File #: PH-25-002, **Version:** 1

TAMRMS#: B06

7.1

REQUEST FOR DECISION

Bylaw 3/2025 - North Ridge Phase 2 (Nouveau) Redistricting - (1st, 2nd & 3rd Readings)
Presented by: Sajid Sifat, Planner, Planning & Development Department

RECOMMENDED MOTION(S)

1. That the Public Hearing on Bylaw 3/2025 be closed.
2. That Bylaw 3/2025, being amendment 3 to the Land Use Bylaw, be read a first time.
3. That Bylaw 3/2025 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 3/2025.
5. That Bylaw 3/2025 be read a third time.

SUMMARY

This report discusses Bylaw 3/2025 the proposed amendment to the Land Use Bylaw 18/2024, Schedule A, to redistrict a portion of 42 City Annex North in the North Ridge Phase 2 (Nouveau) neighbourhood. This application proposes to redistrict 10.6 hectares± (26.0 acres±) of land located west of Range Road 255 and north of Night Bloom Drive, from Future Urban Development (FUD) to residential, park, and commercial districts as shown on the proposed redistricting map (Figure 2).

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

The Municipal Government Act, Planning Bylaws, Section 692(1) states:

Before giving second reading to

(e) a proposed land use bylaw

a council must hold a public hearing with respect to the proposed bylaw in accordance with section 216.4 after giving notice of it in accordance with section 606.

BACKGROUND AND DISCUSSION

Select Engineering Consultants Ltd. on behalf of Badger Land Development Corporation, applied to amend the Land Use Bylaw 18/2024, Schedule A, to redistrict a portion of 42 City Annex North in the North Ridge Phase 2 neighbourhood with legal description SE ¼, Section 18, Township 54, Range 25, Meridian 4. This application proposes to redistrict 10.6 hectares± (26.0 acres±) of land located west of Range Road 255 and north of Night Bloom Drive, from Future Urban Development (FUD) to residential, park, and commercial districts to align with the land use designation in the ASP (Figure 4 & 5). Future Urban Development (FUD) is a holding district until urban development occurs on the land.

The following amendments to Schedule A of the LUB include:

- 1.10 ha Future Urban Development (FUD) to Medium Density Residential (MDR) to enable uses such as townhouse and apartment.
- 4.89 ha Future Urban Development (FUD) to Small-Lot Residential District (SLR) to enable uses such as single-detached house, semi-detached dwelling.
- 2.83 ha Future Urban Development (FUD) to Public Park (PRK) to enable park development.
- 1.65 ha Future Urban Development (FUD) to Neighbourhood Commercial (NHC) to enable uses such as health service, professional office, retail (general).
- 0.07 ha Small Lot Residential (SLR) to Park (PRK) district to enable park development.

The proposed land use districts align with the land use designations in the Area Structure Plan (ASP). As per ASP policy 3.6 and Municipal Development Plan (MDP) policy 13.1.3 - the proposed redistricting will enable a minimum density of 40 du/nrha for the plan area. The Land Use Bylaw (LUB) in Section 1.6 also requires districts to adhere to density requirements in the ASP. As such, the build-out of the remaining portion of this ASP will be required to meet the minimum density requirements. The landowner/developer is on track to achieve this and would need approximately 140 additional dwelling units to continue to meet the minimum density.

The proposed park district will enable the development of a public park to be programmed for open space and recreation activities. The park site is centrally located and within 400-metres walking distance to the surrounding residential districts. Walkways and trails connect the park site to the surrounding residential uses. Connectivity provided through the trails and walkways will also support future transit use.

The commercial area borders residential, with no separation such as a road. The ASP includes policy that states that mitigation measures may be required to address noise, light, and odour issues created by commercial uses, to ensure that the adjacent residential area is not negatively impacted. Applicable mitigation measures will be determined at the time of future development processes such as subdivision and/or development permit. Required measures will be the responsibility of the developer.

<u>Municipal Development Plan (MDP)</u>

The subject site is predominantly designated as ‘Neighbourhood’ and a small portion of the site located to the north-east is designated as ‘Mixed-use Node’ in the MDP. The ‘neighbourhood’ designation enables the proposed land uses such as residential uses, park, etc., while the ‘mixed-use

nodes' enable the proposed neighbourhood commercial land uses such as health service, professional office, retail (general). The proposed LUB amendments conform to the MDP. While the North Ridge Phase II ASP predates the MDP, there is general consistency with the following policy directions as it relates to the proposed districts:

7.1.1. Address housing needs by monitoring changes in the local housing market and encouraging and enabling housing forms that respond to emerging housing needs.

