

# Jensen Lakes Area Structure Plan Amendment City of St. Albert

## Council Report and Attachments

Council Agenda Report

Bylaw 22/2019 - ASP Amendment

Bylaw 23/2019 - LUB Amendment

Jensen Lakes ASP - Redline

Jensen Lakes ASP - Clean Version

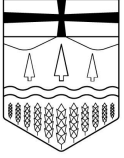
Figure 1 - Location Map

Figure 2 - Future Land Use Map

Figure 3 - Redistricting Map

Figure 4 - Park Reconfiguration Map

Figure 5 - LRT Buffer Map



---

**File #:** BL-19-022, **Version:** 1

---

**TAMRMS#:** B06

**Bylaw 22/2019 Jensen Lakes ASP Amendment (1st Reading)**  
**Bylaw 23/2019 Land Use Bylaw Schedule A Amendment (1st Reading)**  
Presented by: Eric Schultz, Planner, Planning & Development Department

## **RECOMMENDATION(S)**

### **(1) Jensen Lakes Area Structure Plan Amendment - 1st Reading**

1. That Bylaw 22/2019, being amendment 1 to the Jensen Lakes Area Structure Plan 1/2014, be read a first time.
2. That Bylaw 22/2019 be referred to the Edmonton Metropolitan Region Board (EMRB) for a decision.
3. That the Public Hearing on Bylaw 22/2019 be scheduled for January 2020.

### **(2) Land Use Bylaw Schedule A Amendment - 1st Reading**

1. That Bylaw 23/2019, being amendment 170 to the Land Use Bylaw 9/2005, be read a first time.
2. That the Public Hearing on Bylaw 23/2019 be scheduled for January 2020.

## **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).

## **ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN**

N/A

## **ALIGNMENT TO LEVELS OF SERVICE DELIVERY**

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. The Municipal Government Act, Part 17.1, outlines the regulations and compliance to the Edmonton Metropolitan Regional Board (EMRB). As such, Ministerial Order No. MSL111/17 Regional Evaluation Framework, states that the ASP amendment must be referred to the EMRB as the application:

- Results in a change to the boundaries of the area structure plan; and
- That the amendment area is within 0.8 km of a Park and Ride and Planning LRT line.

This amendment conforms with the Municipal Development Plan, Policy 3.1 - Future Land Use Policy.

## BACKGROUND AND DISCUSSION

The Jensen Lakes Area Structure Plan (ASP) was approved by Council through Bylaw 1/2014 on May 6, 2014.

Select Engineering, on behalf of Villeneuve Communities Inc. and Melcor Developments Ltd., submitted an application on October 11, 2018 to amend the Jensen Lakes Area Structure Plan Bylaw and the Land Use Bylaw 9/2005, Schedule A.

The legal descriptions and addresses include:

Legal Description	Address
Plan 952 1746, Block A	25416 Secondary HWY 633
SW ¼, 17-54-25-4	25422 Secondary HWY 633
Plan 782MC, Lot A	25430 Secondary HWY 633
NE ¼, 17-54-25-4	35 City Annex North
SE ¼, 17-54-25-4	40 City Annex North
Plan 782MC, Lot B	41 City Annex North

These lands are located in the northwest quadrant of St. Albert (please refer to the attached *Figure 1 - Location Map*) and are bounded by:

- Villeneuve Road and Deer Ridge neighbourhood to the south;
- Sturgeon County boundary for a portion of the north boundary;
- St. Albert Trail and a commercial site to the east; and
- Range Road 255/Hogan Road to the west.

### (1) Bylaw 22/2019 - Jensen Lakes Area Structure Plan Amendment

The purpose of this amendment is to update figures and text to reflect changes to land use configurations and to amend the north and east Plan boundaries to align with the updated roadway alignment for Fowler Way and the existing Range Road 255 / Hogan Road. Please refer to the attached *Bylaw 2/2019 Jensen Lakes Area Structure Plan Amendment*.

The amendments are not changing the original intent of the Jensen Lakes ASP, but are needed to align with the Land Use Bylaw and to change some land use designations to apply the new land uses of Residential (RX) and Residential Lane (RXL) Districts. In addition, now that the alignment of Fowler Way has been determined, the boundary of Jensen Lakes is being adjusted.

The amendments (please refer to the attached *Figure 2 - Future Land Use Map*) include:

1. Relocation of SW Multiple Family Site

The multiple family site that was originally located in the southeast area near Walmart is relocated to the northwest portion of the neighbourhood. Relocation is required as stormwater management facility (SWMF) #1 was enlarged based upon detailed engineering design criteria. As such, the original multiple family site was impacted due to the increased stormwater management land requirements.

2. Private Lake

In 2018, through Bylaw 4/2018, a Land Use Bylaw amendment, there was an adjustment to the private lake shape. At the same time, the residential island was removed from the plan due to costs and technical challenges. This amendment reflects these changes.

