



REQUEST FOR DECISION

MEETING DATE: April 11, 2023

TITLE: C-1246-23 - Land Use Bylaw Amendment - Redistricting and DC.16 Westwind Direct Control District - First Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Bylaw C-1246-23, a proposed Land Use Bylaw amendment adding a Direct Control District and redistricting approximately 0.20 ha of land from UR - Urban Reserve District to DC.16 Westwind Direct Control District, is being brought forward for consideration by Council. The proposed redistricting will allow the development of approximately eight Row Housing residential lots with Secondary Suites.

PROPOSED MOTION:

THAT first reading be given to C-1246-23 - Land Use Bylaw Amendment - DC.16 Westwind Direct Control District.

BACKGROUND / ANALYSIS:

IBI Group on behalf of Cantiro Communities, has applied to create a new direct control district and redistrict approximately 0.20 ha of Lot 4, Plan 4743RS from UR - Urban Reserve District to DC.16 - Westwind Direct Control District. The subject site is located along Westwind Drive, in the Westwind neighbourhood.

If approved, the proposed redistricting will enable the development of eight Row Housing residential units with Secondary Suites. In addition to the parking requirements for Row Housing, each unit at a minimum shall provide one additional stall to satisfy the requirement for additional parking to support a Secondary Suite. Home occupation as an accessory use would not be permitted in units with a Secondary Suite.

Municipal Development Plan

Your Bright Future: Municipal Development Plan, 2010-2020 (MDP) is the City's primary statutory plan. The proposed amendment is consistent with the land use policies of the MDP and with Figure 8 Future Land Use. The amendment is also supported by Policy 5.1.2.3 and 5.2.2.1 which support increasing residential densities while providing a variety of housing types to create diverse streetscapes in neighbourhoods and increase diversity of housing stock.

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 "Medium to High Density Residential" land use.

Land Use Bylaw

The current R1 District does not permit the development of Secondary Suites in uses other than a Single Detached Dwelling. The proposed redistricting to Direct Control is required to permit the development of Secondary Suites in row housing units and ensure provision of additional parking stalls to satisfy parking requirements and mitigate any offsite impacts. The proposed development is serviced by a lane and will not impact any on-street parking capacity.

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-1246-23 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of eight row housing units with Secondary Suites in Stage 4 of the Westwind neighbourhood.

FINANCIAL IMPLICATIONS:

n/a