



REQUEST FOR DECISION

MEETING DATE: May 20, 2025

TITLE: C-1386-25 - Land Use Bylaw Amendment - Redistricting - Legacy Ridge Stage 1 - First Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1386-25, a proposed Land Use Bylaw amendment for redistricting approximately 7.7 ha of land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential and P1 - Parks and Recreation District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the West Central Area Structure Plan and will enable the development of Stage 1 in the Legacy Ridge Neighbourhood.

PROPOSED MOTION:

THAT first reading be given to C-1386-25 - Land Use Bylaw Amendment - Redistricting - Legacy Ridge Stage 1.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 7.7 ha of Lot 2, Block 5, Plan 242 0200 in the Legacy Ridge neighbourhood from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, and P1 - Parks and Recreation District. The proposed redistricting will enable the subdivision and development of approximately 40 single detached lots, a stormwater management facility, and lands for parks and recreational uses. Access to this area will come from the southern extension of Spruce Ridge Road.

West Central Area Structure Plan

The redistricting area is within Bylaw C-1016-17 -West Central Area Structure Plan, and the proposed redistricting is in general compliance with the policies and Land Use Concept that

identify the area for Mixed Low to Medium Density Residential, School / Park / Open Space Area, Trail, and Stormwater Management Facility.

Land Use Bylaw

The 7.7 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 1.9 ha area will be used to accommodate approximately 40 single detached residential lots.
- P1 - Parks and Recreation District, a 5.8 ha area will be used to accommodate a stormwater management facility and land for parks. Approximately 4.1 ha of this area is to accommodate the central stormwater management facility that is required to control storm runoff from this and future stages of the Legacy Ridge neighbourhood. The remaining 1.7 ha area is to accommodate the subdivision and dedication of a portion of the future school / park site. These lands will accommodate the development of a sports field and a multi-use trail that will connect from future McLeod Avenue to the Fuhr Sports Park and the Rotary Playscape.

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-1386-25 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 1 in the Legacy Ridge neighbourhood.

FINANCIAL IMPLICATIONS:

n/a