



REQUEST FOR DECISION

MEETING DATE: February 26, 2024

TITLE: Bylaw C-1292-24 - Land Use Bylaw Amendment - Redistricting - Prescott Stage 10 - First Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1292-24, a proposed Land Use Bylaw amendment for redistricting approximately 2.38 ha of land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District and P1 - Parks and Recreation District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the Pioneer Lands Area Structure Plan and will enable the development of Stage 10 in the Prescott Neighbourhood.

PROPOSED MOTION:

THAT first reading be given to C-1292-24 - Land Use Bylaw Amendment - Prescott Stage 10.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 2.38 ha of Lot 100, Block 100, Plan 212 0987 in the Prescott neighbourhood. This subject area is currently districted UR - Urban Reserve. A 2.25 ha area is proposed to be redistricted from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, and 0.13 ha area from UR - Urban Reserve to P1 - Parks and Recreation District. The proposed redistricting will enable the subdivision and development of approximately 22 single detached and 30 semi-detached residential lots and one municipal reserve lot that will form part of a future greenway.

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.

Pioneer Lands Area Structure Plan

The amendment area is within the Pioneer Lands Area Structure Plan, Bylaw C-686-08 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” and “Park/Open Space”. The area being designated as municipal reserve forms part of “Greenway” connecting the neighbourhood of Prescott to the Greenbury neighbourhood to the west.

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 and the proposed P1 - Parks and Recreation District area is intended to provide for greenway pedestrian connection.

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. Alternatively, Council may defeat the motion for first reading and choose to defeat this bylaw.

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-1292-24 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 10 in the Prescott Neighbourhood.

FINANCIAL IMPLICATIONS:

n/a