14.6.1. Encourage a range of low- and medium density housing forms in all Neighbourhoods throughout the city.

11.2.2. Ensure municipal parks or other public open space are located within 400 metres of residences.

11.2.14. Encourage parks to be located adjacent to higher-density residential development.

14.5.1. Ensure a range of uses in Mixed-use Nodes, such as retail, restaurants, personal and businesses services, medium-density housing, institutions, parks, and public spaces.

14.5.6. Promote a range of commercial uses that support the day-to-day needs of residents in the surrounding Neighbourhood. Large-format retail uses are limited in Mixed-use Nodes.

A mix of low and medium density housing forms will provide a range of housing options. A combination of residential, park, and neighbourhood commercial uses will enable to a more complete community with commercial amenities that supplement the day-to-day needs of local residents. The proposed park site is in alignment with the municipal reserve (MR) allocation as per the ASP. This park site has frontage onto public road on 3 sides that provides for multiple access points and visibility. The park site is located central to the neighbourhood, and the trail and walkways enable pedestrian connection to public roads and access to transit in the future. The proximity of the residential and commercial uses, and the mid-block connectivity provided through the walkways shown in the ASP will enable access and walkability from the residential to the commercial uses. The surrounding mix of residential uses and density will also economically support the neighbourhood commercial uses.

The mixed-use node designation in the MDP applies to a small portion of the subject site located to the north-east that includes the commercial and surrounding medium density residential land use designations in the ASP. A walkway to the east connects the low and medium density residential uses to the commercial uses.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The proposed amendment was circulated on October 9, 2024, to internal departments, external agencies, and residents within a 100-metre radius of the subject property. There were no concerns expressed with this application.

The public hearing is scheduled for April 1, 2025. A public hearing notice has been posted on the City website, and full page Citylights advertisements appeared on both March 13, 2025, and March 20, 2025. A press release was also issued for this public hearing. A large format sign has also been

posted on the property on Hogan Road at the intersection of Night Bloom Drive.

IMPACTS OF RECOMMENDATION(S)

The recommended approval of this application will update the Land Use Bylaw, Schedule A on the subject site enabling it to be developed.

Financial:
None at this time.

Compliance & Legal:
The public hearing and first, second, and third readings of Bylaw 3/2025 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 3/2025 is not granted on April 1, 2025, after first and second reading, third reading of Bylaw 3/2025 will occur at the next regular Council meeting on April 15, 2025. During that time between April 1, 2025, and April 15, 2025, 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:
If passed, administration will be able to process a respective subdivision application that is contingent on the approval by Council of this redistricting application.

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 SERVICE DELIVERY

Current Planning Application Processing: Processing and coordination of the approval of Statutory plans and amendments, subdivisions and condominium applications.

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 3/2025 after closure of the Public Hearing. An implication of defeating Bylaw 3/2025 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: April 1, 2025
Author(s): Sajid Sifat
Department: Planning & Development Department
Department Director: Kristina Peter
Managing Director: Adryan Slaght
Chief Administrative Officer: Bill Fletcher

CITY OF ST. ALBERT

BYLAW 3/2025

LAND USE BYLAW AMENDMENT

Being Amendment 3 to the Land Use Bylaw 18/2024

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

1. Bylaw 18/2024, Land Use Bylaw is hereby amended by this Bylaw.

2. The lands legally described as SE ¼, Section 18, Township 54, Range 25, Meridian 4 (municipally described 42 City Annex North) 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 18/2024, are amended accordingly.

3. The Chief Administrative Officer is authorized to issue a consolidated version of Bylaw 18/2024 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___.

