



REQUEST FOR DECISION

MEETING DATE: May 12, 2025

TITLE: C-1367-24 - Land Use Bylaw Amendment - Redistricting - Easton Stage 6 - Third Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1367-24, a proposed Land Use Bylaw amendment for redistricting approximately 4.1 ha of land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, EPL - Easton Planned Lot District, and P1 - Parks and Recreation 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 6 in the Easton Neighbourhood.

PROPOSED MOTION:

THAT third reading be given to C-1367-24 - Land Use Bylaw Amendment - Redistricting - Easton Stage 6.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 4.1 ha of the SE 2-53-27-W4 in the Easton neighbourhood. A 2.71 ha area is proposed to be redistricted from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, a 0.56 ha area from UR - Urban Reserve to EPL - Easton Planned Lot District, and 0.87 ha area from UR - Urban Reserve to P1 - Parks and Recreation District. The proposed redistricting will enable the subdivision and development of approximately 27 single detached lots, 15 zero lot line lots, 26 semi-detached lots, and one municipal reserve lot.

East Pioneer Area Structure Plan

The amendment area is within Bylaw C-843-13 - East Pioneer 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 “Park / Open Space”. The park area is part of a centrally located park in the Easton neighbourhood.

Land Use Bylaw

The subject land is currently districted UR - Urban Reserve. The redistricting of the land 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 area will be used to accommodate approximately 27 single detached residential lots and 26 semi-detached lots
- EPL - Easton Planned Lot District area will be used to accommodate approximately 15 zero lot line lots. The addition of this 0.38 ha EPL area (excluding roadway) will bring the projected neighbourhood percentage of zero lot line product to approximately 6.5 per cent of the qualifying residential lands (20 per cent is the maximum permitted)
- P1 - Parks and Recreation District area is intended to provide for a portion of a centrally located park in the Easton neighbourhood.

Development Agreement

As per Corporate Policy 7,005, a completed and signed development agreement is required prior to consideration of third reading of a redistricting. The development agreement has been completed and the bylaw is ready for consideration of third reading.

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.

A statutory Public Hearing was held on March 10, 2025.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 6 in the Easton neighbourhood.

FINANCIAL IMPLICATIONS:

n/a