Planner, Planning and Development Department

RECOMMENDED MOTION(S)

1. That the Public Hearing on Bylaw 9/2024 be closed.
2. That Bylaw 9/2024, being amendment 220 to the Land Use Bylaw 9/2005, be read a first time.
3. That Bylaw 9/2024 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 9/2024.
5. That Bylaw 9/2024 be read a third time.

PURPOSE OF REPORT

This report discusses the amendment to the Land Use Bylaw 9/2005, Schedule A, to redistrict a portion of 10 Genstar Annex in the Riverside neighbourhood. This application proposes to redistrict a 0.85-hectare area and a 0.95-hectare area located south of Rankin Drive, west of Redpoll Wynd, as shown on the proposed redistricting map (Figure 2).

BACKGROUND AND DISCUSSION

The applicant, Select Engineering Consultants Ltd., on behalf of the property owner Genstar Titleco Ltd., has applied to amend Schedule A of the Land Use Bylaw 9/2005.

The 0.85-hectare area is proposed to be redistricted from Residential Lane District (RXL) to Residential District (RX) in order to remove laneways. Lots districted RXL are required to have rear access only through a laneway. Redistricting is required to provide front access instead. These lots will have front access onto Redpoll Wynd.

The 0.95-hectare area is proposed to be redistricted from Residential District (RX) to Residential Lane District (RXL) in order to add laneways. Lots districted RX are required to have front access only. Redistricting is required to provide rear access instead.

The proposed redistricting is in conformance with the Municipal Development Plan, the Riverside Area Structure Plan, and the Land Use Bylaw.

The proposed circulation patterns deviate slightly to what is shown in the Riverside ASP land use concept. The ASP enables minor changes in circulation patterns without requiring an ASP amendment. A future ASP amendment can be undertaken to update the ASP and incorporate such minor changes that occur throughout the development process.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The proposed amendment was circulated on January 3, 2024 to internal departments, external agencies, and to the two landowners within a 100-metre radius of the subject property. There were no concerns expressed with this application.

The public hearing is scheduled for May 7, 2024. A public hearing notice has been posted on the City website, and full page Citylights advertisements appeared on both April 18, 2024 and April 25, 2024. A press release was also issued for this public hearing. A large format sign has also been posted on the property on Rankin Drive.

IMPACTS OF RECOMMENDATION(S)

The recommended approval of this application will enable the respective housing products (with or without rear laneway) to be located where proposed.

Financial:

None at this time.

Compliance & Legal:

The public hearing and first, second, and third readings of Bylaw 9/2024 are scheduled for the same day. The Municipal Government Act provides that a proposed bylaw must not have more than two readings at a council meeting unless the council members present unanimously agree to consider third reading at the same meeting.

If unanimous consent for third reading of Bylaw 9/2024 is not granted on May 7, 2024, after first and second reading, third reading of Bylaw 9/2024 will occur at the next regular Council meeting on May 21, 2024. During that time between May 7, 2024 and May 21, 2024, Council members will be unable to accept further written or verbal submissions germane to this matter, and will not be able to ask for new, substantive information on the subject matter prior to third reading (MGA, s. 187; Procedure Bylaw, Schedule E, s. 19).

Program or Service:

None at this time.

Organizational:

None at this time.

Risks:

None at this time.

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

Strategic Priority One, Economic Prosperity:

Support an investment positive environment that encourages economic growth and the development of new and existing sectors.

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

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

The Municipal Government Act Section 692(1) (e) a proposed land use bylaw, requires the subject matter of this report to go to Council, and that a public hearing be held.

IMPACTS OF ALTERNATIVES CONSIDERED

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

Alternative 1: Defeat second or third reading of Bylaw 9/2024 after closure of the Public Hearing. An implication of defeating this Bylaw would be that the applicant cannot re-apply within six months.

Financial:

None at this time.

Compliance & Legal:

None at this time.

Program or Service:

None at this time.

Organizational:

None at this time.

Risks:

None at this time.

Report Date: May 7, 2024

Author(s): Sajid Sifat

Department: Planning Branch

Department Director: Adryan Slaght

Managing Director: Diane Enger

Chief Administrative Officer: Bill Fletcher

CITY OF ST. ALBERT

BYLAW 9/2024

LAND USE BYLAW AMENDMENT

Being Amendment 220 to the Land Use Bylaw 9/2005

The Council of the City of St. Albert ENACTS AS FOLLOWS:

1. Bylaw 9/2005, Land Use Bylaw is hereby amended by this Bylaw.
2. The lands legally described as Plan 152 4950, Block 2, Lot 10 (municipally described as 10 Genstar Annex) are redistricted as shown on the map attached as Schedule “A” to this bylaw, and the Land Use District Map being Schedule “A” to Bylaw 9/2005 is amended accordingly.
3. The Chief Administrative Officer is authorized to issue a consolidated version of Bylaw 9/2005 that incorporates the amendments made by this amending bylaw and otherwise conforms with the requirements of section 69 of the *Municipal Government Act*.

