

Aquatic and Arenas Recreation Project Steering Committee
Public Meeting Agenda

April 14, 2022 at 3:30 p.m.
2nd Floor Main Boardroom, City Hall

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Minutes of Last Meetings – March 17, 2022**
- 4. Development Permit Review – Aquatic and Arenas Facility
(RPT AARP-SC 2022-06)**
- 5. Date of Next Meeting – Thursday, April 28, 2022**
- 6. Adjournment**



Aquatic and Arenas Recreation Project Steering Committee
Public Minutes of Meeting

Thursday, March 17, 2022
3:30 p.m.
2nd Floor Main Boardroom

Present:

Councillor T. Zurakowski, Vice-Chair
Councillor D. Kilmer
Councillor B. Edwards
Sherry Person, Acting City Manager

Wes Hicks, Director of Public Works
Craig Guidinger, Director of Planning & Development
Kiley Bear, Communications Manager

R. Horn, Committee Secretary

Regrets:

Mayor G. Dionne, Chair

Meeting convened at 3:31 p.m.

1. APPROVAL OF AGENDA

009. **Moved by Councillor D. Kilmer, AND RESOLVED:**

That the March 17, 2022 Aquatic and Arenas Recreation Project Steering Committee Public Meeting Agenda be approved as presented.

2. MINUTES OF LAST MEETING

010. Moved by Councillor D. Kilmer, AND RESOLVED:

That the February 3, 2022 Aquatic and Arenas Recreation Project Steering Committee Public Minutes be approved.

3. DISCUSSION ITEM #1 – Planning and Development Services Update (RPT AARP-SC 2022-04)

011. Moved by Councillor B. Edwards, RESOLVED:

That RPT AARP-SC 2022-04 be received as information and filed.

4. NEXT MEETING: Thursday, March 31, 2022 at 3:30pm

5. MOTION TO ADJOURN:

Adjournment – 3:49 p.m.

012. Moved by Councillor D. Kilmer, AND RESOLVED:

That this Committee do now adjourn.

CHAIRPERSON

SECRETARY

AQUATIC AND ARENAS RECREATION PROJECT STEERING COMMITTEE

RPT AARP-SC 2022-06

TITLE: Development Permit Review – Aquatic and Arenas Facility

DATE: April 8, 2022

TO: AARP Steering Committee

PUBLIC: X

INCAMERA:

RECOMMENDATION:

That this report be received as information and filed.

TOPIC & PURPOSE:

To provide an update to the Aquatic and Arenas Recreation Project Steering Committee regarding the review of the Development Permit for the Aquatic and Arenas Facility.

BACKGROUND:

The Department of Planning and Development Services is responsible for the approval and issuance of Building Permits and Development Permits within the City of Prince Albert, which includes Building and Development Permits for all City Buildings. The person responsible for issuing permits must be of the opinion that the development and building meets all relevant Bylaws, and legislation.

Section 3.1 of the City's Zoning Bylaw states:

"The Development Officer shall have the legal authority to interpret, administer and enforce the Zoning Bylaw as per Section 15(1) of The Planning and Development Act, 2007"

Section 3.3 of the City's Zoning Bylaw states:

"...no person shall undertake a development without having first obtained the necessary permits."

The City is currently in the final stages of preparing for the construction of an athletic and recreational facility, which is considered a “Discretionary Use – Development Officer” in the City’s Zoning Bylaw. In approving this type of a use, the City’s Zoning Bylaw outlines the following:

Development Permit Review Procedure – Discretionary Use – Development Officer

1. *Applicants shall submit a complete development permit application to the Development Officer, in accordance with Section 3.5 of this Bylaw.*
2. *The application shall be reviewed by the Development Officer, and any other party deemed necessary, for conformity to the OCP, this Bylaw and any other applicable bylaws and legislation.*
3. *Once the application has met the necessary requirements, public notice shall be issued, in accordance with the City Public Notice Bylaw.*
4. *Upon completion of the public notice, the Development Officer shall consider the application, along with any written submissions, and render a decision. The Development Officer may approve the application, and impose additional conditions as part of the approval, or deny the application.*
5. *If the Development Officer imposes additional conditions, these conditions shall be in accordance with Section 56(3) of The Planning and Development Act, 2007.*
6. *The Development Officer shall notify the applicant in writing of the decision, which shall include the applicant’s right to appeal to City Council, in accordance with Section 58 and 59(2) of The Planning and Development Act, 2007.*

Other than the construction of the building itself, the parking lot is the most important part of this project, effecting all people that visit this new facility. Without an opportunity for the functionality of this parking lot to be presented to the Steering Committee for review and discussion, the Director of Planning and Development Services feels uncomfortable endorsing the Development Permit.

