



## REQUEST FOR DECISION

**MEETING DATE:** March 27, 2023

**TITLE:** C-1240-23 - Land Use Bylaw Amendment - DC.15 Tonewood Row Housing - Redistricting - First Reading

**DIVISION:** Planning & Infrastructure

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### SUMMARY:

The subject site of this application at 505 Grove Drive is a triangular-shaped parcel located south of Jubilee Park with existing low density residential development to the west and south, and it is currently districted direct control to enable the development of a four storey seniors' housing facility. The current owner does not intend to develop a seniors' housing facility and has submitted this proposed direct control district to provide for the future development of a Row Housing project on the site.

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### PROPOSED MOTION:

THAT first reading be given to C-1240-23 Land Use Bylaw Amendment - DC.15 Tonewood Row Housing.

### BACKGROUND / ANALYSIS:

The proposed bylaw will:

1. create a new Direct Control District within the Tonewood neighbourhood; and
2. redistrict the 1.58 ha Lot 4, Block 1, Plan 152 2888 in the northwest of the Tonewood neighbourhood.

#### *New Direct Control District*

The proposed DC.15 - Tonewood Row Housing Direct Control District provides for the development of a Row Housing development with site specific development restrictions to help integrate with the existing low density residential to the west and south of the site.

While the proposed Direct Control District is based on the regulations that apply to Row Housing Developments within the R2 District, this Direct Control District is required to restrict the number of storeys to three, identify a maximum height of 12.0m, limit the density to a maximum of 70 units per ha, and identify a 7.0m setback for Principal Buildings from existing low density residential uses.

#### *Redistricting*

The associated redistricting addressed by this bylaw encompasses all of Lot 4, Block 1, Plan 152 2888 which is currently districted DC - Direct Control District and it is being redistricted to DC.15 - Tonewood Row Housing Direct Control District. This redistricting area is located on the south of Grove Drive, southwest of Jubilee Park.

#### Municipal Development Plan

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

#### East Pioneer Area Structure Plan

The subject area is within the East Pioneer Area Structure Plan, Bylaw C-843-13, and the proposed redistricting is consistent the Land Use Concept that identify it for "Medium to High Density Residential".

This Land Use Bylaw amendment is currently not consistent with the approved Area Structure Plan. An associated amendment to the East Pioneer Area Structure Plan, Bylaw C-1241-23, has been submitted and will be presented to Council for consideration that adjusts the existing site specific policy that identifies this property for a future seniors' housing facility to now accommodate row housing. If approved, this amendment will change the site specific policy and will be enacted through this proposed direct control district. Development considerations identified include a 15m maximum height, maximum density of 70 units per ha, and a minimum 7.0m setback from existing low density residential uses.

If proposed C-1241-23 East Pioneer Area Structure Plan Amendment Bylaw - Tonewood Row Housing is approved, the direct control district proposed in Bylaw C-1240-23 would be consistent with the approved Area Structure Plan.

#### Land Use Bylaw

As per Section 132(2)(b)(iii) of the Land Use Bylaw, this proposed development is being contemplated through a Direct Control District as it proposes site specific development regulation not contemplated or adequately regulated through another District. The site specific regulation is intended to better integrate the future Row Housing development with the existing low density residential to the west and south of the subject site.

**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. A statutory public hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading.

In addition to the public hearing, the applicant will be conducting a public information meeting at the Border Paving Athletic Centre on March 15, 2023. A summary of this meeting will be provided in subsequent reports.

**IMPLEMENTATION / COMMUNICATION:**

If approved, the Land Use Bylaw will be updated per Bylaw C-1240-23 and be published on the City's website.

**IMPACTS:**

Approval of this bylaw will enable the City to consider a development permit application for a Row Housing development at 505 Grove Drive.

**FINANCIAL IMPLICATIONS:**

n/a