File #: PH-23-01, **Version:** 1

TAMRMS#: H09

7.1

Bylaw 3/2023 Jensen Lakes 14th Redistricting - Land Use Bylaw Schedule A Amendment
Presented by: Eric Schultz, Planner, Planning & Development

RECOMMENDED MOTION(S)

1. That the Public Hearing on Bylaw 3/2023 be closed.

2. That Bylaw 3/2023, being amendment 214 to the Land Use Bylaw 9/2005, be read a first time.

3. That Bylaw 3/2023 be read a second time.

4. That unanimous consent be given for consideration of third reading of Bylaw 3/2023.

5. That Bylaw 3/2023 be read a third and final time.

PURPOSE OF REPORT

This report discusses a proposed amendment to the Land Use Bylaw Schedule A that will redistrict various sites in the Jensen Lakes neighbourhood from Urban Reserve (UR) and Medium Density Residential (R3A) to Residential (RX), Residential Lane (RXL), Public and Private Service (PS), and Public Park (P). The proposed amendment requires a public hearing.

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, 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 prior to second reading.

The amendment conforms with Flourish (Municipal Development Plan) Policy *14. Land Use and Development*, which states:

> The policies in this section guide land use and development, according to the land use designations on Map 3: Urban Structure and General Land Use. Together, Map 3 and the policies guide the preparation of, and updates to, Area Structure Plans, Area Redevelopment Plans, and development guidelines.

Map 3: Urban Structure and General Land Use shows this area as Neighbourhoods, which are defined as:

> “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 May 17, 2022, which shows the amendment area as low density residential and park / stormwater management facility.

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 various parcels of land in the southwest of the Jensen Lakes neighbourhood, west of Jensen Gate. This is the fourteenth redistricting application for the Jensen Lakes neighbourhood. Redistricting of these lands is needed to enable subdivisions for residential development, as well as for a public park and a stormwater management facility.

Please refer to attachments Bylaw 3/2023 and Location Map. The addresses for this application are:

Legal Address	Municipal Address
Lot A, Plan 782 MC	25430 S Hwy 633
SW ¼ Section 17, Township 54, Range 25, West of the 4th Meridian	220 Villeneuve Road

The application proposes to redistrict 15.6 hectares± (38.6 acres±) of land as follows:

Proposed District	Area of Land
Residential (RX)	7.76 hectares± (19.17 acres±)
Residential Lane (RXL)	1.62 hectares± (4.00 acres±)
Public Park (P)	6.08 hectares± (15.02 acres±)
Public and Private Service (PS)	0.16 hectares± (0.40 acres±)

The current land use district for most of the land subject to this application, as shown in the Land Use Bylaw, is Urban Reserve (UR), which is a holding district until urban development occurs on the land. There is also a 0.26 hectare± (0.7 acre±) parcel that is currently districted as Medium Density Residential (R3A) that is being redistricted to Residential Lane (RXL).

Access to the proposed redistricting area will be from Jensen Gate and Jensen Lakes Boulevard.

The proposed redistricting is consistent with the Jensen Lakes Area Structure Plan, which shows the area with low density residential, park, and stormwater management facility.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Circulation of Application
The proposed Land Use Bylaw amendment was circulated on November 21, 2022, 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 no comments from residents.

Information about the public hearing will be posted on the City website. The public hearing will be advertised in CityLights on the Wednesday three weeks and two weeks before the meeting.

The public hearing is scheduled for May 2, 2023, based upon typical processing times for redistricting applications.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:
None at this time.

Legal / Risk:
None at this time.

Program or Service:
As the Jensen Lakes neighbourhood continues to build out, 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 3/2023 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

Defeat second or third reading of Bylaw 3/2023. An implication of defeating this Bylaw would be that the applicant cannot re-apply within six months.

Report Date: May 2, 2023
Author: Eric Schultz
Department: Planning & Development
Department Director: Adryan Slaght
Managing Director: Diane Enger
Deputy Chief Administrative Officer: Kerry Hilts
Chief Administrative Officer: William Fletcher

CITY OF ST. ALBERT

BYLAW 3/2023

Amendment 214 to Land Use Bylaw 9/2005

The municipal council of the City of St. Albert ENACTS AS FOLLOWS:

1. Bylaw 9/2005, the Land Use Bylaw, is amended by this bylaw.

2. The lands legally described as part of SW-17-54-25-4 (municipally described as 220 Villeneuve Road) and the lands legally described as Plan 782MC, Lot A (municipally described as 25430 Secondary Hwy 633) are redistricted as shown on the map attached as Schedule “A” to this bylaw, and the Land Use District Map being Schedule “A” to Bylaw 9/2005 is amended accordingly.

