



REQUEST FOR DECISION

MEETING DATE: July 8, 2024

TITLE: C-1337-24 - Land Use Bylaw Amendment - DC.20 Copperhaven Semi-Detached Direct Control District - First Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1337-24, a proposed Land Use Bylaw amendment to establish a direct control district within the Copperhaven neighbourhood for semi-detached dwellings with a combination of alternating front and rear drive access and secondary suites, is being brought forward for consideration. If approved this bylaw will also redistrict an area of 0.40 hectares from UR-Urban Reserve District to DC.20 - Copperhaven Semi-Detached Direct Control District. The proposed redistricting is consistent with the West Area Structure Plan and will enable development within Stage 10 in the Copperhaven neighbourhood.

PROPOSED MOTION:

THAT first reading be given to C-1337-24 - Land Use Bylaw Amendment - DC.20 Copperhaven Semi-Detached Direct Control District.

BACKGROUND / ANALYSIS:

The proposed bylaw will establish a new Direct Control District within the Copperhaven neighbourhood, and redistrict approximately 0.40 ha of Lot 4, Block 1, Plan 052 2540 from UR-Urban Reserve District to DC.20 - Copperhaven Semi-Detached Direct Control District.

The proposed DC.20 - Copperhaven Semi-Detached Direct Control District provides for the development of semi-detached dwellings with a combination of alternating front and rear drive access and the opportunity for secondary suites. Where Secondary Suites are developed, three on-site parking stalls will be required. The proposed redistricting area is located south of Spring Link and will enable the subdivision of 10 semi-detached residential lots with secondary suites.

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 Land Use that identifies the subject site for residential land use.

The amendment is also supported by Policy 5.2.2.1 which supports increasing residential densities while providing a variety of housing types to create diverse streetscapes in neighbourhoods and increase diversity of housing stock.

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."

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 DC.20 - Copperhaven Semi-Detached Direct Control District will provide the opportunity for semi-detached dwellings with a combination of alternating front and rear drive access and Secondary Suites.

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 DC.20 - Copperhaven Semi-Detached Direct Control District will be added to the Land Use Bylaw and its map will be updated and published on the City's website.

IMPACTS:

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

FINANCIAL IMPLICATIONS:

n/a