PROPOSED APPROACH AND RATIONALE:

The Department of Planning and Development Services was brought into this project quite late into the process, when the site itself was already designed. Therefore, they are unfamiliar with the design discussions that may have taken place with respect to the parking lot. The Department of Public Works, along with the rest of the design team, engaged in the discussions with the architects in this regard, and that design is reflected in the site plan attached to this report.

Section 5(14) of the City's Zoning Bylaw outlines the requirements for parking lot design:

1. Parking Lot Design

The design of a parking lot shall be in accordance with the following:

- a) *A parking lot shall be designed to minimize the number of crossings onto a right-of-way;*
- b) *Crossings shall be planned in a manner that minimizes conflict with existing crossings on adjacent or abutting sites;*
- c) *The minimum distance to or between crossings and intersections shall be in accordance with the Crossing Bylaw;*
- d) *Parking and loading spaces shall not require excessive maneuvering to access;*
- e) *Where a site or multiple sites are planned to function together, the parking, drive aisles and intersections shall be developed to minimize traffic conflict and congestion on each site;*
- f) *At the discretion of the Development Officer, on-site directional and traffic signage may be required; and*
- g) *At the discretion of the Development Officer, large, expansive parking lots may be required to have the drive aisles, intersections, parking and loading spaces, or any other site feature appropriately delineated with continuous, poured-in-place or precast concrete curbing and soft landscaping.*

As shown on the attached Site Plan, Phase 1 of the Aquatic and Arenas Facility provides 277 parking spaces, and the majority of the spaces are located at the front of the building for the public. There are a number of features of this parking lot that from a planning perspective would be considered somewhat unconventional:

- 1. Based on our assessment, the two sides of the parking lot appear to be separated by a raised sidewalk with landscaping, which is also intended to function as a traffic calming feature that allows vehicular traffic to pass over the raised sidewalk from one side of the parking lot to the other. A potential Phase 2 of this parking lot will introduce another two raised sidewalks which will serve the same function. These types of raised crosswalks are quite common in large expansive parking lots, however in most cases the parking spaces “nose in” to these types of raised sidewalks, with very few crossings which limit the vehicular/pedestrian conflict.

An example of this would be in Preston Crossing (shopping district) in Saskatoon, where there are raised pedestrian walkways across the main access roads/thoroughfares throughout the site, but do not cross over drive aisles within the parking lot itself.

The general Planning principle here is that if you provide a protected pedestrian sidewalk through a parking lot (raised or not), traditionally it is done so with very few crossings and therefore eliminating the risk of unintended conflict.

2. A second example, more similar to what is being proposed in Prince Albert is the Shane Homes YMCA in the Rocky Ridge neighbourhood of Calgary, AB. In reviewing their parking lot design, you can see purposeful pedestrian spaces in the parking lot, but the drive aisles remain at the same, lower elevation throughout, indicating that this is a space that prioritizes vehicular traffic, not pedestrians. The use of signage and line painting can be seen to indicate a crosswalk, and this is a more typical traffic calming feature. In discussions with other jurisdictions lowering the drive aisles and/or pathways also helps with maintenance of the parking lot.

Again, based on our review of the proposed parking lot design, the two examples noted above, and other examples like the Shaw Centre in Saskatoon and the YWCA in Lethbridge, it appears that this parking lot design is unique, and as such we wanted to bring forward a report to the Aquatic and Arenas Recreation Project Steering Committee for review.

The Director of Public Works is quite familiar with how this parking lot will function and will therefore present to the Steering Committee his thoughts on this particular design and functionality.

CONSULTATIONS:

The Director of Planning and Development Services consulted with the Director of Public Works and the City Manager in preparation of this report.

OTHER CONSIDERATIONS/IMPLICATIONS:

There are no financial, policy, or privacy plan implications at this time.

OFFICIAL COMMUNITY PLAN:

Section 6.10.5 of the Official Community Plan states that, "Consideration should be given to ease pedestrian access as well as vehicular access when designing parking areas". In accordance with this policy, pedestrians and vehicles should be given sufficient consideration to ensure parking area provides easy, and safe, access for pedestrians and vehicles.



