



## REQUEST FOR DECISION

**MEETING DATE:** May 20, 2025

**TITLE:** C-1393-25 - Land Use Bylaw Amendment - Redistricting - Deer Park Stage 7 - Third Reading

**DIVISION:** Sustainable Growth and Development Services

---

### SUMMARY:

Bylaw C-1393-25, a proposed Land Use Bylaw amendment for redistricting approximately 3.1 ha of land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District and P1 - Parks and Recreation 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 7 in the Deer Park Neighbourhood.

---

### PROPOSED MOTION:

THAT third reading be given to C-1393-25 - Land Use Bylaw Amendment - Redistricting - Deer Park Stage 7.

### BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 3.1 ha of Lot 3, Block 1, Plan 142 2642 in the Deer Park neighbourhood. A 2.6 ha area is proposed to be redistricted from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, and a 0.5 ha area from UR - Urban Reserve to P1 - Parks and Recreation District.

The associated subdivision is creating road right of way for Dalton Link and Deer Park Drive. Development of Deer Park Stage 7 will connect the proposed R1 area to existing Deer Park Drive and to the signalized intersection at Dalton Link / Jennifer Heil Way. A direct control district for the Mixed Use Node for the lands south of the R1 amendment area, east of Jennifer Heil Way, and north of Dalton Link is currently being drafted.

**North Central Area Structure Plan**

The amendment area is within Bylaw C-477-03 - North 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” and “Park / Open Space”.

**Land Use Bylaw**

The 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 area will be used to accommodate approximately 46 single detached residential lots.
- P1 - Parks and Recreation District area will be used to accommodate future multi-use trail and noise attenuation.

**Development Agreement**

Corporate Policy 7,005 requires a signed development agreement prior to consideration of third reading. A development agreement has now been completed and signed.

**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 May 12, 2025.

**IMPLEMENTATION / COMMUNICATION:**

If approved, the Land Use Bylaw map will be updated for Bylaw C-1393-25 and be published on the City's website.

**IMPACTS:**

Approval of this bylaw will enable the development of Stage 7 in the Deer Park neighbourhood.

**FINANCIAL IMPLICATIONS:**

n/a