3. The Chief Administrative Officer is authorized to issue a consolidated version of Bylaw 9/2005 that incorporates the amendments made by this bylaw and otherwise conforms with the requirements of section 69 of the *Municipal Government Act*.

READ a First time this _____day of _____ 2023.

READ a Second time this _____day of _____ 2023.

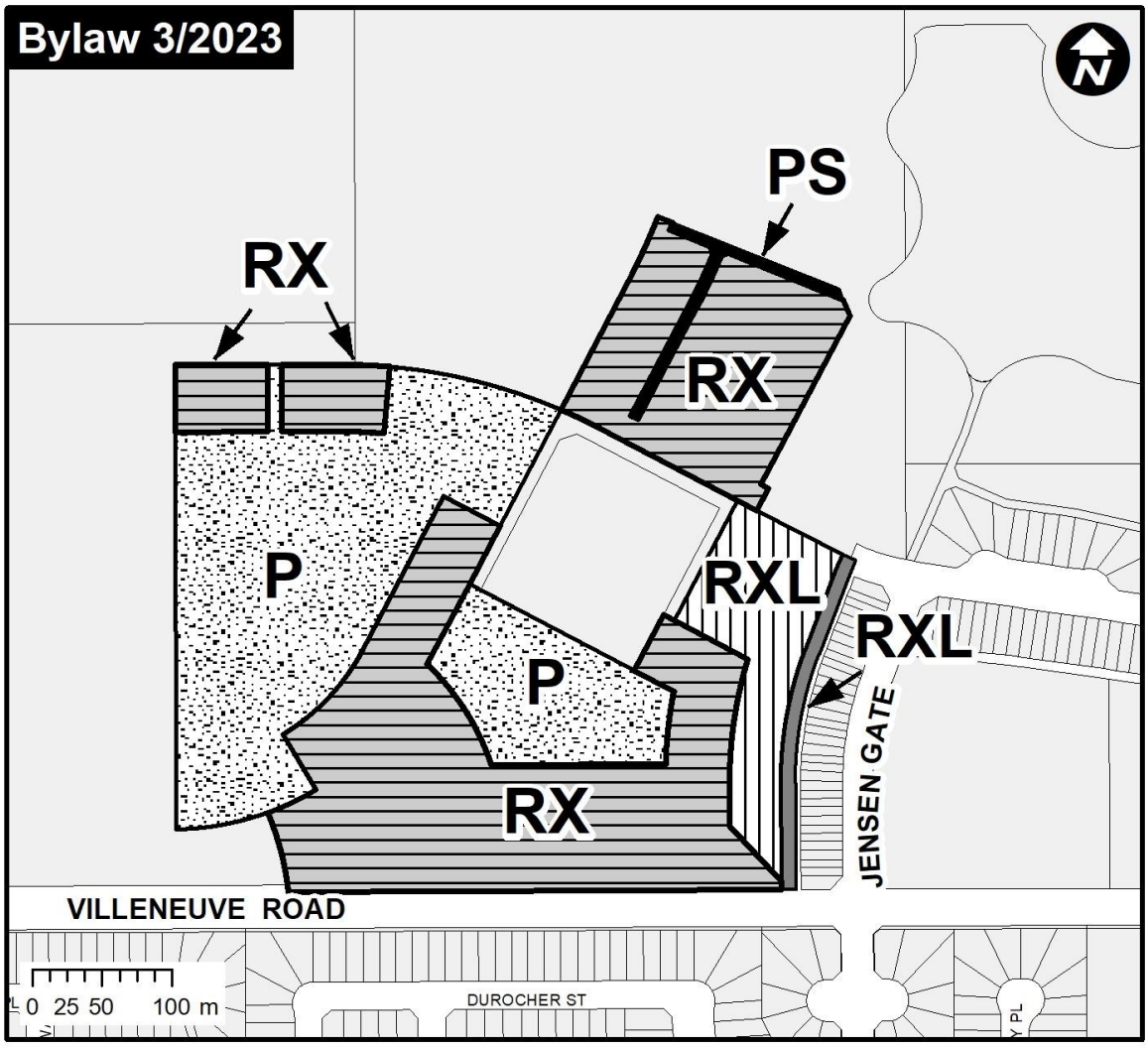
READ a Third time this _____day of _____ 2023.