EFFECTIVE DATE

4. This bylaw comes into effect when it is passed.

READ a First time this ____ day of _____ 20____.

READ a Second time this ____ day of _____ 20____.

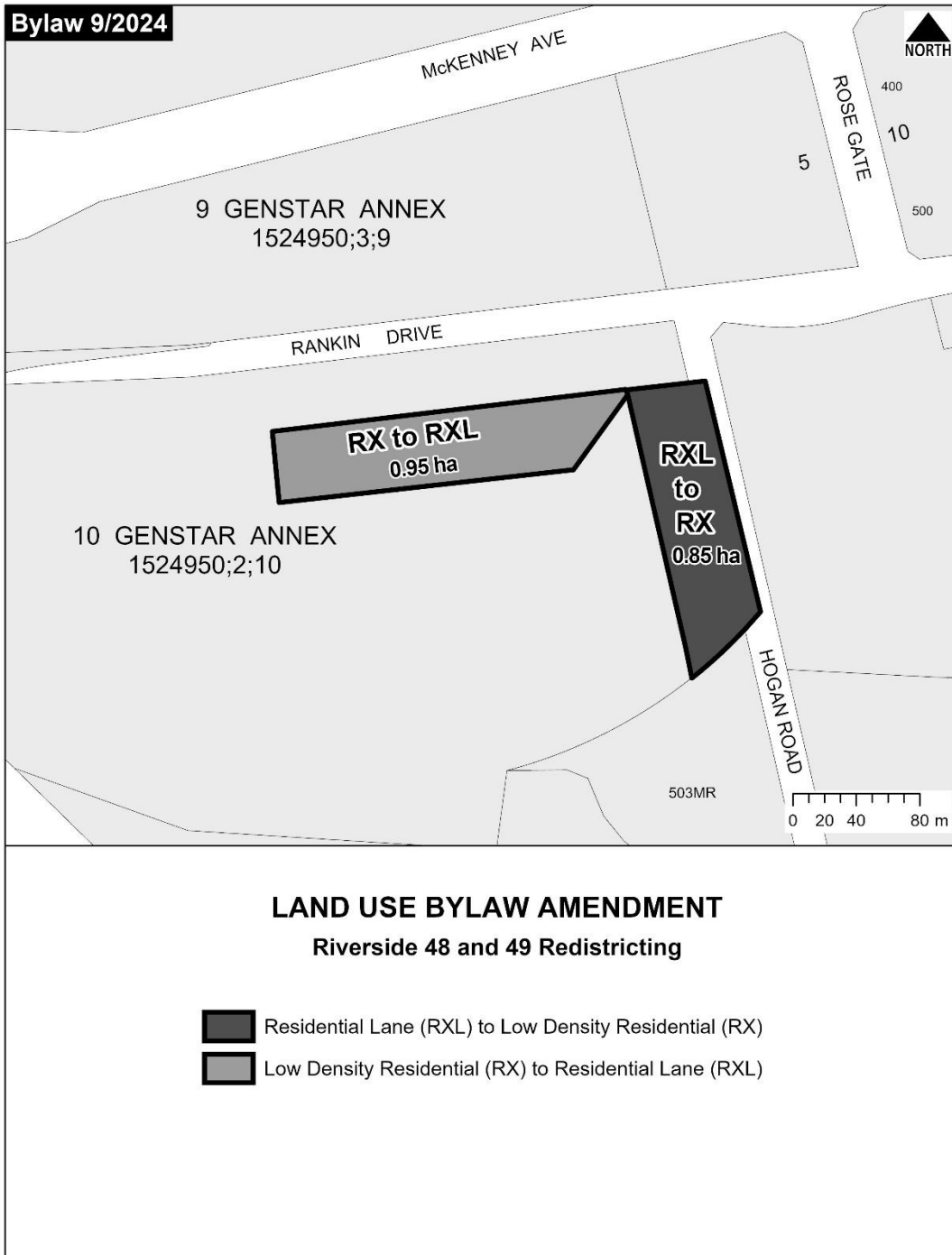
READ a Third time this ____ day of _____ 20____.

