



REQUEST FOR DECISION

MEETING DATE: April 28, 2025

TITLE: C-1333-24 - Land Use Bylaw Amendment - Redistricting -
Tonewood Stage 12 - Third Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1333-24, a proposed Land Use Bylaw amendment for redistricting land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District and PS - Public Service Institutional District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the East Pioneer Area Structure Plan and will enable the development of Stage 12 in the Tonewood neighbourhood.

PROPOSED MOTION:

THAT third reading be given to C-1333-24 - Land Use Bylaw Amendment - Tonewood Stage 12.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 7.23 hectares of Lot 5, Block 1, Plan 172 3540, located south of Tonewood Boulevard in the Tonewood 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 (1.16 hectares) and PS - Public Service Institutional District (6.07 hectares). The proposed redistricting will enable the subdivision of approximately 30 row-housing residential lots and one park / school lot.

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 Concept that identifies the subject site for Residential Neighbourhoods.

East Pioneer Area Structure Plan

The amendment area is within the East Pioneer Area Structure Plan (Bylaw C-843-13), and the proposed redistricting is consistent with its policies and Development Concept that identify it for “Low to Medium Density Residential”, and “Park / Open Space”. The subject area is located along a collector roadway and will provide low to medium density residential housing options and a future school site.

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 residential dwellings including single detached dwellings and row-housing dwellings. The proposed PS - Public Service Institutional District is intended to provide a future school site.

Development Agreement

As per Corporate Policy 7,005, a completed and signed development agreement is required prior to consideration of third reading. A signed development agreement has been executed.

OPTIONS / ALTERNATIVES:

Council may direct Administration to make amendments to the proposed bylaw or defeat the motion for third reading and choose to defeat this bylaw.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comments and has received no objections. Additionally, a notice was mailed directly to landowners within 30m of the subject lands and published on the City's website. A statutory Public Hearing, advertised per the requirements of the *Municipal Government Act*, was held prior to consideration of second reading on June 24, 2024.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated per Bylaw C-1333-24 and be published on the City's website.

IMPACTS:

Approval will enable the development of Stage 12 in the Tonewood neighbourhood.

FINANCIAL IMPLICATIONS:

n/a