

# What You Said

## Jensen Lakes 13<sup>th</sup> Redistricting



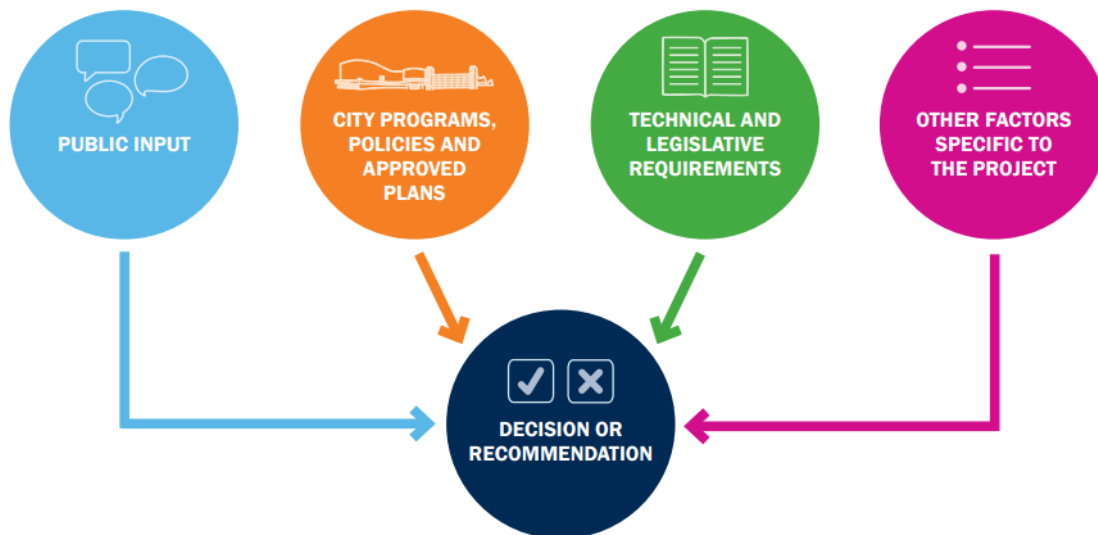
## JENSEN LAKES 13<sup>TH</sup> REDISTRICTING

Thank you to everyone who was involved in reviewing or providing input into the Jensen Lakes 13<sup>th</sup> Redistricting.

As of September 20, 2021, when circulation closed, there were a total of five (5) public responses to the circulation. One response was received after the closing date and is included below. Some resident chose to engage with us via email and phone contributions. Thank you for your feedback.

This report is indented to provide an anonymous record of emails, letters, and website comments made by participants during public engagement. It is not statistically valid, and interpretation is discretionary. This information is one of many influence factors in helping Council make decisions.

### HOW WE MAKE DECISIONS



### PUBLIC COMMENTS

Good Afternoon,

We received notice of the redistricting for the area around Jensen Lake – We noticed that they're been converted from UR permit use to RX which included semi-detached. We would just like it confirmed that there will be no duplexes built in the estates area

– that was our understanding upon purchasing in this section of Jensen Lakes that the area would all be single family estate homes.

If the duplexes are also worth \$1-3 Million each (as in per unit not per entire duplex) that of course would be on par with the value of our current homes in the estates area and therefore no concern- however this is rarely if ever the case. We're just hoping to have a better understanding, as you can I'm sure understand this would be a concern for everyone in the estates area.

Thanks for your time

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Regarding this, what impact does it have as a registered owner?

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- Concerned that park space is decreasing from 20% to 2%.
  - Mentioned concerns about 'high density' residential. Concerned that there are too many houses placed too close together.
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I received in the mail a redistricting map labelled Stage 18 - Figure 2 and dated Aug 13, 2021. The cover letter lists file E.1.259 and mentions that this is a Schedule A amendment and that this is the 13th redistricting.

On the map provided, an area off of Jubilation Drive on the north side of the lake, there is a zone that is labelled "R1 to RX". There are also zones labelled "UR to RX" on the south side of the lake.

First I'd like to know what is intended for these "RX" zones as the legend provided on the cover letter seems to be open to multiple types of development. I think this should be more focused. It is too vague and doesn't let people know what is being developed and is creating uncertainty within the neighbourhood.

Second, regardless of what RX means, I firmly believe that this neighbourhood has enough Semi-detached homes. The development of lands next to the lake should have absolutely no semi-detached homes. None. The area adjacent to the lake-front homes should have absolutely no semi-detached homes or higher density residential options.

While I appreciate the need for affordable housing and different types of housing, this neighbourhood seems to have a lot of higher density housing options and I would prefer there to be a lot less in the continued development of Jensen lakes.

Thank you for considering this letter and I look forward to your response

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- Homeowners have to complete landscaping by a specific date or lose their landscape deposits. Homeowners have done this. Now, construction in the area is creating an issue of soil/sediment blowing onto homes with established landscaping. These soil and sediment deposits onto the established landscaping could have been mitigated by placing a barrier or fence. Can a temporary fence be put up to protect the landscaping on the residential lots? Please note, the soil and sediment deposits are causing damage to current landscaped lawns and it will create an additional cost to the homeowners to repair the damage.
- The maintenance building was built much larger than the proposed design showed. Previous drawings showed a smaller structure than what is actually constructed. Note, homeowners purchased lots and built homes taking into consideration Melcor's design. The structure is not in scale and now blocks any view of the lake. Please note that the homeowners would have purchased other lots if they had been informed about Melcor's plans.
- This area has been through a lot of changes / amendments. As an existing homeowner it's hard to make plans, because of uncertainty about how and when the neighbourhood will develop.
- The understanding of the residents is that the areas marked as Public and Private Service (PS) District are to be used by members of the homeowners association for access to the lake. The timing and **definition of who** (specifically) will have access to the pathway are not clear, however. When will the private pathways that are in the area be open for use and who will have access to it?

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I received this letter in September but I work up north so am just reviewing now.

What is this all about?

I live at

Should I be concerned.

I would appreciate your feedback.

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## WHAT'S NEXT

The application will proceed to Council for first reading, and then a public hearing. Due to the upcoming municipal election, Council dates for later this year have not yet been scheduled. A notice will be sent to landowners within 100 m of the public hearing.

The public can participate in the public hearing. If you would like to register to speak, please email [legislative@stalbert.ca](mailto:legislative@stalbert.ca). If you would prefer to submit a written statement, please email [hearings@stalbert.ca](mailto:hearings@stalbert.ca).