

## Briefing Note

|                                   |  |
|-----------------------------------|--|
| <b>Title</b>                      | <p><b>The Club &amp; Residences of River’s Gate – Public Hearing</b><br/> Bylaws 1377/16, 1378/16 and 1379/16 – Various related amendments pertaining to approved portion of The Club &amp; Residences of River’s Gate (affecting “Quail Ridge” Outline Plan, Land Use Bylaw and Sturgeon Valley Area Structure Plan).</p>   |
| <b>Issue</b>                      | <p>To provide an opportunity for the public to present comments to Council regarding referenced bylaws.</p>  |
| <b>Previous Council Direction</b> | <p><b>January 10, 2017-</b> Motion 003/17: That Council approve the endorsement of the Club &amp; Residences on River’s Gate Semi-Detached Lots (Pilot Project) Memorandum of Agreement.</p> <p><b>September 13, 2016</b><br/> -Motion 305/16: That Council give first reading to Bylaw 1378/16, regarding text amendments to Sturgeon Valley Area Structure Plan Bylaw 882/99, incorporating wording that would support the development of an estate semi-detached product with a portion of River Lot 57.</p> <p>-Motion 306/16: That Council give first reading to Bylaw 1379/16, regarding an amendment to the former ‘Quail Ridge’ Outline Plan Bylaw 1279/12 in order to incorporate revisions to the subdivision layout servicing concepts, minimum lot sizes, population statistics and community name.</p> <p>-Motion 307/16: That Council give first reading to Bylaw 1377/16, to rezone a portion of River Lot 57 from “Country Residential Two” (CR-2) to “Specific Development Control District Fourteen” (S-DC-14) to accommodate the development of estate semi-detached dwellings.</p> <p>-Motion 308/16: That Council refer to Administration further discussions with the developer regarding Bylaw 1380/16 amendment to Bylaw 1286/12 Sturgeon Valley Off-Site Levy Bylaw.</p> <p><b>June 9, 2015</b> – Applicant made a presentation to Committee of the Whole regarding proposal to construct 16 semi-detached dwellings.</p> <p><b>June 30, 2014</b> – All conditions of subdivision fulfilled, including entering into development agreement and payment of levies for Phase 1A (only).</p> |

---

**March 14, 2014** – Council granted a six-month extension to fulfil the conditions of subdivision approval (i.e. until September 18, 2014).

**March 18, 2013** – Municipal Planning Commission conditionally approved formerly known “Quail Ridge” subdivision application.

**October 23, 2012**

-Motion 379/12: That County Council approves second reading for Bylaw 1279/12 re: the adoption of the Quail Ridge Outline Plan.

-Motion 380/12: That County Council approves second reading for Bylaw 1280/12 re: Amending the Land Use Bylaw 819/96 from “Inter-municipal Fringe District - B” to “Country Residential - 2”.

-Motion 381/12: That County Council approves third reading for Bylaw 1279/12 re: the adoption of the Quail Ridge Outline Plan.

-Motion 382/12: That County Council approves third reading for Bylaw 1280/12 re: Amending the Land Use Bylaw 819/96 from “Inter-municipal Fringe District - B” to “Country Residential - 2”.

-Motion 383/12: That County Council directs Administration to develop an Agreement with the Quail Ridge Developer for the collection of contributions for Off-Site Municipal Transportation and Utilities Improvements needed to support the development.

**December 14, 2010**

-Motion 479/10: That County Council give 3<sup>rd</sup> reading to Bylaw 1165/08 amending the Municipal Development Plan to re-designate subject lands from “Environmental Protection” to “Country Residential”.

-Motion 480/10: That County Council give 3<sup>rd</sup> reading to Bylaw 1166/08 amending the Sturgeon Valley Area Structure Plan to re-designate subject lands from “Agriculture” to “Country Residential - Existing”.

