

Business Development and Tourism - Issues for Smart Growth/Form-based zoning

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	Challenges for BDT initiatives	Response
Large-format commercial		
Block size	Too small for LFC developments?	Need to adjust block size in special zones in FBZ
Additional costs		
<i>landscaping in parking lots</i>	Is spreading out small islands most effective? More attractive? Longevity - most need to keep for two years to meet requirements, after that no enforcement of maintenance, replacement	Already in RC District, but look at possibility of encouraging clustering of landscaping along 'streets' or for pedestrian amenity areas to maximize impact; regulations for ongoing maintenance?
<i>architectural guidelines</i>	Add to cost	Already in RC District; in SG optional for developer
<i>corporate architecture</i>	Preventing 'franchise architecture could prevent business from choosing St. Albert	Done elsewhere, street-oriented retail and in TODs is where it would apply. In LFC, more traditional forms can work
<i>layout</i>	Will this work for LFC?	Already in RC District; info from consultants shows how using street framework as guideline for layout allows for both current and future value
<i>bike facilities</i>	Need to have connected systems eg. can't require bike racks if no bike routes	Already in RC District; are ensuring full systems need to be in place
Form-based Business Park		
Block size	Block size too small for industrial?	Need to adjust block size in special zones in FBZ
Additional costs		
<i>architectural guidelines</i>	Add to cost	Already in BP District, in SG optional for developer
<i>pedestrian/bike facilities</i>	Need to have connected systems eg. can't require bike racks if no bike routes	Done elsewhere; are ensuring full systems need to be in place
Industrial uses	Concern about ensuring CIS/Industrial uses are permitted, need area, don't always work with BP uses	All CIS/BP uses are permitted, need to consider transitions between uses within the area, discussed possibilities of separating based on street type and siting of buildings
Need future study areas land	Need land zoned,	Zoning not part of SG/FBZ, it puts 'tools' in place to facilitate development once zoning happens
Market Demand		
High-rise, high-density, storefront retail	Is demand there?	Amacon, see email. Survey will provide some indication
Diversified housing	Need affordable, breadth of housing choices, consider manufactured housing?	More opportunity for variety in SG
CRB	Job numbers for St. Albert seem to be declining	SG in line with EDT projections of new jobs, increasing number of jobs in St. Albert
Other		
Pockets of Smart Growth	Can it be done in pockets/nodes? Does it have to apply to whole area?	To get total impact of connectivity, traffic flow, pedestrian/transit improvements and other benefits, need to be consistent throughout. For conventional, street systems/utilities differ, access to neighbourhoods differs, intersection frequency differs.