



REQUEST FOR DECISION

MEETING DATE: April 8, 2024

TITLE: C-1293-24 - Land Use Bylaw Amendment - DC.10 Prescott Direct Control District Text Amendment and Redistricting - First Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1293-24, a proposed Land Use Bylaw text amendment to DC.10 Prescott Direct Control District and redistricting approximately 1.04 hectares of land from UR - Urban Reserve District to DC.10 Prescott Direct Control District, is being brought forward for consideration by Council. The proposed redistricting will allow the development of approximately 24 Row Housing lots with Secondary Suites.

PROPOSED MOTION:

THAT first reading be given to C-1293-24- Land Use Bylaw Amendment - Redistricting and Text Amendment to DC.10 Prescott Direct Control District.

BACKGROUND / ANALYSIS:

Arcadis, on behalf of Maclab Development Group, has applied to amend the DC.10 Prescott Direct Control District to reduce the site width minimum requirements for internal Row Housing residential lots from 5.5 m to 5.4 m, and redistrict approximately 1.04 hectares of Lot 100, Block 100, Plan 212 0987 from UR - Urban Reserve District to DC.10 Prescott Direct Control District. The subject site is located along Pacific Drive in the Prescott neighbourhood.

If approved, the proposing redistricting will enable the development of 24 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, Minor would be permitted in the primary unit.

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 5.2.2.1 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-1285-23, and the proposed redistricting is consistent with its policies and Land Use Concept that identify it for "Low to Medium Density Residential" land use.

Land Use Bylaw

The proposed text amendment to DC.10 Prescott Direct Control District is to allow for a reduction in the site width minimum requirements for internal Row Housing units from 5.5 m to 5.4 m. The proposed redistricting to DC.10 District is required to permit the development of Secondary Suites in row housing units and ensure provision of additional parking. 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 24 row housing units with Secondary Suites in Stage 10 of the Prescott neighbourhood.

FINANCIAL IMPLICATIONS:

n/a