SIGNED AND PASSED this ____ day of _____ 20____.

MAYOR

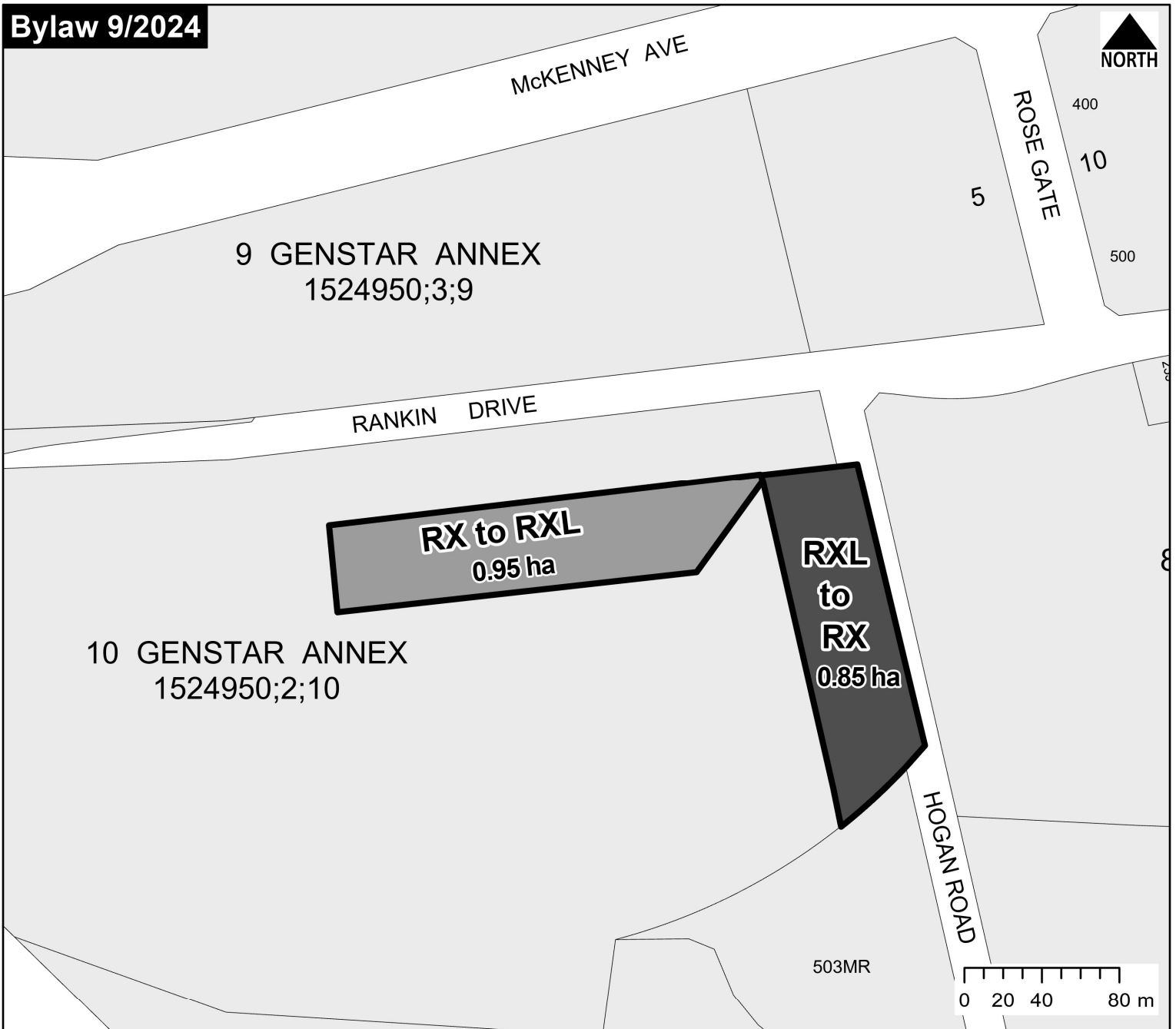
CHIEF LEGISLATIVE OFFICER

Schedule A





Document Path: G:\MAPS-City\Riverside\Riverside 48 Subdiv & Redistricting (48 & 49)\RIV48-LUB-SUB_Circulation\Maps.aprx

Figure 2



LAND USE BYLAW AMENDMENT
Riverside 48 and 49 Redistricting

-  Residential Lane (RXL) to Low Density Residential (RX)
-  Low Density Residential (RX) to Residential Lane (RXL)