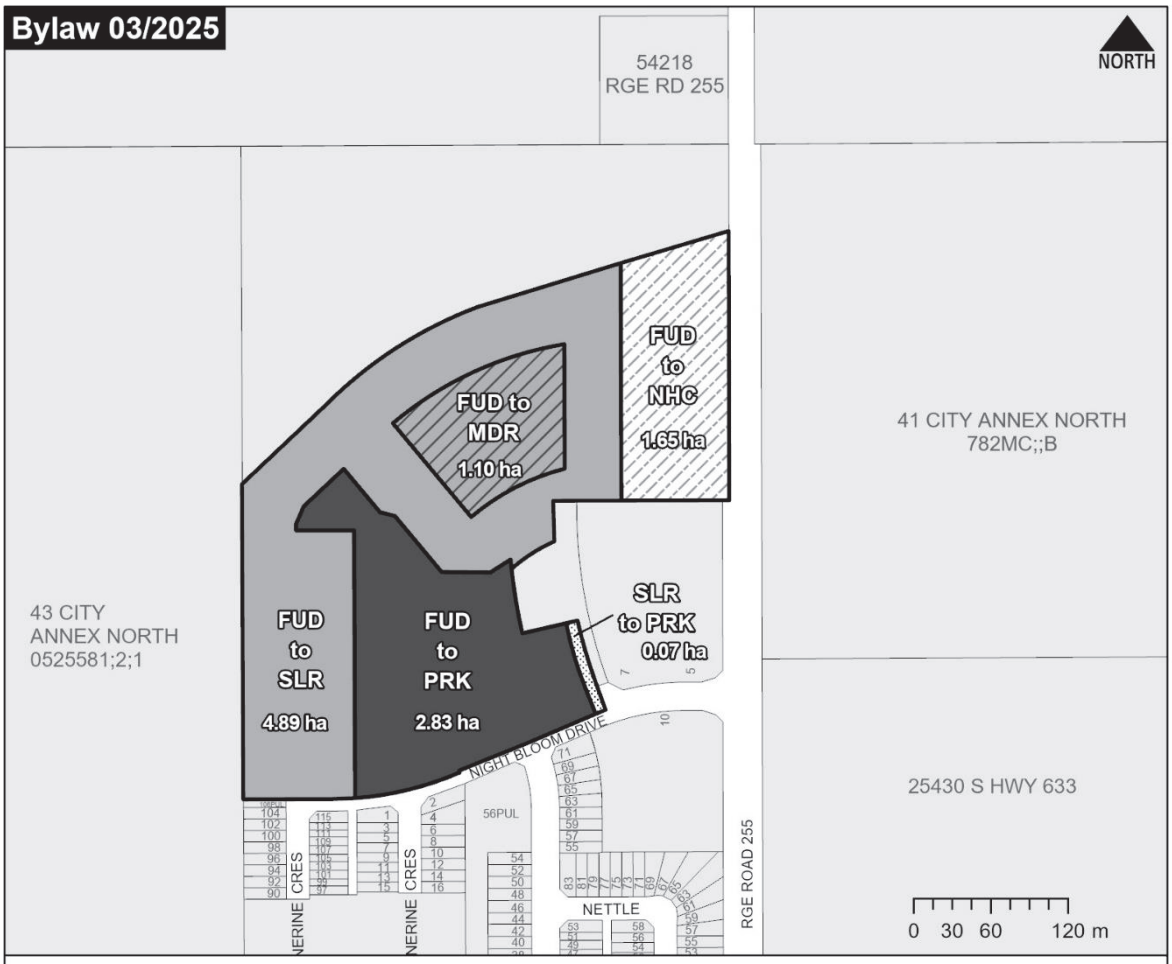
READ a Third time this ___ day of _____ 20___.

SIGNED AND PASSED this ____ day of _____ 20___.

_____
MAYOR

_____
CHIEF LEGISLATIVE OFFICER

Schedule A



LAND USE BYLAW AMENDMENT

Nouveau 4th Redistricting (North Ridge Phase 2)

From SLR (Small Lot Residential) to PRK (Public Park)

From FUD (Future Urban Development) to PRK (Public Park)

