



## Legislation Text

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**File #:** PH-19-011, **Version:** 1

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**TAMRMS#:** B06

**PH - Bylaw 22-2019 Jensen Lakes ASP Amendment and  
Bylaw 23-2019 LUB Schedule A Amendment (2nd & 3rd Reading)**  
Presented by: Eric Schultz, Planner, Planning & Development Department

### **RECOMMENDATION(S)**

#### **(1) Jensen Lakes Area Structure Plan Amendment**

1. That the Public Hearing on Bylaw 22/2019 be closed.
2. That Bylaw 22/2019, being amendment 1 to the Jensen Lakes Area Structure Plan 1/2014, be read a second time.
3. That Bylaw 22/2019, being amendment 1 to the Jensen Lakes Area Structure Plan 1/2014, be read a third time.

#### **(2) Land Use Bylaw Schedule A Amendment**

1. That the Public Hearing on Bylaw 23/2019 be closed.
2. That Bylaw 23/2019, being amendment 170 to the Land Use Bylaw 9/2005, be read a second time.
3. That Bylaw 32/2019, being amendment 170 to the Land Use Bylaw 9/2005, be read a third time.

### **PURPOSE OF REPORT**

This report presents proposed amendments to the Jensen Lakes Area Structure Plan and the Land Use Bylaw Schedule A. Both amendments require a public hearing and Council's approval, as per the requirements in the Municipal Government Act (MGA).

### **BACKGROUND AND DISCUSSION**

Please refer to the attachment entitled: Jensen Lakes ASP Amend Ph1 - Agenda Report - 1st Reading (Previously Distributed October 21, 2019).

## **EDMONTON METROPOLITAN REGION BOARD REFERRAL**

The City of St. Albert is a member of the Edmonton Metropolitan Region Board (EMRB). The EMRB is mandated by the Province to implement the region's 30-year Growth Plan.

The St. Albert Municipal Development Plan (MDP) includes policies intended to ensure that the MDP conforms with the Edmonton Metropolitan Region Growth Plan (EMRGP), including policy **18.9 Park and Ride and Transit Oriented Development (TOD), North**, which states:

The City will consider a Park and Ride facility near St. Albert Trail north of Villeneuve Road. This site is also proposed as Transit Oriented Development (TOD).

A TOD Centre is often a regional node of high density, high quality mixed use development within a 10 minute walk of a transit centre, with reduced and managed parking and collector support transit systems. The design is highly pedestrian-oriented.

The northeast portion of Jensen Lakes falls within 800 m of this future Park and Ride / TOD Centre. Several policies in the EMRGP call for intensification through a mix of employment and population growth in proximity to future transit stations, including an aspirational TOD Centre Density of 140-160 people + jobs per gross hectare.

Most of the northeast portion of Jensen Lakes has already been developed or has been approved for development as of the writing of Bylaw 22/2019, with an anticipated density of approximately 35 people per gross hectare. The EMRB reviewed this application following first reading and has allowed the reduced density. All future development of lands around the TOD Centre need to meet the aspirational TOD target so that future light rail transit (LRT) development is not compromised.

It should be noted that the EMRB Administration considers each application on its own merits and local circumstances; therefore, the recommendation should not be interpreted as precedent setting.

## **ALTERNATIVES AND IMPLICATIONS CONSIDERED**

If Council does not wish to close the public hearing for Bylaw 22/2019, or if a motion to close the public hearing does not pass, consideration of the following Alternative Recommendations would be appropriate:

1. That the public hearing be adjourned to the February 18, 2020 meeting.

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

1. Defeat second and third reading of Bylaw 22/2019. An implication would be that the applicant cannot re-apply within six months.
2. Adjourn the public hearing for Bylaw 22/2019 to February 18, 2020 to allow time for the applicant and Administration to finalize proposed second reading amendments to the Jensen Lakes Area Structure Plan.

If Council does not wish to close the public hearing for Bylaw 23/2019, or if a motion to close the public hearing does not pass, consideration of the following Alternative Recommendations would be appropriate:

1. That the public hearing be adjourned to the February 18, 2020 meeting.

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

1. Defeat second and third reading of Bylaw 23/2019. An implication would be that the applicant cannot re-apply within six months. This would impact the development of Jensen Lakes subdivision Stages 10, 11, and 12. The current Land Use Designations in the Jensen Lakes ASP would continue.

Report Date: January 20, 2020

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