3. Reconfiguration of Park Space

The proposed ASP amendment has reconfigured the park space within the ASP, while still maintaining the required 10% municipal reserve requirement. Please refer to the attached *Figure 4 - Park Reconfiguration Map*:

- A. The park in the south central neighbourhood park east of the church site has been replaced with a smaller park located on the south boundary of the ASP, which also provides pedestrian access to Villeneuve Road;
- B. The park west of the church site has increased in size;
- C. The northwest neighbourhood park that was separated north of Fowler Way has been reallocated to the western portion of the Plan area, with one park within close proximity to medium density residential and commercial sites and a second park located in the southwest portion of the Plan area;
- D. The park space bordering SWMF #2a/2b has been reconfigured; and
- E. A connector park has been added along the north border in the center of the Plan Area.

4. Increased Low Density Residential

The proposed amendment will increase the amount of lands designated as low density, however the overall planned density does not change. This is because the amendment enables the use of the RX and RXL land use districts, and increased townhousing products.

The current Jensen Lakes ASP has 30 dwelling units per net residential hectare (du/nrha), which met the Capital Region Board Growth Plan target in place at the time the Jensen Lakes ASP was approved. The proposed ASP amendment will maintain the same density.

A breakdown of the proposed number of dwelling units and residents can be found in **Table 3-2: Development Statistics** in the *Jensen Lakes ASP*.

5. Reconfiguration of NW Commercial Site

The commercial site in the northwest has changed shape, with accesses from Fowler Way, Hogan Road, and an internal local road.

6. Second Access to Villeneuve Road

A second neighbourhood access location to Villeneuve Road is proposed within the amendment. It is located immediately west of the church site and connecting with Dennison Drive in Deer Ridge.

Jensen Lakes is being developed from the east to the west and currently there is only one access to the neighbourhood, via Jensen Lakes Boulevard from St. Albert Trail. The area has increased development, including two schools, and needs a second maintained access road from Villeneuve Road to support emergency access. The current access from Villeneuve Road is an unpaved contractor entrance that is not suitable for heavy fire equipment and is located on land that will be developed as low density residential when Stage 6 construction begins.

### 7. Changes due to Fowler Way Realignment

Relocating and updating the overall roadways and open space concept is required due to the realignment of Fowler Way.

In 2015, the Transportation Master Plan was updated by Associated Engineering Alberta Ltd. Based on recommendations from the updated TMP, St. Albert City Council approved a realignment of a portion of Villeneuve Road, as well as the creation of a new major road called Fowler Way. Based upon this, Melcor's ASP amendment reflects these changes.

On October 22, 2018, Complete Streets guidelines were approved by Council. The Jensen Lakes ASP amendment shows the new road name classifications.

Engineering Services intends to have the Engineering Standards updated by the end of 2019 with the Complete Streets requirements and all future phases of development in Jensen Lakes will be built to these requirements.

### 8. Boundary Changes

There are two proposed boundary changes. The west boundary originally went into parcel SE 1/4, Section 18, Township 54, Range 25, West 4th Meridian; however, the west boundary will now run parallel to Range Road 255 / Hogan Road.

The north boundary was adjusted northward, to enable development on both sides of the street.

The Jensen Lakes ASP area was 150.9 hectares± (372.9 acres±). With these boundary adjustments, the area is now 152.1 hectares± (375.8 acres±), a difference of 1.2 hectares± (3.0 acres±).

### 9. Farmstead

Mr. Swift (a landowner) has a 1.6 hectare± (4.0 acres±) farmstead site, resulting in him having an interest in the development of the neighbourhood. *Figure 2 - Future Land Use Map* shows the farmstead in conjunction with the future land use proposed for the site, which is low density residential. Should the site not be developed, the map shows that there is access to the site and the context of what would be developed around it. Mr. Swift was referred this amendment and expressed no concerns with the proposal.

### **(2) Bylaw 23/2019 - Land Use Bylaw Schedule A Amendment**

The purpose of this amendment (please refer to the attached *Figure 3 - Redistricting Map*) is to redistrict ~11.5 hectares± of land in the Jensen Lakes neighbourhood to Residential (RX), Residential Lane (RXL), Medium Density Residential (R3), Public and Private Service (PS), and Public Park (P). The lands are currently districted as Urban Reserve (UR), which is a holding district until urban development occurs on the land. Please refer to the attached *Bylaw 23/2019 Land Use Bylaw Schedule A Amendment*.

On February 5, 2018, Council approved Bylaw 2/2018, Proposed Amendments to Residential Districts, which included two new residential districts, Residential (RX) and Residential Lane (RXL). The purpose of these new Districts is to “provide an area for a low density residential mix of single, two family, and multiple family townhouse dwellings”.

The Residential Lane (RXL) district allows vehicular access from a rear lane. The applicant has proposed street-oriented townhouse units that will be located in the RXL district and these areas will be among the first in St. Albert to incorporate lanes under the new Complete Streets initiative. Complete Streets is a design philosophy that views streets as providing multiple functions, not just the movement of vehicles.