SIGNED AND PASSED this _____ day of _____, 2023.

_____
MAYOR

_____
CHIEF LEGISLATIVE OFFICER

Schedule A



LAND USE BYLAW AMENDMENT

Jensen Lakes 14th Redistricitng

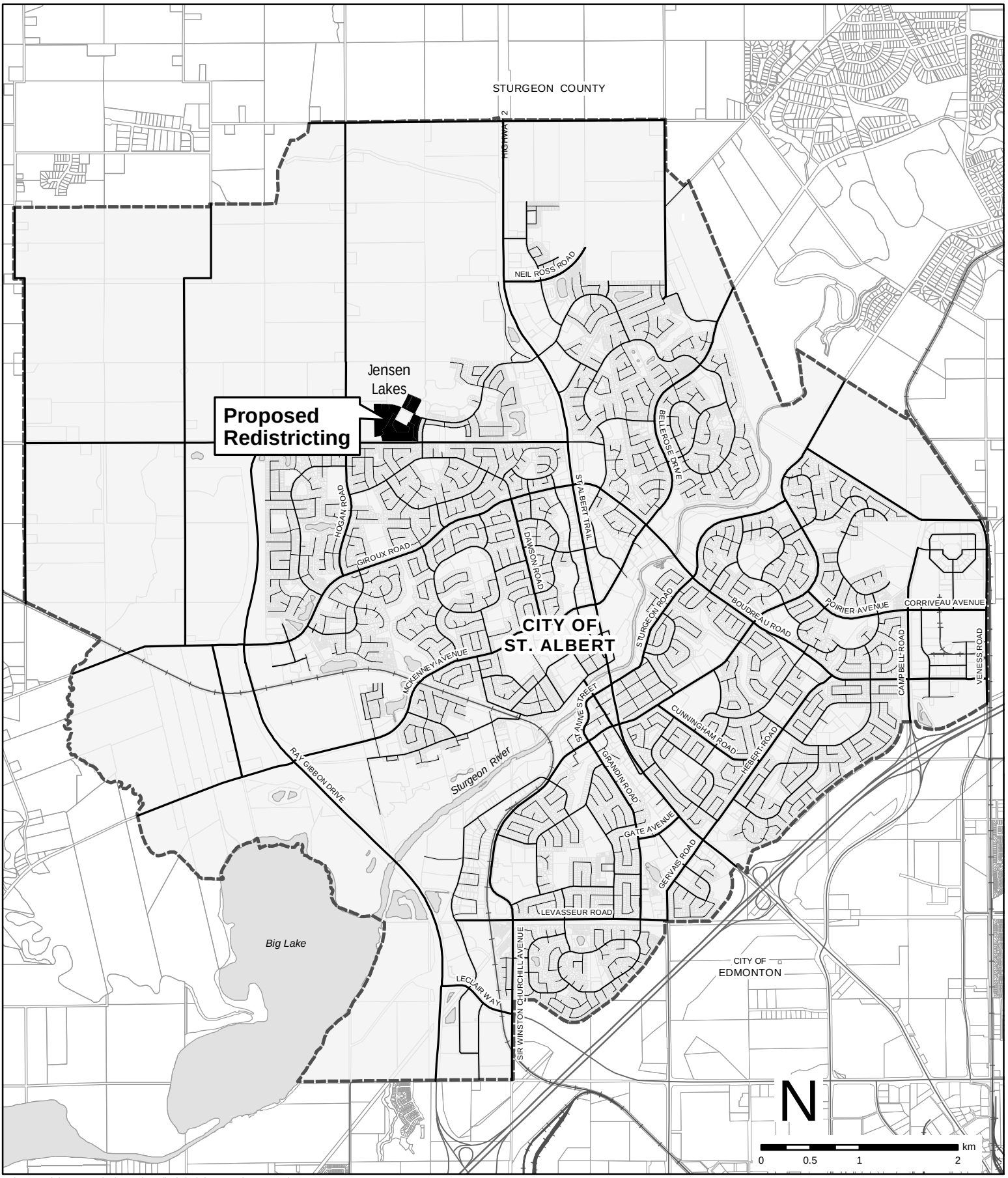
From R3A to RXL (Residential Lane District)

From UR to P (Public Park)

From UR to PS (Public and Private Service)

From UR to RX (Residential District)

From UR to RXL (Residential Lane District)



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City of St. Albert
Cultivate Life

Location Map

Jensen Lakes
14th Redistricting

Figure 1