---

**Report** Background Information

- As demonstrated above, The Club & Residences of River’s Gate (formerly “Quail Ridge”) has been progressing since 2010.
- In spring 2016, as described more thoroughly within the Outline Plan contained in Attachments 7 and 8, applications were received which will have the effect of:

- 1) *Immediately* – enabling the construction of 16 semi-detached dwelling units on 0.25 acre lots – as opposed to 8 single detached dwellings on 0.5 acre lots (as per existing zoning).
- 2) *Longer-term* – potentially enabling the same (or similar e.g. 0.33 acre lots) to occur throughout the remaining undeveloped lands within Stage 2 of the Club & Residences of River’s Gate – *if* a successful rezoning application is first applied for and approved by Council.

The above necessitates amendments to the existing outline plan, the Land Use Bylaw and the Sturgeon Valley Area Structure Plan.

- In addition, to those three (3) amendments, on the premise of ensuring economic viability, *originally*, the Applicant had also proposed amending the Sturgeon Valley Off-Site Levy Bylaw to reduce the levy rates in half affecting a specified area (only), to the effect of paying levies based upon the eight (8) existing lots (which would allow eight (8) single detached dwellings) as opposed to the future sixteen (16) lots (which would allow sixteen (16) semi-detached dwellings).
- Following circulation of the application for referrals, the following feedback was received:
  - “No objections”: Protective Services; Assessment Services; Superior Safety Codes; Canada Post; Cities of Edmonton and St. Albert.
  - Current Planning & Development Services (Development Branch): Recommended minor revisions to proposed S-DC-14 district – which Beaverbrook has incorporated.
  - Community & Regional Planning Services: Recommended further elaboration to demonstrate how amendments align with Municipal Development Plan – which Beaverbrook has incorporated.
    - Utility Services: Initially requested further study regarding impacts on existing sewer and water infrastructure capacities. These matters have now been resolved to the satisfaction of Utility Services.
    - Engineering Services:
      - On August 7, 2016, representatives from Sturgeon County and Beaverbrook met to discuss the ten (10) items referenced within Attachment 1. Subsequently, on August 30, 2016, Beaverbrook submitted additional

---

technical information to satisfy Engineering (and Utility) Services' comments.

- At the time of preparing the Council report for 1<sup>st</sup> reading (held on September 13, 2016), the aforementioned new technical information had not yet been analyzed. Subsequently, as a result of that information, Engineering Services are now satisfied that the additional 8 lots will not be of concern from an infrastructure capacity perspective – subject to addressing various items as a condition of the future subdivision approval and development agreement stages (detailed further in Attachment 2).
- Should these amendments be approved by Council (i.e. still requires second and third readings at a future Council meeting), the next step for Beaverbrook will be to obtain subdivision approval. This referenced subdivision application was recently received on January 30, 2017 and at the time of preparing this report is currently being processed.
- Alternatively, if these amendments are *not* approved by Council, Beaverbrook currently has an existing 'conditional approval' for a subdivision application based upon 0.5 acre lots which they may opt to pursue.

#### External Communication

- Application referred to relevant Sturgeon County departments, provincial agencies and other applicable stakeholders.
- Advertisements regarding public hearing placed in February 1 and 8, 2017, editions of the *St. Albert Gazette* – and on Sturgeon County's website.
- Letters regarding the public hearing have been mailed to adjacent landowners.

#### Relevant Policy/Legislation/Practices:

- *Municipal Government Act*, RSA 2000 c.M-26, as amended, authorizes Council to establish and amend bylaws.
- Section 692 of the *Municipal Government Act*, RSA 2000 c.M-26, as amended, requires that a municipality hold a public hearing prior to giving second reading to a proposed bylaw(s).
- Municipal Development Plan Bylaw 1313/13:

- Policy 2.2.6: *“Should investigate and monitor the impacts of new and existing residential subdivision and development activity on County infrastructure and establish funding mechanisms and responsibilities (e.g., off-site levies or local improvement taxes) to pay for needed improvements and upgrades as a result of the associated activity.”*
- G.1(a): *“Supporting the regional vision of growth by seeking opportunities to minimize the overall development footprint and by focusing the majority of Sturgeon County’s residential, commercial and institutional development activity to the Neighbourhood.”*
- G.1.2: *“Reducing the amount of land consumed by residential development in the Capital Region through concentration of growth in the CCRA-O area.”*
- G.1.2.1: *“Shall conform to the total number of residential units in the CCRA-O through the application of the CRGP’s Country Cluster Residential policies.”*
- G.1.2.2: *“Should identify, prioritize and establish density ranges in the CCRA-O, to ensure cohesive development patterns between the cities of Edmonton and St. Albert and Primary Industry activities, in an effort to achieve viable options to support density allocations as outlined in the CRB Growth Plan. This may involve the creation of additional programs or policies that support varying densities from one location within the CCRA-O to strategic locations identified through Sturgeon County’s planning process.”*
- G.5(d): *“Limiting densification of existing residential subdivisions that do not take into account full consequences to the overall infrastructure network.”*
- G.5(e): *“Creating, reviewing and updating off-site levy rates as required, in an effort to ensure municipal fiscal sustainability and to support cost-recovery principles.”*

|                    |  |
|--------------------|--|
| <b>Implication</b> | <p><u>Strategic Alignment:</u></p> <p><b>Planned Growth and Prosperity</b> – The proposed Pilot Project to introduce an estate (0.25 acre) semi-detached product in the Sturgeon Valley aligns with Strategies 2.2.2 and 2.3.1 by fostering complete communities and maximizing development around existing infrastructure respectively.</p> |
|--------------------|--|

Organizational:

During the build-out of this product, Administration will monitor the Pilot Project performance measures and provide a final evaluation and recommendation to Council with respect to the future of this product in the Sturgeon Valley.

Financial:

The off-site levy model for the Sturgeon Valley is based on a calculated rate per lot. The existing plan for Stage 2 of River's Gate includes 49, 0.5-acre estates lots. The application for the first phase of Stage 2 (the Pilot Project Area) proposes 16, 0.25-acre lots as opposed to eight, 0.5-acre lots. The total off-site levy owing for Stage 2 is \$2,838,717. Since the Levy Credit for the additional 8 lots was supported through Council's January 10, 2017, endorsement of the MOA, provided that subsequent planning approvals are successful, the total levy received by the county will remain \$2,838,717, however, an additional \$463,464 will be waived in support of this Pilot Project by Beaverbrook.

If planning and development approvals proceed, the Development Agreement will include Off-Site Levy Payment Deferral and Levy Credit terms as per the following table:

|   |                         |            |
|---|-------------------------|------------|
| Total Offsite Levy Payable  | 16 Lots x \$57,933      | \$926,928* |
| Levy Credit   | 8 Lots x \$57,933       | \$463,464  |
| Balance of Off-site levy owing  | 8 Lots x \$57,933       | \$463,464  |
| Levy Payment to be paid upon signing of Development Agreement                   | 50% of Total Levy owing | \$231,732  |
| Deferred Levy payable one year after the execution of the Development Agreement | 50% of Total Levy Owing | \$231,732  |

\*note the balance of the \$2,838,717 of off-site levy owing will be collected with subsequent phases of Stage 2.

It should be noted that if the Sturgeon Valley Levy was based on a rate per developable hectare as opposed to a rate per lot model, this would be a non-issue as the total area of land been developed for residential purposes has not changed.

**Follow up Action**

1. Administration will work with the applicant to address any relevant concerns raised at the Public Hearing.

---

2. Administration will bring this item back to Council in the near future for consideration of second (and potentially third) reading.

**Attachments**

1. Memo 1 of 2 – S.C. Engineering Services
2. Memo 2 of 2 – S.C. Engineering Services
3. Bylaw 1377/16
4. Bylaw 1377 – Schedule A
5. Bylaw 1378/16
6. Bylaw 1378/16 – Schedule A
7. Bylaw 1379/16
8. Bylaw 1379/16 – Schedule A
9. Memorandum of Agreement re: Levies

**Report  
Reviewed by:**



Colin Krywiak, Acting Manager of Current Planning & Development Services



Stephane Labonne, General Manager of Integrated Growth



Peter Tarnawsky, County Commissioner – CAO