



REQUEST FOR DECISION

MEETING DATE: February 3, 2025

TITLE: C-1370-24 - Land Use Bylaw Amendment - Redistricting - Jesperdale Stage 14 - First Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1370-24, 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 North Central Area Structure Plan and will enable the development of Stage 14 in the Jesperdale neighbourhood.

PROPOSED MOTION:

THAT first reading be given to C-1370-24 - Land Use Bylaw Amendment - Redistricting - Jesperdale Stage 14.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 2.61 hectares of Lot 1, Block 23, Plan 062 6301, which is located in the northwestern portion of the Jesperdale neighbourhood along Calahoo Road. 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 36 Single Detached Residential Lots and 22 Semi-Detached Residential Lots for a total of 58 residential lots.

Municipal Development Plan

Bylaw C-1338-24 - The Shape of Our Community: Municipal Development Plan, is the City's primary statutory plan (MDP). The proposed redistricting is consistent with the policies of the

MDP and with Map 6 - Future Land Use that identifies the subject site for Residential Neighbourhoods.

North Central Area Structure Plan

The amendment area is within the North Central Area Structure Plan (Bylaw C-477-03), 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 Calahoo Road and will provide for low density residential development.

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 may accommodate a range of low to medium density residential uses including Single Detached and Semi-Detached housing.

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-1370-24 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 14 in the Jesperdale neighbourhood.

FINANCIAL IMPLICATIONS:

n/a