PUBLIC NOTICE:

Public Notice pursuant to the Public Notice Bylaw No. 24 of 2015 is not required.

Written by: Director of Planning and Development Services

Approved by: Acting City Manager

CITY OF PRINCE ALBERT

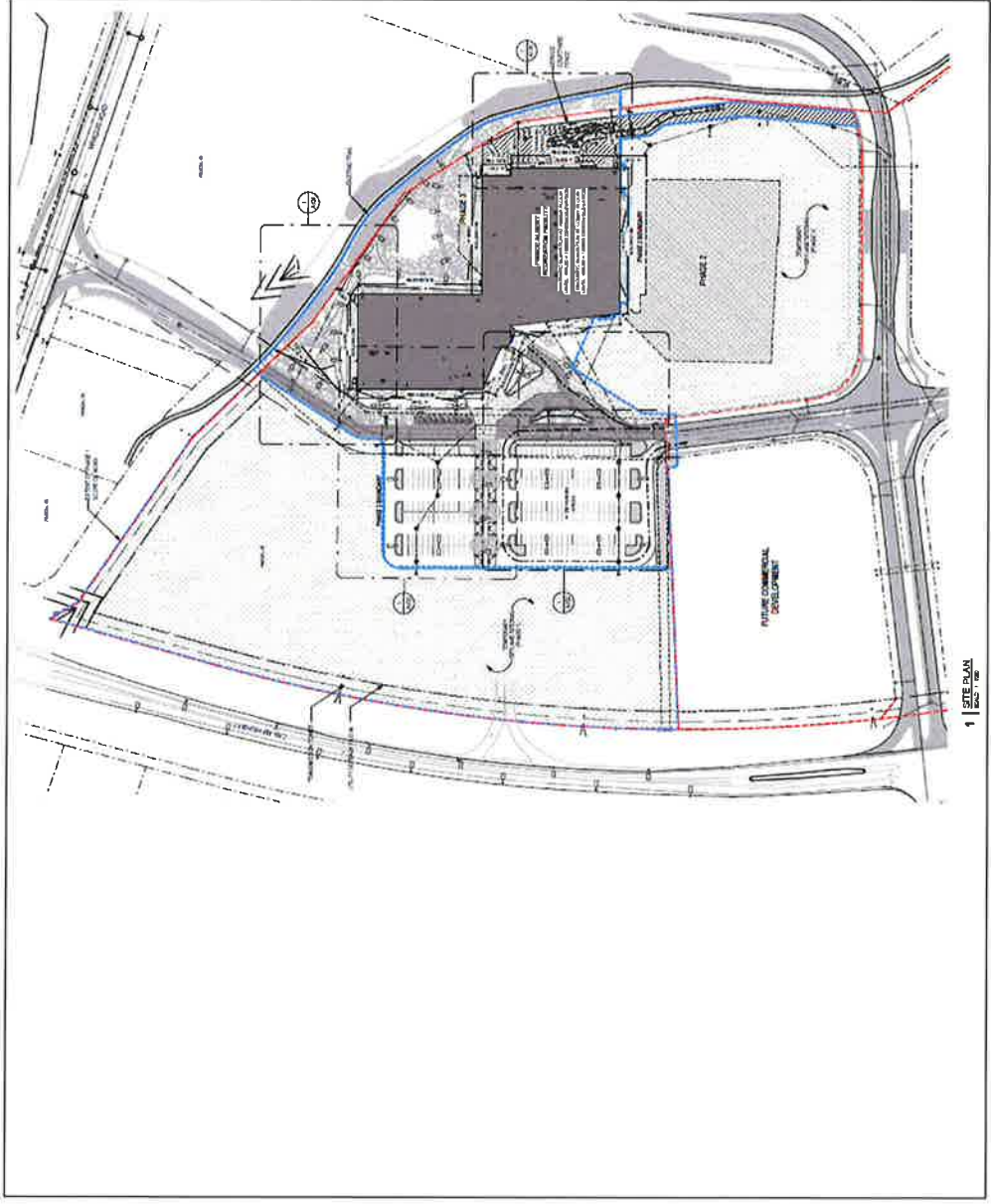
Aquatics and Recreation Project Steering Committee