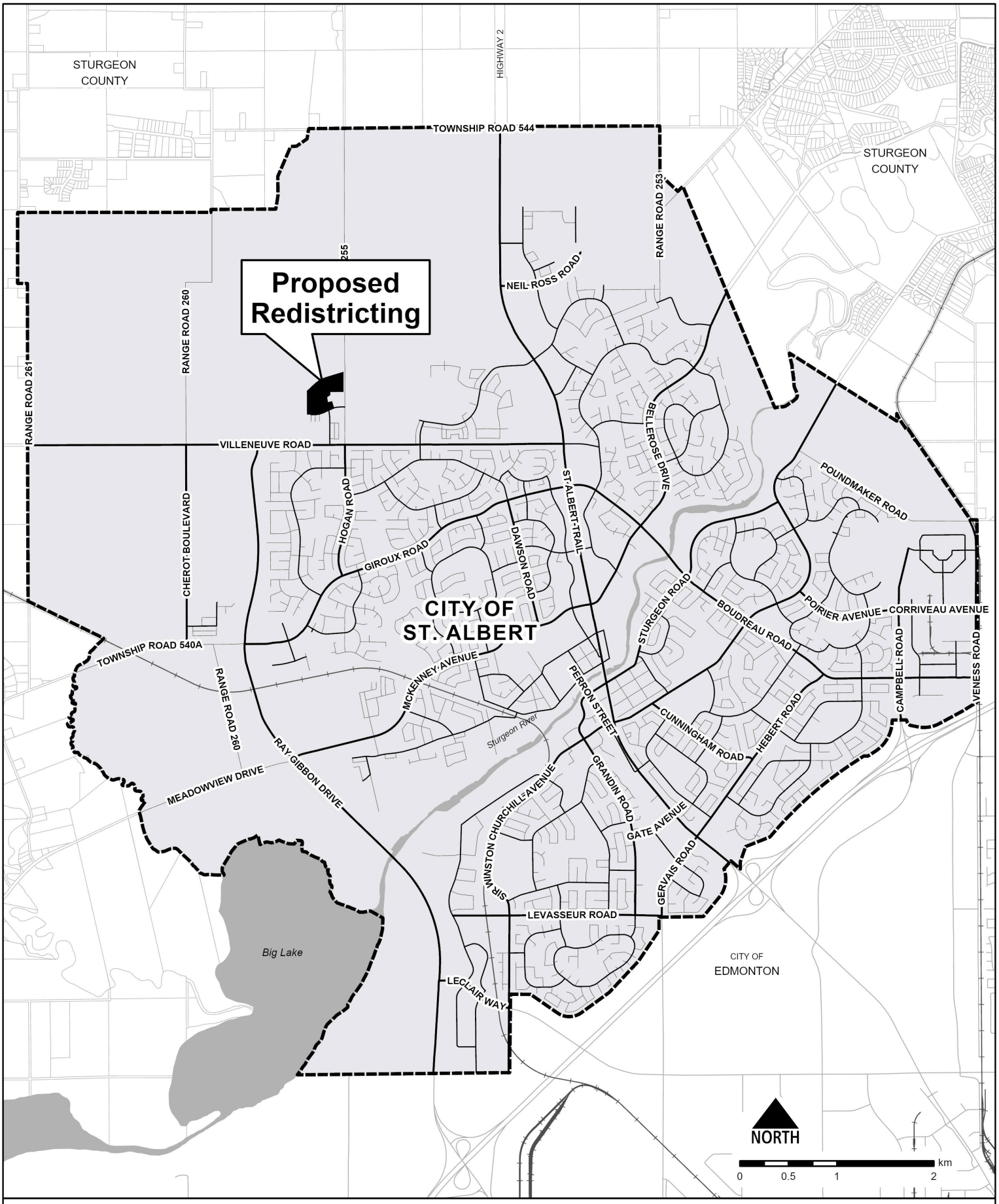
From FUD (Future Urban Development) to MDR (Medium Density Residential)

From FUD (Future Urban Development) to SLR (Small Lot Residential)

From FUD (Future Urban Development) to NHC (Neighbourhood Commercial)

Document Path: G:\MAPS-City\North Ridge Phase 2\NR Ph2 4th Redistricting\Nouveau_4th_Redistricting_CirculationMaps.aprx

