



## Legislation Details (With Text)

**File #:** PH-17-037    **Version:** 1    **Name:**  
**Type:** Public Hearing    **Status:** Agenda Ready  
**File created:** 11/22/2017    **In control:** City Council  
**On agenda:** 2/26/2018    **Final action:**  
**Title:** Bylaw 1/2018 - Jensen Lakes Stage 6 Redistricting  
Presented by: Tracy Tsui, Planner

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Bylaw 1-2018, 2. Location Map

Date	Ver.	Action By	Action	Result
2/26/2018	1	City Council	approved	
2/26/2018	1	City Council	approved	Pass
2/26/2018	1	City Council	approved	Pass
2/26/2018	1	City Council	approved	Pass
2/26/2018	1	City Council	approved	Pass
2/26/2018	1	City Council	approved	Pass

**TAMRMS#: B06**

### Bylaw 1/2018 - Jensen Lakes Stage 6 Redistricting

Presented by: Tracy Tsui, Planner

### RECOMMENDATION(S)

1. That Bylaw 1/2018, being amendment 153 to Land Use Bylaw 9/2005, be read a first time.
2. That the Public Hearing on Bylaw 1/2018 be closed.
3. That Bylaw 1/2018 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 1/2018.
5. That Bylaw 1/2018 be read a third and final time.

If Council does not wish to close the public hearing, or if a motion to close the public hearing does not pass, consideration of the following Alternative Recommendations would be appropriate:

1. That Bylaw 1/2018, being amendment 153 to Land Use Bylaw 9/2005, be read a first time.
2. That the Public Hearing on Bylaw 1/2018 be adjourned to March 19, 2018.

## PURPOSE OF REPORT

The purpose of the report is to outline the proposed amendments to Schedule A of the Land Use Bylaw 9/2005 within the neighbourhood of Jensen Lakes.

## COUNCIL DIRECTION

N/A

## BACKGROUND AND DISCUSSION

IBI Group on behalf of Villeneuve Communities Inc., has proposed amendments to Jensen Lakes Stage 6 that contain a total area of 4.37 ha (+/-). Jensen Lakes Stage 6 is located at the municipal addresses of 39 and 40 City Annex North and the legal descriptions are part of Plan 392EO, Parcel A and SE-17-54-25-4. Please refer to the attached *Location Map*.

Access to Jensen Lakes Stage 6 will be from the future local roads of Joyal Way and Jamison Crescent. The area is also situated north of Villeneuve Road and west of St. Albert Trail.

A geotechnical investigation as outlined in the Jensen Lakes Area Structure Plan (ASP) has identified some portions of Stage 6 to have a high water table and wet soft soil conditions. Further geotechnical review may be required prior to deeming the land as developable. Stage 4, located north of Stage 6, has since been drained prior to development as it consisted of wetland.

The current land use district of Jensen Lakes Stage 6 as shown in the Land Use Bylaw is Urban Reserve (UR). The UR district is a holding district until urban development occurs on the land. The proposed redistricting of Jensen Lakes Stage 6 contains two parts. One is to redistrict 3.24 ha (+/-) of the area from Urban Reserve (UR) to Low Density Residential (R2). Permitted uses within the R2 district include, but are not limited to, duplex, semi-detached housing, and single-detached housing. The other part is to redistrict 1.12 ha (+/-) of the area from Urban Reserve (UR) to Public Park (P) to accommodate an existing portion of a Stormwater Management Facility (SWMF). Please refer to the attached *Bylaw 1/2018*.

### Plan Conformance

The subject area is designated as Residential in the Municipal Development Plan (MDP). The Jensen Lakes ASP shows the proposed residential area as Low Density Residential, however, the Jensen Lakes ASP shows the SWMF area as Medium/High Density Residential. A future ASP amendment will address the increased SWMF size and the relocation of the Medium/High Density Residential site.

## STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The proposed redistricting was circulated on September 27, 2017, to internal departments, external referral agencies, and property owners within a 100-metre radius. There were no objections.

The public hearing is scheduled for February 26, 2018, and notice of the public hearing was provided through the City website, CityLights advertisements on February 10 and 17, 2018, and a notification

letter about the public hearing was mailed out to property owners within a 100-metre radius.

## **IMPLICATIONS OF RECOMMENDATION(S)**

### Financial:

None at this time.

### Legal / Risk:

None at this time.

### Program or Service:

As Jensen Lakes 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 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 this bylaw within this agenda report 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 recommendation, the following alternative could be considered:

Defeat first reading of Bylaw 1/2018 for the redistricting of Jensen Lakes Stage 6. An implication would be that the applicant cannot re-apply within six months with the same redistricting proposal. This would also mean that the residential development would miss the next upcoming building season.

## **STRATEGIC CONNECTIONS**

- a) City of St. Albert Strategic Plan (Policy C-CG-02) - Pillars of Sustainability
  - ECONOMIC - We prosper and excel through a strong and diverse economy that is supported by forward-thinking commerce, outstanding local businesses and a dynamic downtown core.

- BUILT ENVIRONMENT - We build our community towards the future to sustain balanced development, with a reverent eye to the past, honouring our unique settlement history and distinct identity.
- b) Governance Strategy
- Council is committed to ensuring that the City of St. Albert is a responsive, accountable government that delivers value to the community.
- c) Service Delivery Strategy
- Council is committed to ensuring that the City of St. Albert is engaging residents to identify opportunities to improve delivery of services to the community.
- d) Long Term Plans
- Municipal Development Plan Bylaw 15/2007
  - Jensen Lakes Area Structure Plan Bylaw 1/2014
  - Land Use Bylaw 9/2005
- e) Corporate Objectives
- Ensure our customers are very satisfied.
- f) Council Policies
- Not applicable.
- g) Other Plans or Initiatives
- Not applicable.

Report Date: February 26, 2018

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Committee/Department: Infrastructure & Development Services

General Manager: Glenn Tompolski

City Manager: Kevin Scoble