



Legislation Text

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9.1

Bylaw 56/2021 Jensen Lakes 13th Redistricting (1st Reading)

Presented by: Barb Dupuis, Planner, Planning & Development

RECOMMENDATION(S)

1. That Bylaw 56/2021, being amendment 204 to the Land Use Bylaw, be read a first time.
2. That the Public Hearing on Bylaw 56/2021 be scheduled for January 10, 2022.

PURPOSE OF REPORT

This report discusses proposed amendments to Schedule A of the Land Use Bylaw (LUB) relating to redistricting in the Jensen Lakes Neighbourhood from the Urban Reserve (UR) District to the Public Park (P) District, the Public and Private Service (PS) District, and the Residential (RX) District. It will also redistrict land from the Low Density Residential (R1) District to the Public and Private Service (PS) District, and the Residential (RX) District.

The proposed amendments require 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

St. Albert Council Strategic Plan

Strategic Priority #5: Housing: Enhance housing options.

Facilitate an increase in the variety of housing types in St. Albert to respond to market demands and accommodate the diverse needs of residents.

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

Service Component

Current Planning Application Processing:

Processing and coordination of the approval of Statutory plans and amendments, subdivisions and condominium applications.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

Section 692(1) of the Municipal Government Act requires that the subject matter of this report go to Council, and that a public hearing be held before giving second reading to the bylaw.

This amendment conforms with Flourish, Municipal Development Plan Bylaw 20/2020. 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 low density residential, private walkways, and park.

BACKGROUND AND DISCUSSION

Select Engineering Consultants Ltd., on behalf of Villeneuve Communities Inc., has applied to amend Schedule A of the Land Use Bylaw (LUB). This application is intended to facilitate residential development in the Jensen Lakes neighbourhood in accordance with the Jensen Lakes Area Structure Plan.

The proposal is to redistrict:

- 1.98 hectares± (4.89 acres±) Urban Reserve (UR) District to Public Park (P) District;
- 0.31 hectares± (0.77 acres±) Urban Reserve (UR) District to Public and Private Service (PS) District;
- 10.20 hectares± (25.20 acres±) Urban Reserve (UR) District to Residential (RX) District;
- 0.12 hectares± (0.30 acres±) Low Density Residential (R1) to Public and Private Service (PS) District; and
- 3.27 hectares± (8.08 acres±) Low Density Residential (R1) to Residential (RX) District.

The total amount of land to be redistricted is 15.88 hectares± (39.24 acres±). Please refer to the attached location map (*Figure 1*) and redistricting map (*Figure 2*).

The proposed redistricting is consistent with Flourish Municipal Development Plan Bylaw 20/2020, which designates the land as Neighbourhood.

The proposed redistricting is consistent with the Jensen Lakes Area Structure Plan Bylaw 1/2014, as amended. The Jensen Lakes Area Structure Plan was amended on January 20, 2020, with the subject lands being designated for low density residential uses, private walkways, and a park. The Residential (RX) District is considered a low density residential district. The Public and Private Service (PS) District can be used for private amenities like walkways. The Public Park (P) District can be used for parks.

An example of permitted uses in the Residential (RX) District includes single-detached homes, duplexes, semi-detached homes, and townhousing. An example of permitted uses in the Public and Private Service (PS) District includes a park. An example of permitted uses in the Public Park (P)

District includes a park.

The legal descriptions and addresses of the lands to be redistricted are:

Legal Descriptions	Addresses
NE ¼, Section 17, Township 54, Range 25, Meridian 4	35 City Annex North
SE ¼, Section 17, Township 54, Range 25, Meridian 4	40 City Annex North
SW ¼, Section 17, Township 54, Range 25, Meridian 4	25422 Secondary Highway 633
Plan 182 2885, Block 10, Lot 2	180 Villeneuve Road

Access to the subject lands will be from Jensen Lakes Boulevard, and Jubilation Drive.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The proposed Land Use Bylaw (LUB) amendment was circulated on September 3, 2021 to internal departments, external referral agencies, and property owners within 100-meter radius. The redistricting was circulated for fourteen (14) days, with comments due on September 20, 2021.

A sign notifying passersby of the redistricting was placed near the second roundabout on Jensen Lakes Boulevard.

Several responses were received from the public. They are shown in the “What You Said” report, attached. No objections were received from external referral agencies or internal departments.

First reading is scheduled for December 6, 2021. Following first reading, information about the public hearing will be posted on the City website. The public hearing will be advertised in CityLights on December 22, 2021 and December 29, 2021. A notification letter about the public hearing will be mailed to property owners within a 100-meter radius of the site.

The public hearing is proposed to be scheduled for January 10, 2022.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

None at this time.

Legal / Risk:

None at this time.

Program or Service:

As development proceeds:

- Engineering drawing review, development agreement drafting and signing, and inspection of infrastructure will occur.
- Planning & Development will have subdivision plans and development permits to review and

provide decisions on.

- Safety Codes will have building plans to review and buildings to inspect.
- Public Works will have maintenance of infrastructure.
- Emergency Services, Community & Social Development, Transit and other departments will have to provide services to a new area of the City.

Organizational:

None at this time.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

N/A

Report Date: December 6, 2021

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Department: Planning & Development

Deputy Chief Administrative Officer: Kerry Hilts

Chief Administrative Officer: Kevin Scoble