Figure 2



City of St. Albert Cultivate Life

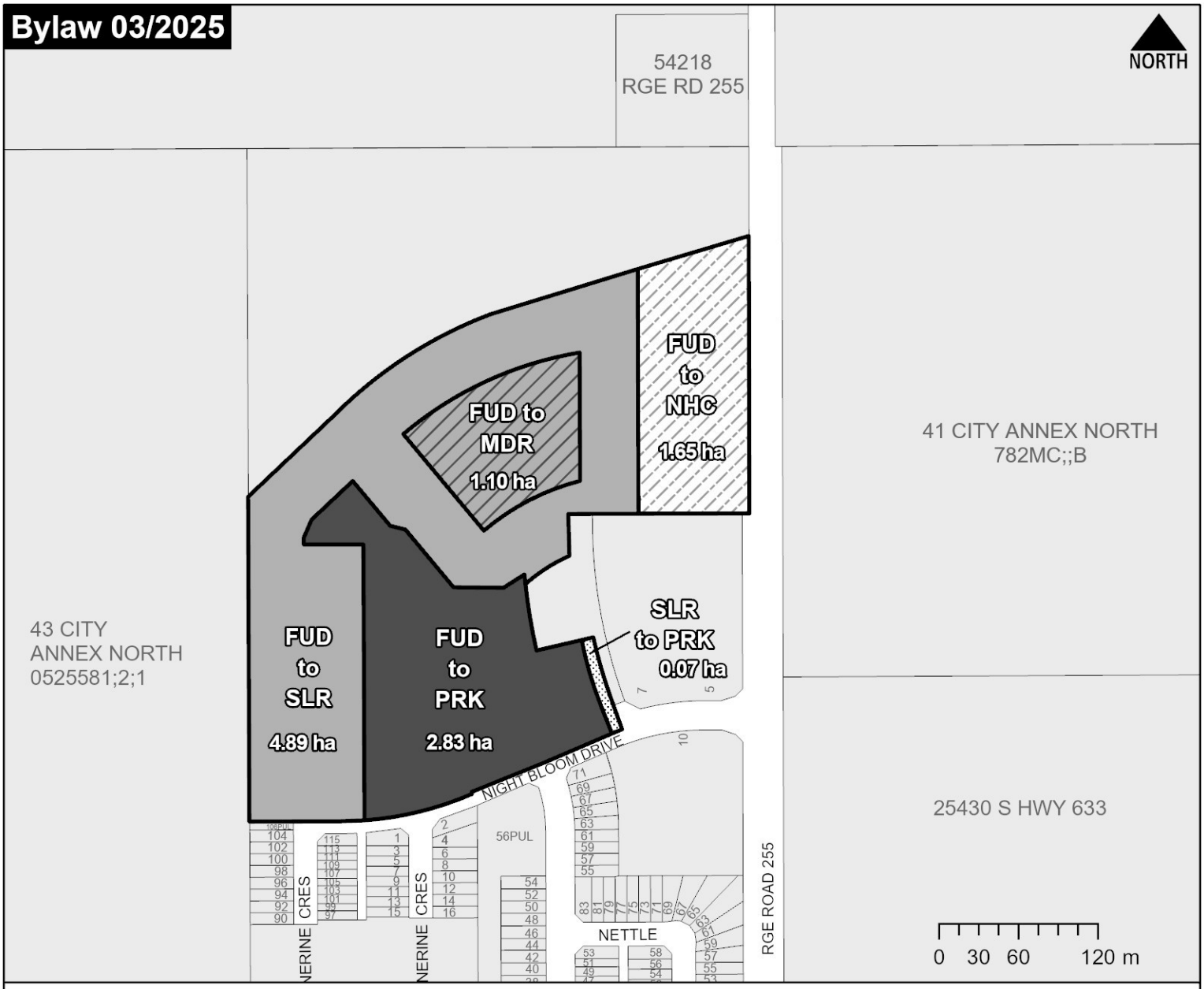
Location Map

Nouveau 4th Redistricting
(North Ridge Phase 2)

Map Date: 1/6/2025

Document Path: G:\MAPS-City\North Ridge Phase 2\NR Ph2 4th Redistricting\Nouveau_4th_Redistricting_CirculationMaps.aprx

Figure 1



