

Vision

The vision for Jensen Lakes is of a family-friendly neighbourhood with a mix of residential, recreational and commercial uses. It will be rich in open space opportunities and well connected with surrounding neighbourhoods and commercial amenities through designated pedestrian and vehicular routes.

This community celebrates recreation, sport, and athleticism. We are all about creating energetic sidewalks, lively sports fields and vigorous backyard games. Young and old, the residents of Jensen Lakes choose to live beyond their living room and experience their passion everyday with ample recreational opportunities to stay active, right in their own back yard.



Lake

- The lake is planned to be **16.8 acres**.
- Activities include swimming, fishing, and non-motorized boating in the summer and skating and cross country skiing in the winter;
- This facility will be maintained and operated by the Home Owner's Association, which is made up of Jensen Lakes residents;
- Access to the lake will be provided through two community beaches and numerous walkways.



Density and Population

- This community conforms to the Capital Region Board Policy requiring a minimum density of 30 units per hectare;
- Approximately 5,000 people are expected to live in this neighbourhood.



Transportation Network

- The concept plan keeps Villeneuve Road open from Hogan Road to St. Albert Trail, which is consistent with the City's Transportation Master Plan (TMP);
- If the City amends the TMP to close Villeneuve Road in the future, the Jensen Lakes ASP could also be amended at that time.

Timing of Development

- First phase of construction is planned for summer of 2014.

Concept Plan Statistics and Highlights

- Low Density Residential (single family and semi-detached homes) **1,238 units and 3,640 people**;
- Medium Density Residential (townhouse and 4-storey walk-up apartments) **365 units and 621 people**;
- Medium/High Density Residential (4-storey walk-up apartments and larger apartments, up to 25m) **511 units and 843 people**;
- Park sites account for 10% of Developable Area including a school site, pocket parks and greenways;
- The east commercial area on St. Albert Trail is **17.0 acres** with an estimated 170,000 sq. ft. of commercial building space;
- The west commercial area on Hogan Road is **10 acres** with an estimated 90,000 sq. ft. of commercial building space;
- A 3m wide bike and pedestrian path is planned throughout the community along collector roads and through storm ponds and parks for convenient linkages.

