



Legislation Text

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TAMRMS#: B06

Bylaw 4/2018 - Jensen Lakes 7th Redistricting (First Reading)

Presented by: Tracy Tsui, Planner

RECOMMENDATION(S)

1. That Bylaw 4/2018, being amendment 155 to Land Use Bylaw 9/2005, be read a first time.
2. That the Public Hearing be scheduled for April 23, 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

Select Engineering Consultants Ltd. on behalf of Villeneuve Communities Inc., has proposed several sites to redistrict in the neighbourhood of Jensen Lakes. The redistricting of the sites will be referred to as the 7th redistricting of Jensen Lakes. Some of the sites being redistricted have land uses that were previously approved by Council through Bylaws 26/2014 and 25/2015. However, because the current land use districts of the sites do not align with the proposed plans of subdivision for Jensen Lakes Stages 7, 8, and 9, redistricting is required to ensure that the land use districts within Schedule A of the Land Use Bylaw align with the proposed subdivisions. Please refer to the attached *Bylaw 4/2018*. The total area proposed for redistricting is 5.57 hectares \pm and the breakdown is as follows:

- 3.20 ha \pm of Urban Reserve (UR) to Public and Private Service (PS)
- 0.07 ha \pm of Urban Reserve (UR) to Low Density Residential (R2)
- 0.71 ha \pm of Low Density Residential (R1) to Public and Private Service (PS)
- 0.01 ha \pm of Low Density Residential (R1) to Public Park (P)
- 0.05 ha \pm of Public Park (P) to Low Density Residential (R1)
- 0.07 ha \pm of Low Density Residential (R2) to Public and Private Service (PS)
- 1.46 ha \pm of Public and Private Service (PS) to Low Density Residential (R1)
- 0.008 ha \pm of Public and Private Service (PS) to Low Density Residential (R2)

The Urban Reserve (UR) District is a holding district until urban development occurs on the land. The land uses proposed with the above amendments include, but are not limited to, the following:

- Low Density Residential (R1): single-detached housing
- Low Density Residential (R2): semi-detached housing and duplexes
- Public and Private Service (PS): private walkway and private lake
- Public Park (P): park

Location

The subject lands are located at the municipal addresses of 25422 Secondary Highway 633, 39 City Annex North, and 40 City Annex North. The legal descriptions are part of SW ¼, Section 17, Township 54, Range 25, W4M; Plan 392EO, Parcel A; and SE ¼, Section 17, Township 54, Range 25, W4M.

Access to the lands will be from Jubilation Drive, Jensen Lakes Boulevard, and private walkways. Please refer to the attached *Location Map*.

Plan Conformance

The Jensen Lakes Area Structure Plan (ASP) shows the subject area as Low Density Residential. The Municipal Development Plan (MDP) shows the subject area designated as Residential. The proposed redistricting is in keeping with the Jensen Lakes ASP and MDP.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The proposed redistricting was circulated on December 13, 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 April 23, 2018, and notice of the public hearing was provided through the City website, CityLights advertisements on April 7 and 14, 2018, a notification letter about the public hearing that was mailed out to property owners within a 100-metre radius, and the posting of the agenda report on the City website on April 6, 2018.

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 4/2018 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 4/2018 for the 7th redistricting of Jensen Lakes. An implication would be that the applicant cannot re-apply within six months. This would also mean that the proposed residential development within the new districts would miss the 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: March 19, 2018

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Committee/Department: Infrastructure & Development Services

General Manager: Ian McKay

City Manager: Kevin Scoble