



REQUEST FOR DECISION

MEETING DATE: April 28, 2025

TITLE: C-1381-25 - Land Use Bylaw Amendment - Redistricting - Prescott Stage 12 - First Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1381-25, a proposed Land Use Bylaw amendment for redistricting approximately 5.4 ha of land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential, P1 - Parks and Recreation District, and PPL - Prescott Planned Lot 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 12 in the Prescott Neighbourhood.

PROPOSED MOTION:

THAT first reading be given to C-1381-25 - Land Use Bylaw Amendment - Redistricting - Prescott Stage 12.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 5.4 ha of the SW 12-53-27-W4 in the Prescott neighbourhood from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, P1 - Parks and Recreation District, and PPL - Prescott Planned Lot District is being brought forward for consideration by Council. The proposed redistricting will enable the subdivision and development of approximately 58 single detached lots, 22 semi-detached lots, and 20 row housing lots.

Pioneer Lands Area Structure Plan

The amendment area is within Bylaw C-686-08 - Pioneer Lands Area Structure Plan, and the proposed redistricting is in general compliance with the policies and Land Use Concept that identify the area for “Low to Medium Density Residential” and “Storm Management Facility”.

Land Use Bylaw

The majority of the 5.4 ha subject land is currently districted UR - Urban Reserve, and redistricting is required for subdivision and development to occur. The proposed districting will provide for development as follows:

- R1 - Mixed Low to Medium Density Residential District, a 2.5 ha area will be used to accommodate approximately 19 single detached residential lots, 22 semi-detached lots, and 20 row housing lots.
- PPL - Prescott Planned Lot District, a 1.7 ha area will accommodate approximately 39 zero lot line single detached lots. The PPL District is proposed with the associated C-1382-25 Land Use Bylaw Text Amendment bylaw.
- P1 - Parks and Recreation District, a 1.2 ha area will be used to accommodate a portion of the northeastern stormwater management facility.

Additionally, there is a small 0.01 ha area being redistricted from P1 - Parks and Recreation District to R1 - Mixed Low to Medium Density Residential District to accommodate refinements made to the stormwater management facility since it was initially redistricted. This adjustment will match the P1 districting with the existing property line of the stormwater management facility.

Development Agreement

Corporate Policy 7,005, requires a signed development agreement prior to consideration of third reading.

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 for Bylaw C-1381-25 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 12 in the Prescott neighbourhood.

FINANCIAL IMPLICATIONS:

n/a