



REQUEST FOR DECISION

MEETING DATE: April 8, 2024

TITLE: C-1295-24 - Land Use Bylaw Amendment - Redistricting - Fenwyck Stage 4

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1295-24, a proposed Land Use Bylaw amendment for redistricting approximately 1.6 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 East Pioneer Area Structure Plan and will enable the development of Stage 4 in the Fenwyck Neighbourhood.

PROPOSED MOTION:

THAT first reading be given to C-1295-24 - Land Use Bylaw Amendment - Redistricting - Fenwyck Stage 4.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 1.6 ha of Lot 1, Block A, Plan 172 3519 in the Fenwyck neighbourhood. This subject area is currently districted UR - Urban Reserve. A 1.48 ha area is proposed to be redistricted from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, and 0.15 ha area from UR - Urban Reserve to P1 - Parks and Recreation District. The proposed redistricting will enable the subdivision and development of approximately 21 single detached lots, one public utility lot, and two municipal reserve lots.

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 area for residential land use.

East Pioneer Area Structure Plan

The amendment area is within Bylaw C-843-13 - East Pioneer Area Structure Plan, 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 a linear park network connecting the Fenwyck neighbourhood to the Pioneer Lands Area Structure Plan neighbourhood to the north and the East Pioneer Natural Area to the east.

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 districting will provide for development as follows:

- R1 - Mixed Low to Medium Density Residential District area will be used to accommodate approximately 21 single detached residential lots
- P1 - Parks and Recreation District area is intended to provide for a greenway pedestrian connection and a public utility lot required for drainage purposes.

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-1295-24 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 4 in the Fenwyck neighbourhood.

FINANCIAL IMPLICATIONS:

n/a