



## REQUEST FOR DECISION

**MEETING DATE:** June 9, 2025

**TITLE:** C-1400-25 - Land Use Bylaw Amendment - Redistricting - Deer Park Stage 8 - First Reading

**DIVISION:** Sustainable Growth and Development Services

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### SUMMARY:

Bylaw C-1400-25, a proposed Land Use Bylaw amendment for redistricting approximately 3.2 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 8 in the Deer Park Neighbourhood.

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### PROPOSED MOTION:

THAT first reading be given to Bylaw C-1400-25 - Land Use Bylaw Amendment - Redistricting - Deer Park Stage 8.

### BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 3.2 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 0.6 ha area from UR - Urban Reserve to P1 - Parks and Recreation District.

The associated subdivision is creating road right of way for Deer Park Drive and is not identifying any residential lots fronting onto the collector roadway. Development of Deer Park Stage 8 will extend Deer Park Drive eastward to connect with Deer Park Boulevard.

**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 31 single detached residential lots.
- P1 - Parks and Recreation District area will be used to accommodate a small 0.5 ha park along Deer Park Drive.

**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-1400-25 and be published on the City's website.

**IMPACTS:**

Approval of this bylaw will enable the development of Stage 8 in the Deer Park neighbourhood.

**FINANCIAL IMPLICATIONS:**

n/a