



REQUEST FOR DECISION

MEETING DATE: April 11, 2023

TITLE: C-1245-23 - Land Use Bylaw Amendment - Redistricting - Westwind Stage 4 - First Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Bylaw C-1245-23, a proposed Land Use Bylaw amendment for redistricting approximately 0.60 ha of land from UR - Urban Reserve District to 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 Pioneer Lands Area Structure Plan, as amended, and it will enable the development of Stage 4 located along Westwind Drive in the Westwind neighbourhood.

PROPOSED MOTION:

THAT first reading be given to C-1245-23 - Land Use Bylaw Amendment - Westwind Stage 4.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 0.60 ha of Lot 4, Plan 4743RS. The area is currently districted UR - Urban Reserve District and a 0.43 ha area is proposed to be redistricted to R1 - Mixed Low to Medium Density Residential District, a 0.17 ha parcel is proposed to be redistricted to R2 - Mixed Medium to High Density Residential District. The proposed redistricting will enable subdivision and development of approximately 13 low to medium density residential lots and 12 medium to high density residential lots in Stage 4 of Westwind Neighbourhood.

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", and "Medium to High Density Residential" 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 redistricting to R1 District will support the development of approximately 13 low to medium density residential lots. The proposed redistricting to R2 District will support the development of approximately 12 medium density row housing lots in Stage 4 of the Westwind Neighbourhood.

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-1245-23 and be published on the City's website.

IMPACTS:

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

FINANCIAL IMPLICATIONS:

n/a