



REQUEST FOR DECISION

MEETING DATE: March 27, 2023

TITLE: C-1255-23 - Land Use Bylaw Amendment - Redistricting - Easton Stage 4 - First Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Bylaw C-1255-23, a proposed Land Use Bylaw amendment for redistricting approximately 2.37 ha of land from UR - Urban Reserve District to EPL - Easton Planned Lot District, R1 - Mixed Low to Medium Density Residential District and R2 - Mixed Medium to High Density District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the East Pioneer Area Structure Plan and will enable the development of Stage 4 in the Easton Neighbourhood.

PROPOSED MOTION:

THAT first reading be given to C-1255-23 - Land Use Bylaw Amendment - Easton Stage 4.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 2.37 ha of SE ¼ Section 2, Township 53, Range 27, W4M. The area is currently districted UR - Urban Reserve District and proposed to be redistricted to EPL - Easton Planned Lot District, R1 - Mixed Low to Medium District and R2 - Mixed Medium to High Density District. The proposed redistricting will enable the subdivision and development of Single Detached Dwelling zero side yard lots, mixed low to medium density lots and mixed medium to high density 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.

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 consistent with its policies and Land Use Concept that identify it for "Low to Medium Density Residential" and "Medium to High Density Residential" land use. The subject area is located along McLeod Avenue and will provide a mix of low density and medium density residential options.

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 proponent has concurrently applied for the creation of the new Easton Planned Lot District under Bylaw C-1229-22, which if approved will allow Single Detached Dwellings with zero side yards in the Easton neighbourhood.

The proposed redistricting to EPL - Easton Planned Lot District will support the development of Single Detached Dwellings with zero side yards.

The proposed redistricting to R1 Mixed Low to Medium Density Residential District accommodates a range of low to medium density dwellings.

The proposed redistricting to R2 - Mixed Medium to High Density Residential District will support the development of Row Housing in the subject area.

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. 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-1255-23 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 4 in the Easton Neighbourhood.

FINANCIAL IMPLICATIONS:

n/a