April 14th, 2022

BOLD DESTINY

EDGE

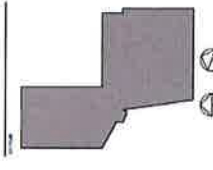
Site Plan



Group2
Architectural
Interior Design
MJMA

SCALE: REVISIONS
 No. Date Description
 1 1/10/04 Initial Design
 2 1/10/04 Final Design

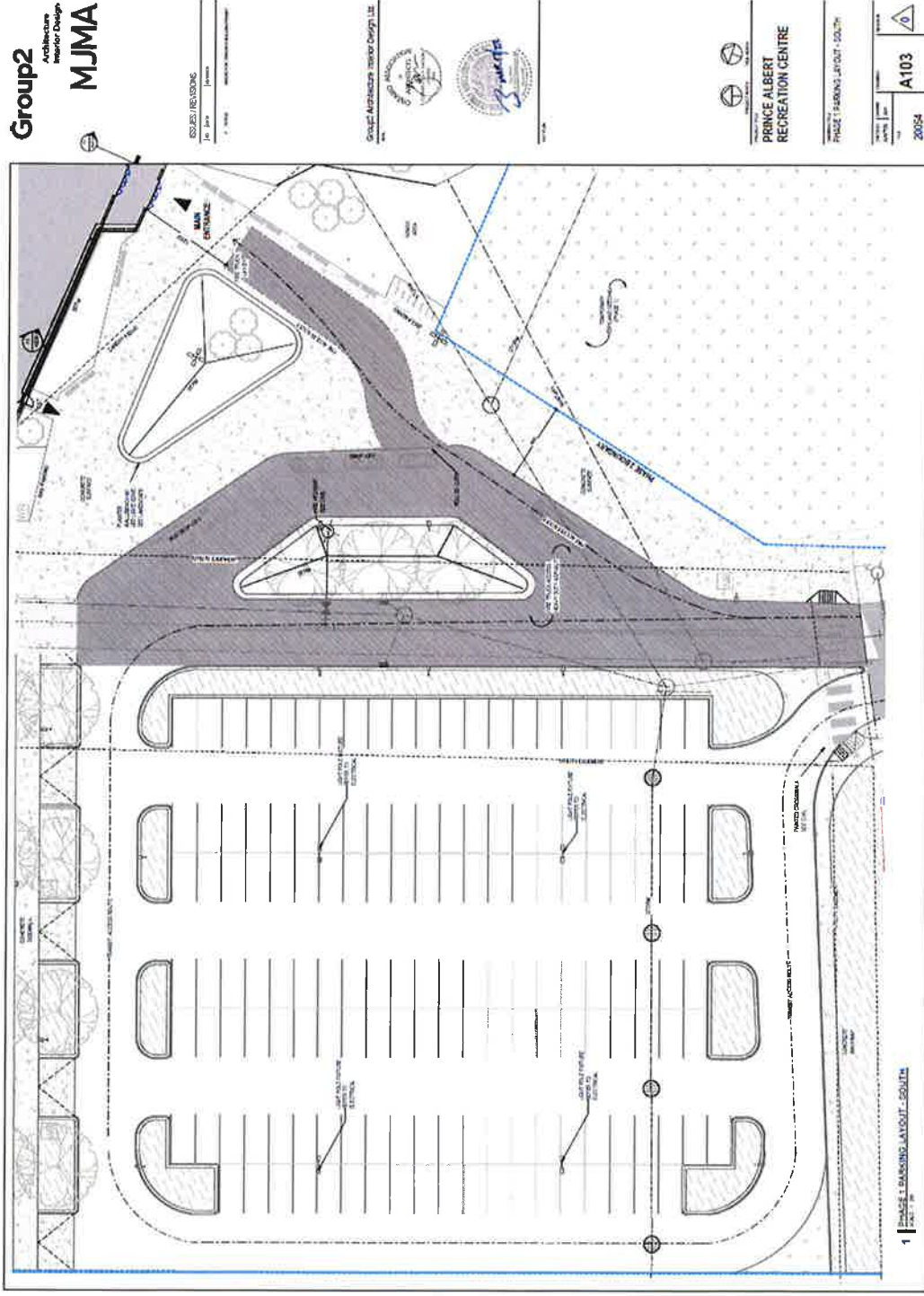
Group2 Architects Interior Design Ltd.
 1000 - 10th Street, Prince Albert, Saskatchewan S6H 0A6
 (306) 243-1111
 www.group2.ca



