



REQUEST FOR DECISION

MEETING DATE: March 27, 2023

TITLE: C-1230-22 Land Use Bylaw Amendment - Tonewood Stage 11 - Redistricting - First Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Bylaw C-1230-22, a Land Use Bylaw amendment redistricting approximately 8.3 ha of land within Lot 5, Block 1, Plan 172 3540 from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, PS - Public Service Institutional District, and P1 - Parks and Recreation District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the East Pioneer Area Structure Plan and will enable development of Tonewood Stage 11 and the dedication of a future school site in the Tonewood neighbourhood.

PROPOSED MOTION:

THAT first reading be given to C-1230-22 - Land Use Bylaw Amendment - Tonewood Stage 11.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 8.3 ha of Lot 5, Block 1, Plan 172 3540 in the Tonewood neighbourhood. This subject area is currently districted UR - Urban Reserve. A 1.8 ha area is proposed to be redistricted from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, 5.4 ha of land from UR - Urban Reserve to PS - Public Service Institutional District, and 1.1 ha of land from UR - Urban Reserve to P1 - Parks and Recreation District. The proposed redistricting will enable the subdivision and development of approximately 34 single detached residential lots, one public utility lot for a stormwater management facility, and one municipal reserve parcel for a future school / park site.

Municipal Development Plan

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

East Pioneer Area Structure Plan

The amendment area is within the East Pioneer Area Structure Plan (Bylaw C-843-13) and the proposed redistricting is in general compliance with the policies and Land Use Concept that identify the area for "Low to Medium Density Residential", "Stormwater Management Facility", and "Park / Open Space."

The larger 5.4 ha PS area is being redistricted to provide land for a future school site. Although the proposed redistricting area appears larger than that identified on the approved Land Use Concept, the actual size of the park conforms to the description of this future Type "D" park site, described as "One school park site has been located in the northwest portion of the plan area. This park is approximately 5.5 ha in area and can accommodate a school building and associated passive and active recreation areas."

Land Use Bylaw

The subject land is currently districted UR - Urban Reserve. The 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, while the proposed P1 - Parks and Recreation District area is intended to provide for a stormwater management facility, and the proposed PS - Public Service Institutional for a school site.

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.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comments. Planning has also been in direct contact with Parkland School Division regarding the future need of the identified school site.

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 Bylaw C-1230-22 is approved, the Land Use Bylaw will be updated with the map change and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 11 in the Tonewood neighbourhood and the registration of a future school / park site.

FINANCIAL IMPLICATIONS:

n/a