



Legislation Details (With Text)

File #: PH-21-014 **Version:** 1 **Name:**
Type: Public Hearing **Status:** Agenda Ready
File created: 5/4/2021 **In control:** City Council
On agenda: 5/31/2021 **Final action:**
Title: Bylaw 17/2021 Jensen Lakes 11th Redistricting Land Use Bylaw Schedule A Amendment (2nd & 3rd Readings)
Presented by: Eric Schultz, Planner, Planning & Development

Sponsors:

Indexes:

Code sections:

Attachments: 1. Bylaw 17-2021 - Land Use Bylaw Schedule A Amendment (Jensen 11th), 2. Figure 1 - Location Map, 3. Additional Public Input

Date	Ver.	Action By	Action	Result
5/31/2021	1	City Council	adopted	
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TAMRMS#: B06

10.1

Bylaw 17/2021 Jensen Lakes 11th Redistricting Land Use Bylaw Schedule A Amendment (2nd & 3rd Readings)

Presented by: Eric Schultz, Planner, Planning & Development

RECOMMENDED MOTIONS

1. That the Public Hearing on Bylaw 17/2021 be closed.
2. That Bylaw 17/2021, being amendment 192 to the Land Use Bylaw Schedule A, be read a second time.
3. That Bylaw 17/2021, being amendment 192 to the Land Use Bylaw Schedule A, be read a third time.

PURPOSE OF REPORT

This report discusses a proposed amendment to the Land Use Bylaw Schedule A for land in the vicinity of 40 City Annex North, from Urban Reserve (UR) to Low-Density Residential (R1). The proposed amendment requires a public hearing and Council’s approval, as per the requirements in the Municipal Government Act (MGA).

ALIGNMENT TO PRIORITIES IN COUNCIL’S STRATEGIC PLAN

N/A

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

Service Component

Current Planning Application Processing:

Processing and coordination of the approval of statutory plans and amendments, subdivision, and condominiums applications.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

The MGA 692(1) requires the subject matter of this report to go to Council, and that a public hearing be held.

This amendment conforms with the Municipal Development Plan, Policy 3.1 - Future Land Use Policy:

The City of St. Albert shall direct future growth and development in accordance with Map 2 - Future Land Use Policy and in keeping with the policies contained in CityPlan 2007.

The application was submitted when *CityPlan 2007* was the City's Municipal Development Plan; therefore, the application was reviewed under *CityPlan*. The area is designated as Residential in *CityPlan*. The application was also reviewed under the new MDP, *Flourish*, which was adopted by Council on April 19, 2021. The application is consistent with *Flourish* as well: Map 3 of *Flourish* (Urban Structure and General Land Use) designates this area as Neighbourhoods.

The definition of Neighbourhoods: "predominantly residential areas, as identified on Map 3, made up of low-rise housing, along with schools, parks, shops, and services. Many existing Neighbourhoods will evolve by adding new housing that respects the established character, while new Neighbourhoods will include a greater variety of housing types."

This amendment conforms with the Jensen Lakes Area Structure Plan Bylaw 1/2014, as amended January 20, 2020, which shows the amendment area as low density residential.

BACKGROUND AND DISCUSSION

Select Engineering Consultants Ltd., on behalf of Villeneuve Communities Inc., submitted an application to amend the Land Use Bylaw 9/2005, Schedule A, by redistricting a parcel along the north edge of the Jensen Lakes neighbourhood. The land to be redistricted is part of the Stage 15 subdivision application, which was submitted with the redistricting application. Please find attached a copy of the Location Map (Figure 1) and Bylaw 17/2021.

The legal address of the area to be redistricted are part of NE 17-54-25-4 and the municipal address is 40 City Annex North.

The application proposes to redistrict 0.4 hectares± (1.0 acres±) to Low Density Residential (R1). The current land use district as shown in the Land Use Bylaw is Urban Reserve (UR), which is a

holding district until urban development occurs on the land.

Access to the proposed redistricting area will be from Jubilation Drive.

The proposed redistricting is consistent with the Jensen Lakes Area Structure Plan, which shows the area with low density residential.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Circulation of Application

The proposed Land Use Bylaw amendment was circulated on December 18, 2020, to internal departments, external referral agencies, and property owners within a 100-metre radius. There were no concerns raised by internal or external stakeholders, and no comments from residents.

Following first reading by Council, information about the public hearing was posted on the City website. The public hearing was advertised in CityLights on May 12 and May 19, 2021. A notification letter about the public hearing was mailed to property owners within a 100-metre radius of the site.

The public hearing is scheduled for May 31, 2021.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

None at this time.

Legal / Risk:

None at this time.

Program or Service:

As the Jensen Lakes neighbourhood develops, there will be incremental impacts to the City and various departments. For example:

- Public Works will have more roads, pipes, stormwater management facilities, and parks to maintain.
- Emergency Medical Services will have a new area to service for fire, enforcement, police, and ambulance.
- Recreation will have to prepare park master plans and provide recreation amenities.
- Engineering will have a geotechnical study and design plans to review, and inspections of infrastructure.
- Planning and Development will have subdivision plans and development permits to review.
- Safety Codes will have building plans to review and buildings to inspect.
- Transit will have to provide service to the neighbourhood.
- There are other areas of the City that will also be impacted by servicing a new neighbourhood.

Organizational:

The approval of Bylaw 17/2021 will have immediate impact on the Planning and Engineering Department, as subdivision plans and engineering drawings will have to be reviewed and development agreements negotiated to enable development. Other various departments may also need to conduct inspections and be involved in meetings with the developer/consultants.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

If Council does not wish to support the recommendations, the following alternatives could be considered:

Defeat second and third reading of Bylaw 17/2021. An implication of defeating Bylaw 17/2021 would be that the applicant cannot re-apply within six months.

Report Date: May 31, 2021

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