PRINCE ALBERT
 RECREATION CENTRE
 SITE PLAN

A101
 20054

Site Plan



Group2
 Architecture
 Interior Design
MJMA

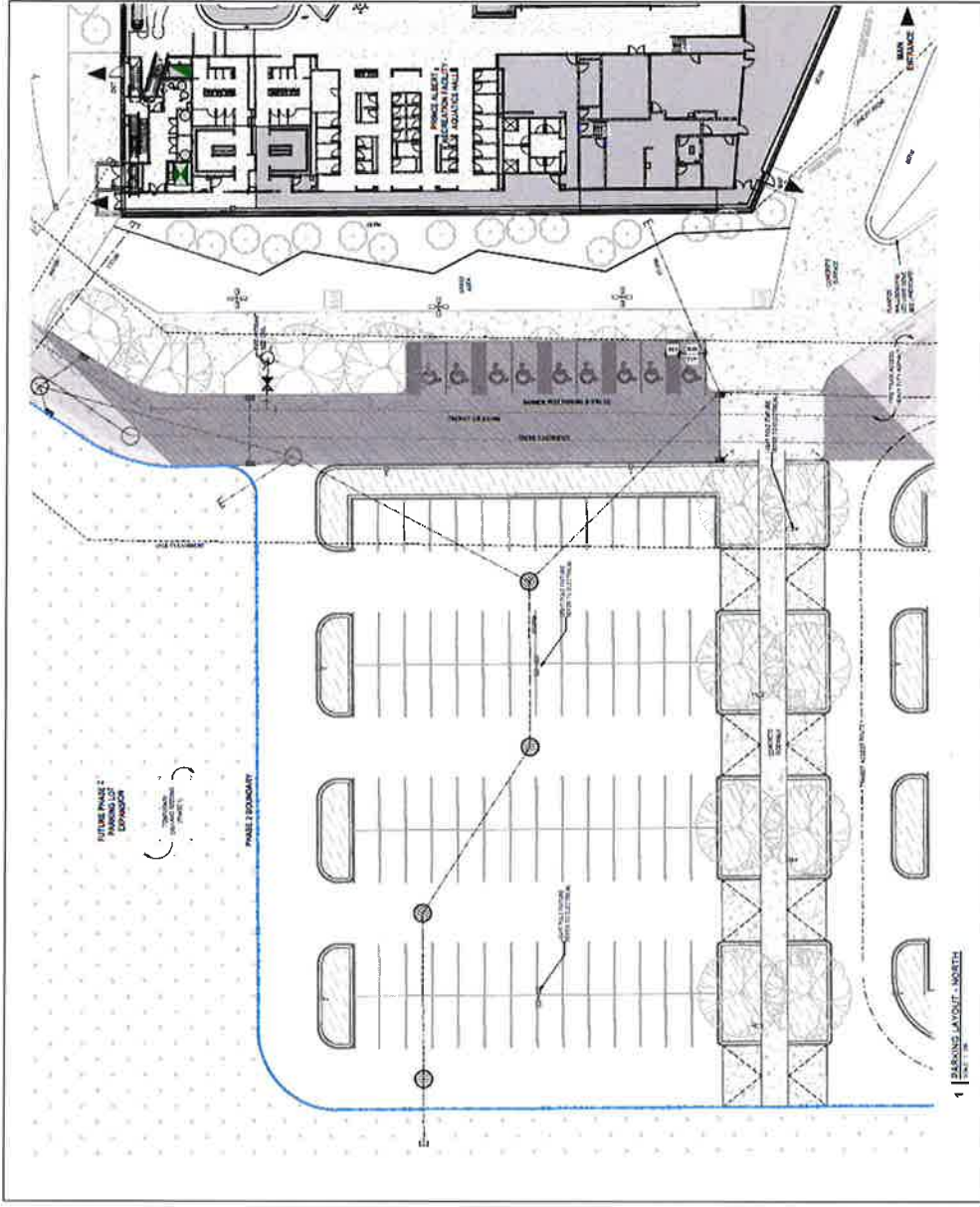
ISSUES / REVISIONS
 The plan is shown in green.
 1 - 2004

