



## REQUEST FOR DECISION

**MEETING DATE:** September 26, 2022

**TITLE:** C-1212-22 - Land Use Bylaw Amendment - Redistricting - Westwind Stage 3 - Third Reading

**DIVISION:** Planning & Infrastructure

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### SUMMARY:

Bylaw C-1212-22, a proposed Land Use Bylaw amendment for redistricting approximately 1.4 ha of land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, to R2 - Mixed Medium to High Density District, and to P1 - Parks and Recreation District is being brought forward for consideration by Council.

For third reading, Administration has brought forward an amendment to Bylaw C-1212-22 reducing the amendment area from 2.0 ha to 1.4 ha in order to resolve transportation and engineering issues, while allowing flexibility for connectivity with future stages to the east.

The proposed redistricting is consistent with the Pioneer Lands Area Structure Plan as amended, and will enable the development of Stage 3 located along Westwind Drive in the Westwind neighbourhood. A development agreement has now been completed for Westwind Stage 3.

Administration supports this Bylaw.

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### PROPOSED MOTION:

THAT third reading be given to Bylaw C-1212-22 - Land Use Bylaw Amendment - Westwind Stage 3, as amended.

## **BACKGROUND / ANALYSIS:**

The proposed bylaw will redistrict approximately 1.4 ha of Lot 9, Block 1, Plan 102 7111, and portion of Lot 4, Plan 4743RS. The area is currently districted UR - Urban Reserve District and 1.21 ha is proposed to be redistricted to R1 - Mixed Low to Medium Density Residential District, 0.12 ha is proposed to be redistricted to R2 - Mixed Medium to High Density Residential District, and 0.07 ha is proposed to be redistricted to P1 - Parks and Recreation District. The proposed redistricting will enable the subdivision and development of approximately 24 low to medium density residential lots, 8 medium to high density residential lots, and one municipal reserve parcel located along Westwind Drive.

### 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 (Bylaw C-686-08), as amended by Bylaw C-1185-22, and the proposed redistricting is consistent with its policies and Land Use Concept that identify it for "Low to Medium Density Residential", "Medium to High Density Residential", and "Parks and Open Space" land uses.

### Land Use Bylaw

The subject land is currently districted UR - Urban Reserve, and redesignation of the land is required for subdivision and development to occur. The proposed R1 District will support the development of approximately 24 low to medium density residential lots. The proposed R2 District will support the development of approximately 8 medium density row housing lots. The proposed P1 District will support the development of a Municipal Reserve parcel providing a multi-use trail connectivity to the Transit Station and Civic Centre site.

### Development Agreement

As per Corporate Policy 7,005, a development agreement has been completed and signed and this bylaw can be considered for third reading.

## **OPTIONS / ALTERNATIVES:**

This bylaw is being brought forward for consideration of third reading. Council may approve the bylaw as recommended, or alternatively, may defeat the motion for third reading and choose to defeat this bylaw.

**CONSULTATION / ENGAGEMENT:**

A statutory public hearing was held on August 22, 2022, prior to consideration of second reading. Advertising of the public hearing was placed in the Spruce Grove Examiner on August 5 and August 12, 2022, per the requirements of the *Municipal Government Act*. Additionally, a notice was mailed directly to landowners within 30m of the subject lands and also published on the City's website.

**IMPLEMENTATION / COMMUNICATION:**

If approved, the Land Use Bylaw map will be updated per Bylaw C-1212-22 and be published on the City's website.

**IMPACTS:**

Approval of this bylaw will enable the development of Stage 3 in the Westwind Neighbourhood.

**FINANCIAL IMPLICATIONS:**

n/a