



REQUEST FOR DECISION

MEETING DATE: July 8, 2024

TITLE: C-1211-22 - Land Use Bylaw Amendment - Redistricting - Greenbury Stage 13 - Third Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1211-22, a proposed Land Use Bylaw amendment for redistricting land from UR - Urban Reserve District, to R1 - Mixed Low to Medium Density Residential District and to 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 13 in the Greenbury Neighbourhood.

PROPOSED MOTION:

THAT third reading be given to C-1211-22 - Land Use Bylaw Amendment - Greenbury Stage 13.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 2.20 ha of Lot 2, Block A, Plan 132 4055. The area is currently districted UR - Urban Reserve District and 2.14 ha is proposed to be redistricted to R1 - Mixed Low to Medium Density Residential District and 0.06 ha is proposed to be redistricted to P1 - Parks and Recreation District. The proposed redistricting will enable the subdivision and development of approximately 44 low to medium density residential lots along Gable Common.

OPTIONS / ALTERNATIVES:

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 identifies 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, and the proposed redistricting is consistent with its policies and Land Use Concept that identifies it for "Low to Medium Density Residential" and "Park" 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 R1 - Mixed Low to Medium Density Residential District accommodates a range of low to medium density dwellings and will support the development of the proposed 44 low to medium density residential lots in the subject area. The proposed P1 - Parks and Recreation district will support the development of a small park that will enhance access to the stormwater management facility.

Development Agreement

Corporate Policy 7,005, requires a complete and signed development agreement prior to consideration of third reading, and this development agreement has been received.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for comment and received no objections. A statutory Public Hearing, advertised per the requirements of the *Municipal Government Act*, was held prior to consideration of second reading on August 22, 2022.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated per Bylaw C-1211-22 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable development of Stage 13 in the Greenbury Neighbourhood.

FINANCIAL IMPLICATIONS:

n/a