Group2 Architects - Interior Design Ltd.
 2004
 2004

PRINCE ALBERT
 RECREATION CENTRE

PHASE 1 - PARKING LAYOUT - SOUTH
 20054
 A103

Site Plan



Group2
Architecture
Interior Design
MJMA

SCALE: NOT TO SCALE
DATE: 11/11/11
PROJECT: PRINCE ALBERT RECREATION CENTRE

GROUP 2 ARCHITECTURE INTERIOR DESIGN LTD.
1111 11TH AVENUE S.W.
CALGARY, ALBERTA T2P 1K1



PRINCE ALBERT
RECREATION CENTRE

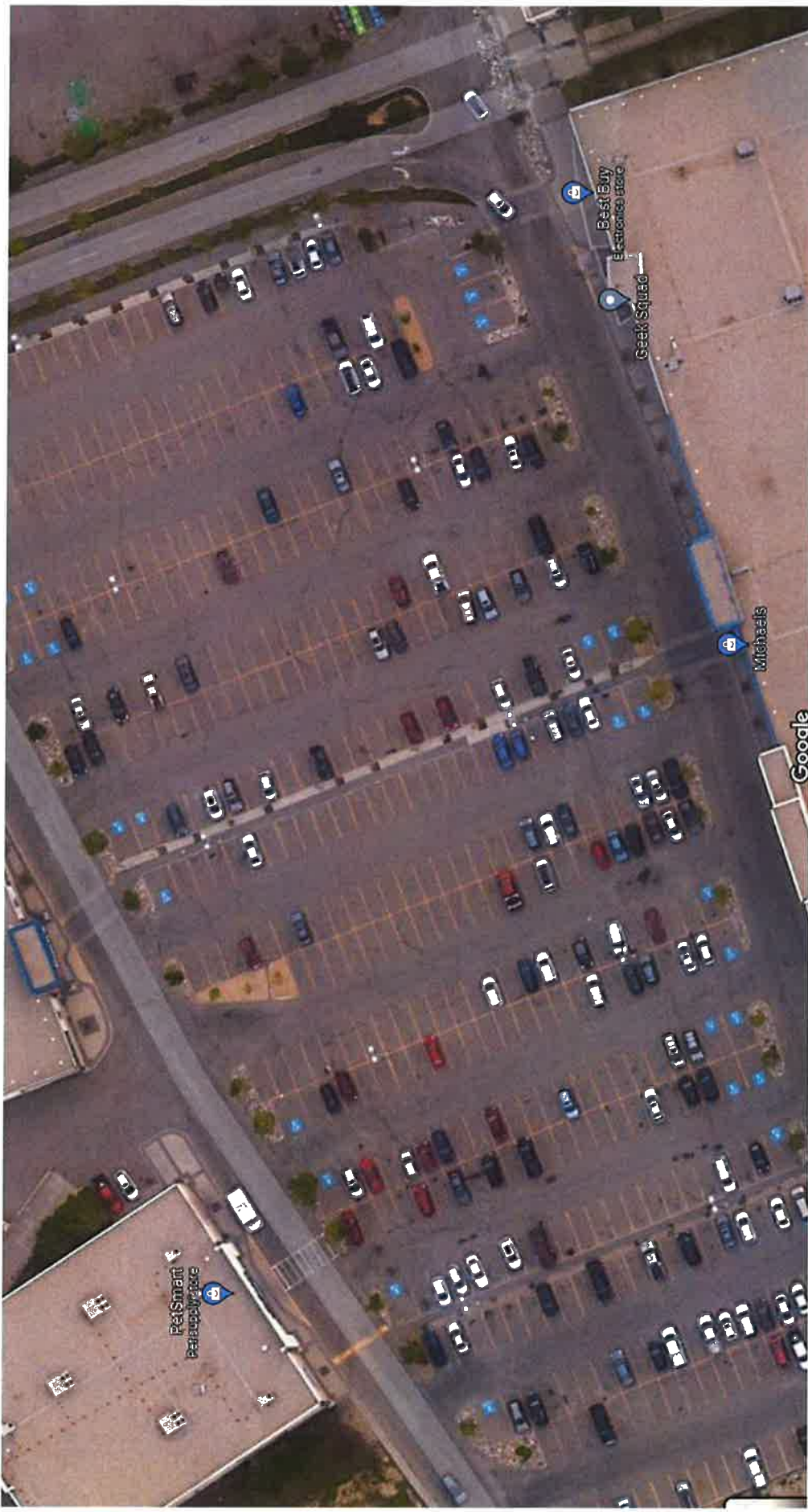
PHASE 1 PARKING LAYOUT - NORTH

DATE: 11/11/11
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO.: 20054
SHEET NO.: A102



