



Legislation Text

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11.2

Bylaw 16/2021 Jensen Lakes 10th Redistricting - Land Use Bylaw Schedule A Amendment (2nd & 3rd Readings)

Presented by: Eric Schultz, Planner, Planning & Development Department

RECOMMENDED MOTIONS

1. That the Public Hearing on Bylaw 16/2021 be closed.
2. That Bylaw 16/2021, being amendment 191 to the Land Use Bylaw Schedule A, be read a second time.
3. That Bylaw 16/2021, being amendment 191 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. 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 Municipal Government Act Section 692(1) requires the subject matter of this report to go to Council, and that a public hearing be held before giving second reading to the bylaw.

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 City's proposed new MDP, *Flourish*, which had its public hearing open on March 15, 2021, and was subsequently adjourned to April 19, 2021. The application is consistent with *Flourish* as well. Map 3, Urban Structure and General Land Use, of *Flourish* designation of this area is 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 medium 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 row of townhouses in the Jensen Lakes neighbourhood, located on the west side of Jensen Gate; the St. Albert Alliance Church is located on the east side of Jensen Gate. Jensen Gate is the future road that will extend north from Villeneuve Drive, opposite Dennison Drive. Please refer to attachment Location Map (Figure 1) and Bylaw 16/2021.

The legal description of the area to be redistricted is part of Plan 182 2885, Block 10, Lot 2, and part of SW 17 54-25-4, with municipal addresses of 25422 Secondary Hwy 633 and 180 Villeneuve Road (Villeneuve Road and future Jensen Gate) respectively.

The application proposes to redistrict 1.4 hectares \pm (3.5 acres \pm) from Medium Density Residential (R3) to Medium Density Residential (R3A) for the development of 34 street-oriented townhouses. The proposed density of the townhouses is 50.75 dwelling units per hectare, whereas the R3 District has a maximum density of 35 dwelling units per hectare. The R3A District allows for density of 94 dwelling units per hectare.

Access to the street-oriented townhouses will be from a lane. The townhouses will front onto Jensen Gate.

The proposed redistricting is consistent with the Jensen Lakes Area Structure Plan, which shows the area with medium density residential. The Municipal Development Plan shows the area as residential.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Circulation of Application

The proposed Land Use Bylaw amendment was circulated on December 17, 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 the only comment from the public was a letter from the St. Albert Alliance Church stating they had no objections.

Following first reading by Council, information about the public hearing was posted on the City website. The public hearing was advertised in CityLights on April 28 and May 5, 2021. A notification letter about the public hearing was mailed to property owners within a 100- metre radius of the site.

The public hearing was scheduled for May 17, 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 16/2021 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 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 alternative could be considered:

1. Defeat second and third reading of Bylaw 16/2021, which will have the following implications:

The applicant cannot re-apply within six months for a Land Use bylaw amendment on this site.

Report Date: May 17, 2021

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