The lands being districted are divided into three (3) separate subdivisions for staging purposes and will include single family dwellings, semi-detached dwellings, and street-oriented townhouse dwellings.

### **Density Calculations: Proposed and Actual Builds**

The amended ASP includes **Table 3-3: Residential Development**, that breaks out the number of built units from the number of proposed units. It is important to track actuals so that Planning staff can monitor progress against City and Edmonton Metropolitan Region Board (EMRB) density targets. Each new subdivision application must be evaluated and if the planned number of units plus builds to date do not meet the overall density target, the subdivision must be sent back for redesign or the applicant must provide a rationale to support the shortfall.

### **Edmonton Metropolitan Region Board (EMRB)**

Processing of the ASP amendment application requires a referral to the EMRB according to Section 4.2 (c) and (j) of the EMRB’s Regional Evaluation Framework (REF) 2.0 document:

- (c) The proposed statutory plan amendment would result in a change to the boundaries of an area structure plan.
  - The boundaries of the Jensen Lakes Area Structure Plan have changed
  
- (j) The plan area of the proposed amendment to the statutory plan includes a Park and Ride or Planned LRT line or the boundaries of the proposed amendment to the statutory plan are within 0.8 km of a Park and Ride or Planned LRT line as identified on Schedule 10B: Transportation Systems - Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan.
  - A portion of the amendment area is within the LRT Corridor 0.8 km buffer. Please refer the attached: *LRT Buffer Map*.

For TOD, the EMRB Growth Plan states that residential development within 800 m of future TOD should aspire to hit a density of 140-160 people + jobs per gross hectare. However, the first Jensen Lakes ASP was approved under the Capital Region Board (CRB) Growth Plan, which stated a density target of 30 du/nhra for greenfield development. The majority of the development done to date in Jensen Lakes is within that 800 m radius and uses districting that meets the earlier CRB density targets. Therefore, it is not possible to meet the TOD target under the latest EMRB Growth Plan.

The application must be referred to the EMRB after Council's first reading of Bylaw 22/2019 and before third reading. As such, the application will be circulated to EMRB after first reading, and before the public hearing, second reading, and third reading. EMRB's review of the application, including the appeal period, will require approximately 12 weeks.

### **Timeline of Application**

- Select Engineering submitted the application to amend the Jensen Lakes Area Structure Plan Bylaw and the Land Use Bylaw 9/2005, Schedule A on October 11, 2018.
- The application was circulated on November 8, 2018, with comments due on December 10, 2018.
- ASP comments were provided to the applicant on January 30, 2019 and informal subdivision comments on February 21, 2019.
- There was a pre-application meeting on March 18, 2019, with attendees from Select Engineering, IBI Group, Melcor, and City of St. Albert staff.
- The revised technical report was received from the applicant on April 26, 2019.
- Updates to the redistricting plan were received on January 31, 2019 and April 25, 2019.
- Updated plans of subdivision for Stages 10, 11, and 12 were received April 29, 2019.
- On June 10, 2019, the City received a letter from Mr. Swist's legal representation. No concerns were raised.

### **STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT**

The changes being made to the Jensen Lakes Area Structure Plan for Bylaw 22/2019 are relatively minor and Administration decided that a public meeting was not required. Residents of Jensen Lakes were sent a written notice and a public notice sign was posted.

#### Circulation of Application

The proposed ASP and Redistricting was circulated on November 8, 2018, to internal departments, external referral agencies, business owners, and property owners within a 100-metre radius. There were no objections from property owners.

First reading is tentatively scheduled for September 16, 2019. The public hearing is tentatively scheduled for December 2019, following a 12-week review period required for an Edmonton Metropolitan Region Board (EMRB) referral. Following first reading, the public hearing will be posted on the City website. The public hearing will be advertised in CityLights on the 2nd and 3rd Saturday preceding the hearing and a notification letter about the public hearing will be mailed to property owners and businesses within a 100-metre radius of the site.

### **IMPLICATIONS OF RECOMMENDATION(S)**

#### Financial:

None at this time.

#### Legal / Risk:

None at this time.



Program or Service:

As development proceeds:

- Engineering drawing reviews, development agreements, and inspections of infrastructure.
- Planning and 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.
- Recreation Services will have park planning and development.
- Public Works will have maintenance of infrastructure.
- Fire Services, Community & Social Development, Transit, and other departments will have services to a new area of the City.

Organizational:

None at this time.

**ALTERNATIVES AND IMPLICATIONS CONSIDERED**

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

Defeat first reading of Bylaw 22/2019 (ASP), which will have the following implications:

- Bylaw 23/2019 must be defeated, as it does not conform with the existing Area Structure Plan. The existing Land Use Designations and Districts in the Jensen Lakes community will remain.
- The applicant cannot reapply within six months for an ASP amendment.

Report Date: October 21, 2019

Author: Eric Schultz

Department: Planning & Development Department

Deputy Chief Administrative Officer: Kerry Hilts

Chief Administrative Officer: Kevin Scoble