City of
Prince Albert

Preston Crossing - Saskatoon



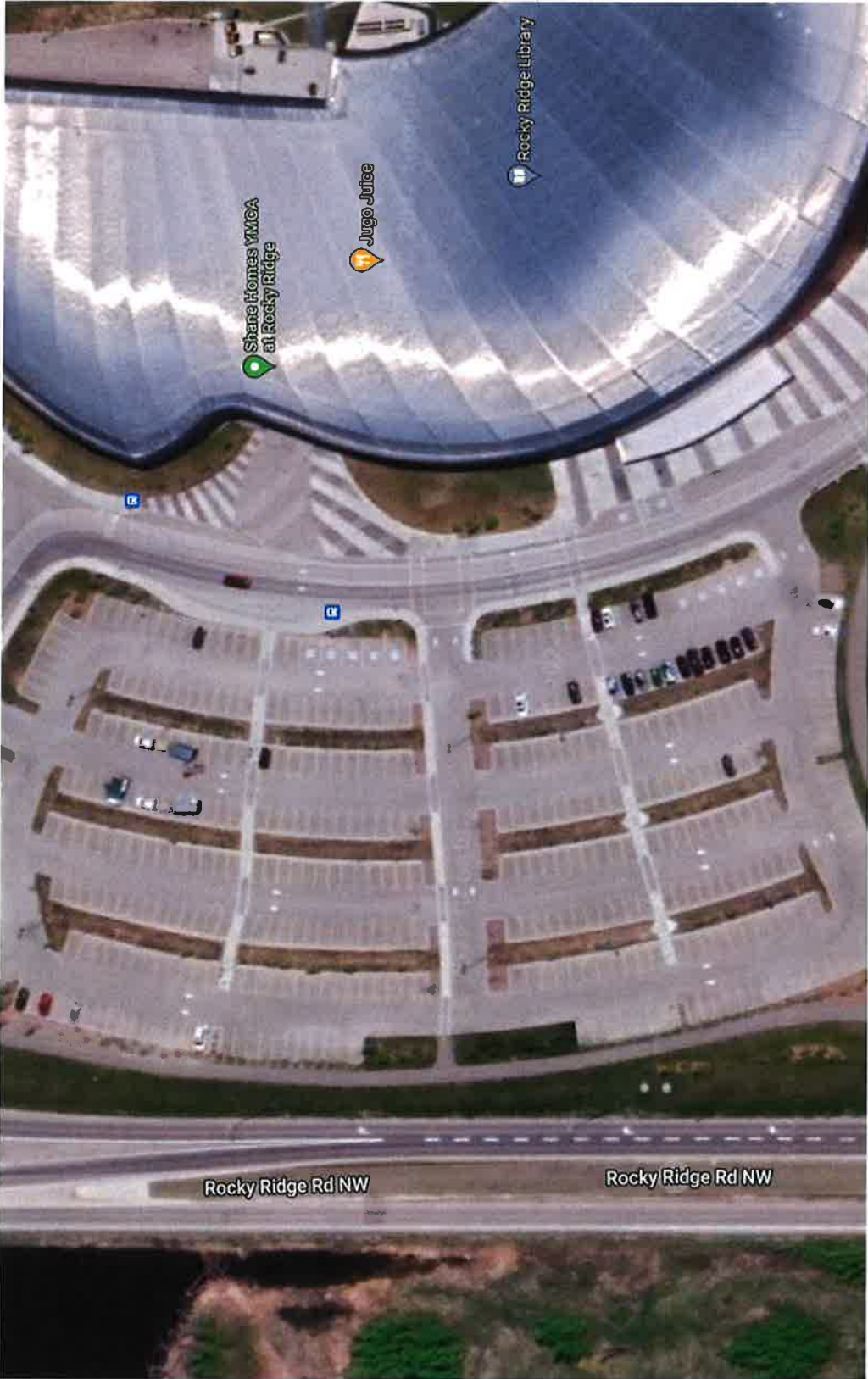
Preston Crossing - Saskatoon



Preston Crossing - Saskatoon



Shane Homes YWCA – Calgary



Shane Homes YWCA – Calgary