LAND USE BYLAW AMENDMENT

Nouveau 4th Redistricting (North Ridge Phase 2)

From SLR (Small Lot Residential) to PRK (Public Park)

From FUD (Future Urban Development) to PRK (Public Park)

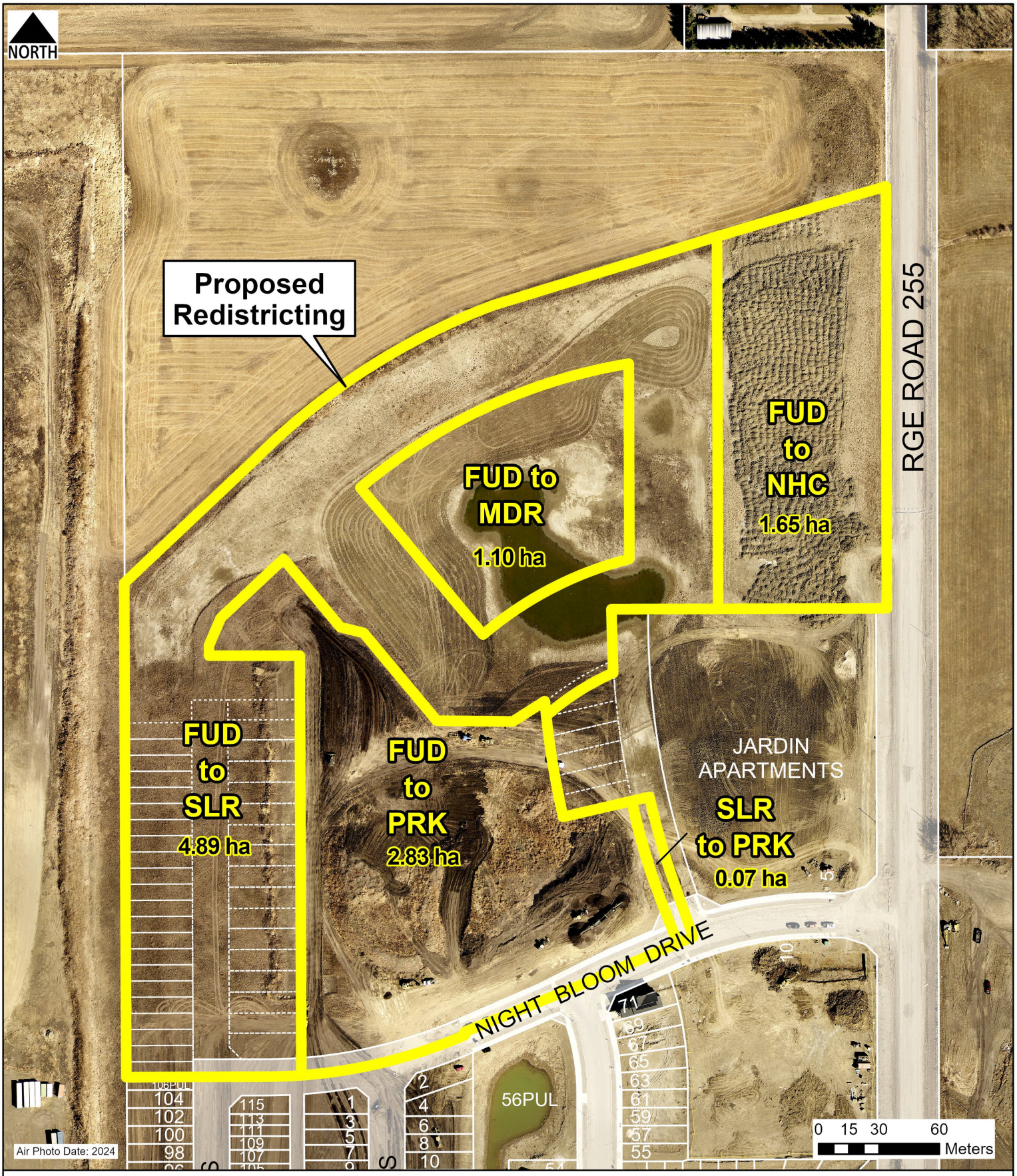
From FUD (Future Urban Development) to MDR (Medium Density Residential)

