



REQUEST FOR DECISION

MEETING DATE: July 8, 2024

TITLE: C-1336-24 - Land Use Bylaw Amendment - Redistricting - Copperhaven Stage 10 - First Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1336-24, a proposed Land Use Bylaw amendment for redistricting land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the West Area Structure Plan and will enable the development of Stage 10 in the Copperhaven neighbourhood.

PROPOSED MOTION:

THAT first reading be given to C-1336-24 - Land Use Bylaw Amendment - Copperhaven Stage 10.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 0.95 hectares of Lot 4, Block 1, Plan 052 2540, located along Spring Link in the Copperhaven neighbourhood. The area is currently districted UR - Urban Reserve District and is proposed to be redistricted to R1- Mixed Low to Medium Density Residential District. The proposed redistricting will enable the subdivision of approximately six single detached residential lots, and 18 semi-detached residential lots.

Municipal Development Plan

Your Bright Future: Municipal Development Plan, 2010 - 2020 (MDP) is the City's primary statutory plan. The proposed redistricting is consistent with the policies of the MDP and with Figure 8 Future Land Use that identifies the subject site for residential land use.

West Area Structure Plan

The amendment area is within the West Area Structure Plan (Bylaw C-818-12), and the proposed redistricting is consistent with its policies and Development Concept that identify it for “Mixed Low to Medium Density Residential.” The subject area is located along Spring Link and will provide low density residential options.

Land Use Bylaw

The subject land is currently districted UR - Urban Reserve District and 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 including single-family, semi-detached, and row-housing dwellings.

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-1336-24 and be published on the City’s website.

IMPACTS:

Approval will enable the development of Stage 10 in the Copperhaven neighbourhood.

FINANCIAL IMPLICATIONS:

n/a