



## REQUEST FOR DECISION

**MEETING DATE:** March 28, 2022

**TITLE:** C-1194-22 – Land Use Bylaw Amendment – McLaughlin Stage 4A – Redistricting – First Reading

**DIVISION:** Planning & Infrastructure

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### **SUMMARY:**

Bylaw C-1194-22, a Land Use Bylaw amendment redistricting approximately 1.1 ha of land from UR – Urban Reserve District to R1 – Mixed Low to Medium Density Residential District is being brought forward for consideration by Council. The proposed redistricting is consistent with the Heritage Estates Area Structure Plan and will enable development of Stage 4A in the McLaughlin neighbourhood.

Administration supports this bylaw.

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### **PROPOSED MOTION:**

THAT first reading be given to Bylaw C-1194-22 - Land Use Bylaw Amendment - McLaughlin Stage 4A.

### **BACKGROUND / ANALYSIS:**

The proposed bylaw will redistrict approximately 1.1 ha of NW 4-53-27-W4 from UR – Urban Reserve to R1 – Mixed Low to Medium Density Residential District. The proposed redistricting will enable the subdivision and development of approximately 20 single detached residential lots.

#### *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.

### *Heritage Estates Area Structure Plan*

The amendment area is within the Heritage Estates Area Structure Plan (Bylaw C-812-12), and the proposed redistricting is consistent with the policies and Land Use Concept that identify it for “Low to Medium Density Residential”.

### *Land Use Bylaw*

The subject land is currently districted UR - Urban Reserve, and redistricting of the land is required for subdivision and development to occur. The proposed R1 Mixed Low to Medium Density Residential district accommodates a range of low to medium density dwellings.

### *Development Agreement*

As per Corporate Policy 7,005, a completed and signed development agreement is required prior to consideration of third reading.

## **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-1194-22 and be published on the City's website.

## **IMPACTS:**

Approval of this bylaw will enable the development of Stage 4A in the McLaughlin neighbourhood.

## **FINANCIAL IMPLICATIONS:**

n/a

**STRATEGIC VISION ELEMENT:**

Where People Choose to Live - A dynamic city with and exceptional quality of life

**RELATED GOAL:**

The City maintains a constant inventory of available land, both developed and developable, to ensure businesses can find properties that meet their needs.