



REQUEST FOR DECISION

MEETING DATE: September 12, 2022

TITLE: C-1219-22 - Land Use Bylaw Amendment - Redistricting - 15 Westwind Drive - First Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Bylaw C-1219-22, a proposed Land Use Bylaw amendment for redistricting 15 Westwind Drive (Lot 20, Block 2, Plan 2021973) from C2 - Vehicle Oriented Commercial District to R2 - Mixed Medium to High Density Residential District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the Pioneer Lands Area Structure Plan, as amended, and will support the development of medium to high density residential use at 15 Westwind Drive.

Administration supports this Bylaw.

PROPOSED MOTION:

THAT first reading be given to Bylaw C-1219-22 - Land Use Bylaw Amendment - Redistricting - 15 Westwind Drive.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict an approximate 0.72 ha parcel at 15 Westwind Drive (Lot 20, Block 2, Plan 2021973) located along Kenton Way, south of Westwind Drive. The site is currently districted C2 - Vehicle Oriented Commercial District and is proposed to be redistricted to R2 - Mixed Medium to High Density Residential District. The proposed redistricting will enable the development of medium to high density residential use.

The subject site is currently designated for commercial use and has been on the market with limited interest due to its interior location and lack of exposure to high traffic corridor. The

interior location facing the Kenton neighbourhood makes the site well suited for a medium density residential use, which is similar to the existing development at 20 Vanderbilt Common located south of the subject site. The proposed medium to high density residential use would also allow for a transition between the commercial development to the west and the low-density residential developments to the east.

Municipal Development Plan

Your Bright Future: Municipal Development Plan, 2010-2020 (MDP) is the City's primary statutory plan. The proposed residential redistricting is consistent with the policies of the MDP and Figure 8 Future Land Use that identify the subject site for residential land use.

Pioneer Lands Area Structure Plan

The amendment area is within the Pioneer Lands Area Structure Plan, as recently amended by Bylaw C-1201-22, and the proposed redistricting is consistent with its policies and Land Use Concept that identify it for "Medium to High Density Residential" land use.

Land Use Bylaw

The subject land is currently districted C2 - Vehicle Oriented Commercial District, and redesignation of the land is required to ensure consistency and alignment with the Pioneer Lands Area Structure Plan as amended per Bylaw C-1201-22. The proposed redistricting to R2 - Mixed Medium to High Density Residential District will support the development of medium to high density residential uses in the subject area.

OPTIONS / ALTERNATIVES:

This bylaw is being brought forward for consideration of first reading. Discussion and consideration of changes to the bylaw may be made at future readings. Alternatively, Council may defeat the motion for first reading and choose to defeat this bylaw.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comments. A statutory public hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated per Bylaw C-1219-22 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of medium to high density residential uses at 15 Westwind Drive.

FINANCIAL IMPLICATIONS:

n/a