From FUD (Future Urban Development) to SLR (Small Lot Residential)

From FUD (Future Urban Development) to NHC (Neighbourhood Commercial)

Document Path: G:\MAPS-City\North Ridge Phase 2\NR Ph2 4th Redistricting\Nouveau_4th_Redistricting_CirculationMaps.aprx

Figure 2



City of St. Albert Cultivate Life

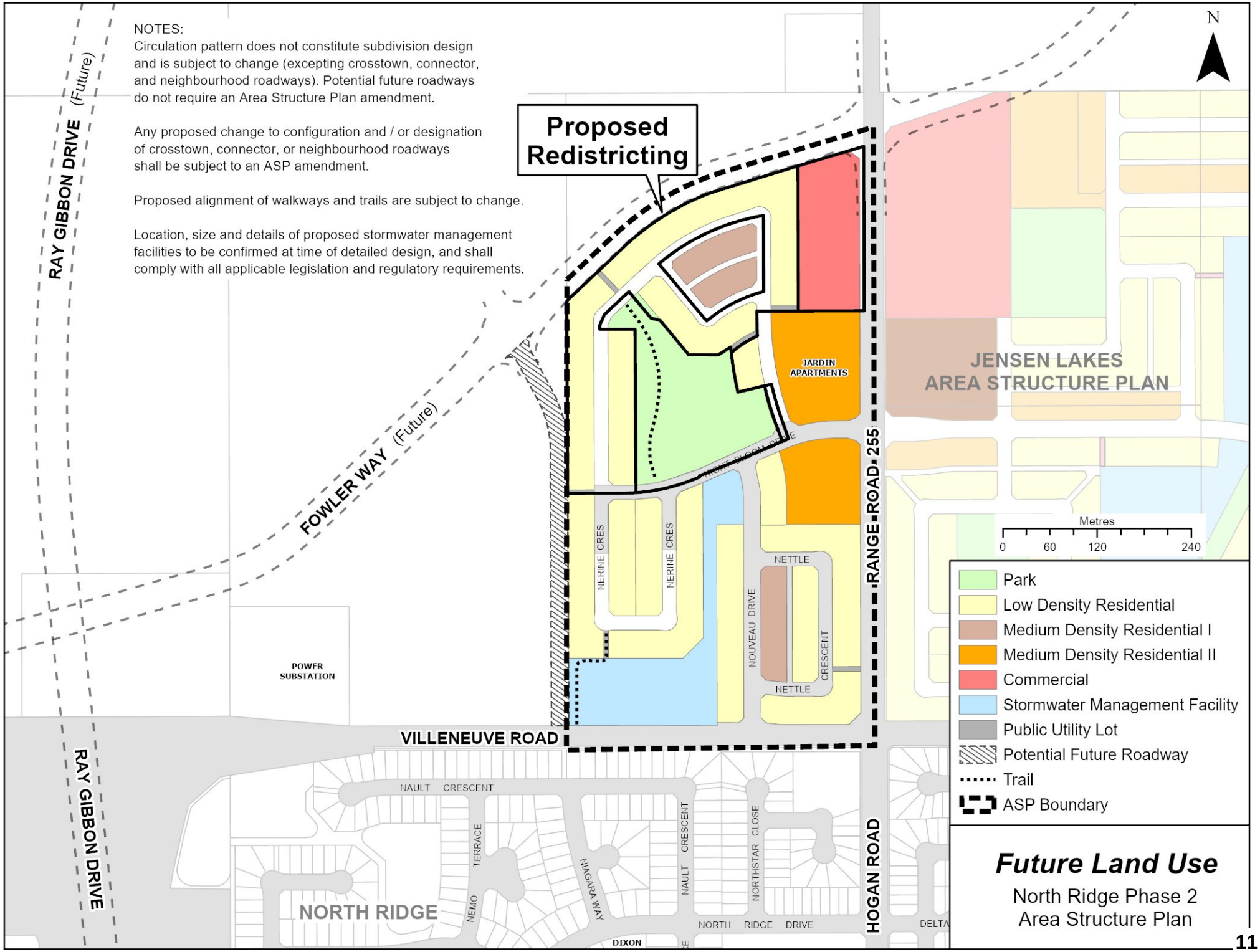
Map Date: 1/6/2025

Aerial Map

Nouveau 4th Redistricting
(North Ridge Phase 2)

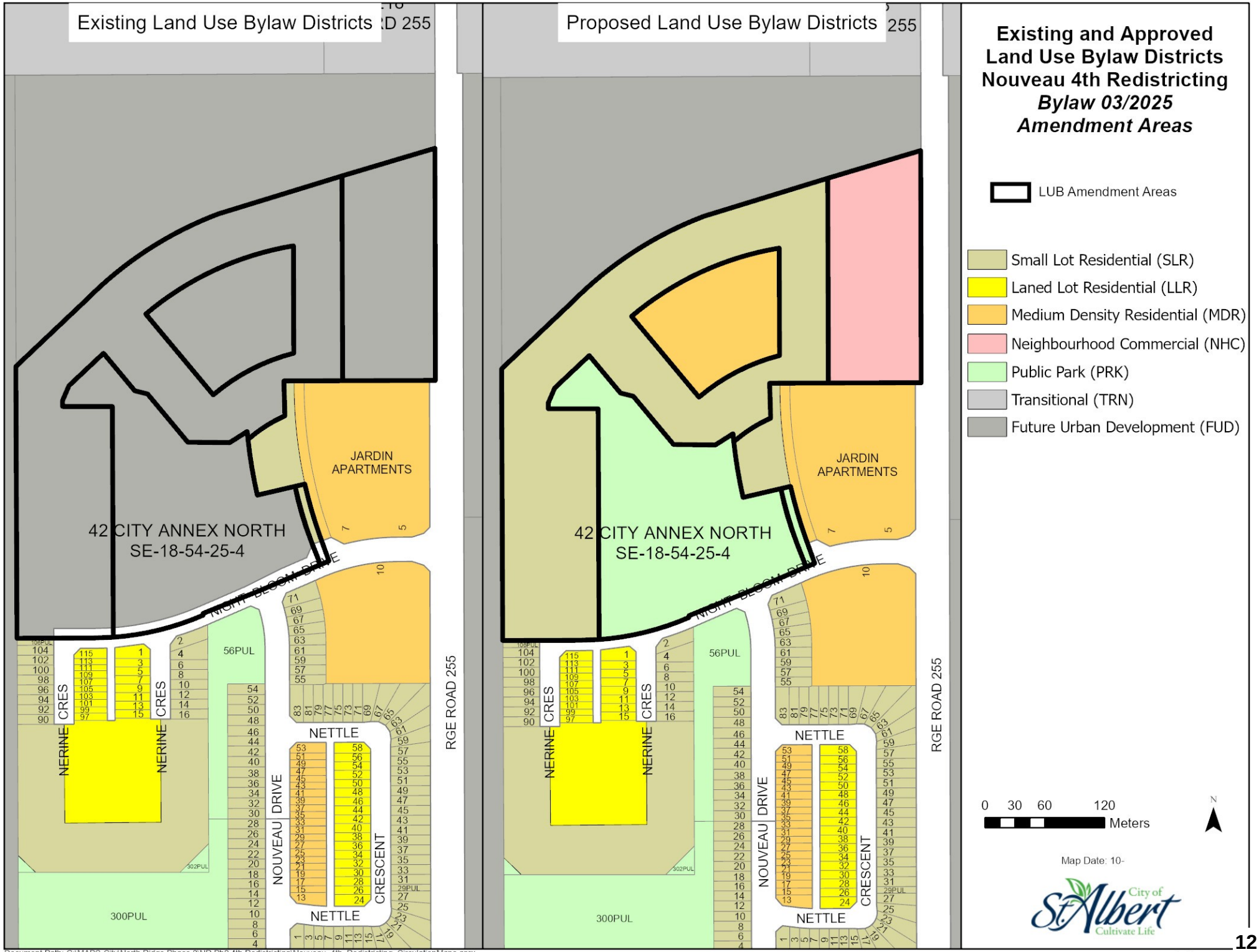
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Figure 3



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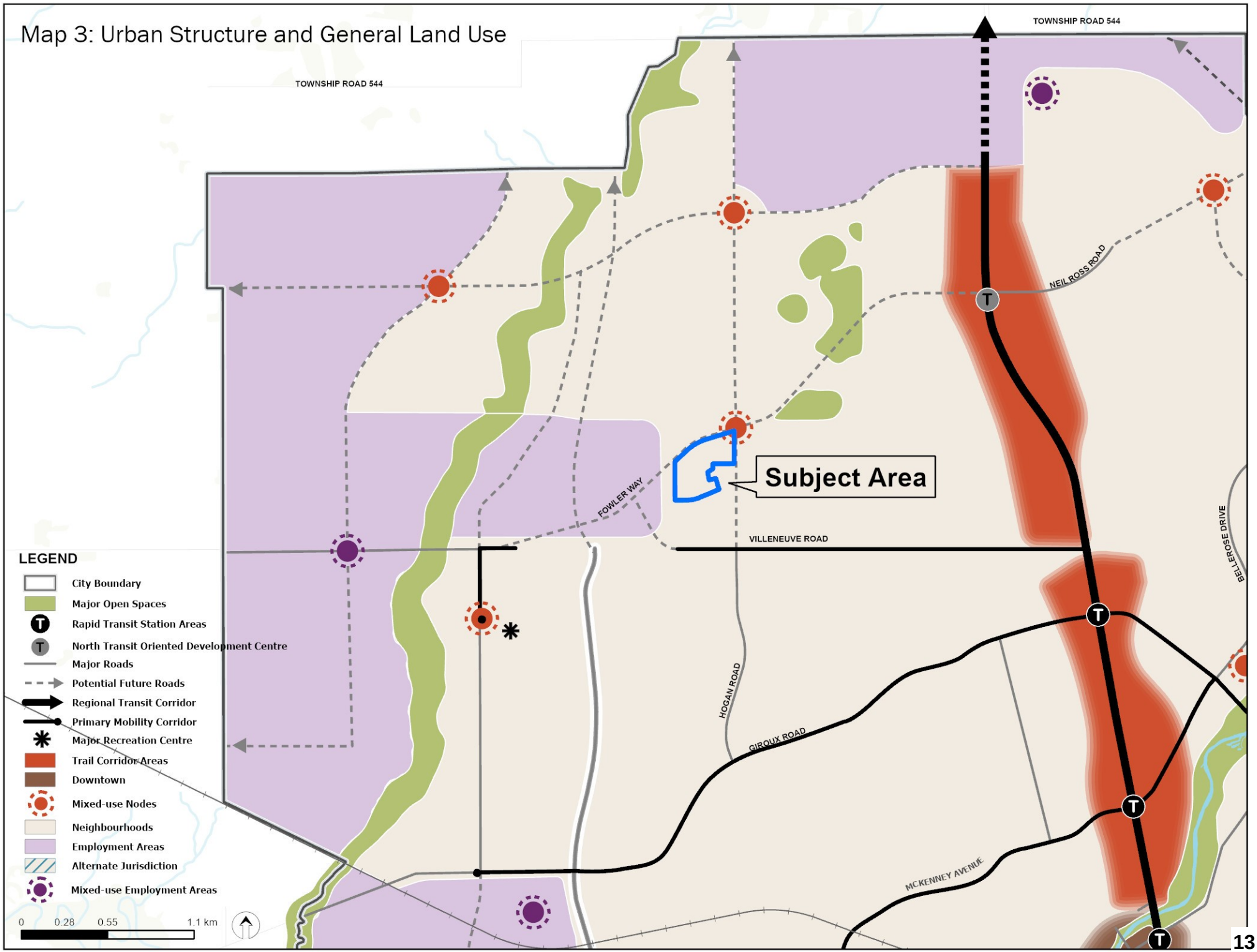
Figure 4



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Figure 5

Map 3: Urban Structure and General Land Use



Document Path: G:\MAPS\MDP\2021 MDP Flourish Bylaw 20-2020 Amendments\MDP_Am01_Bylaw1_2022_AnnexationAreaUpdate\MDP_MapsUpdate_Bylaw1-2022.aprx