



## REQUEST FOR DECISION

**MEETING DATE:** September 13, 2021

**TITLE:** C-1170-21 – Land Use Bylaw Amendment – Deer Park Commercial – First Reading

**DIVISION:** Planning & Infrastructure

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### SUMMARY:

First reading of Bylaw C-1170-21, a redistricting to the Land Use Bylaw changing approximately 0.75 ha of land from UR – Urban Reserve District to C3 – Neighbourhood Retail and Service District, is presented for Council's consideration. The proposed redistricting is consistent with the North Central Area Structure Plan and will enable the development of the commercial site in the west of the Deer Park neighbourhood.

Administration supports this bylaw.

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### PROPOSED MOTION:

That first reading be given to Bylaw C-1170-21 – Land Use Bylaw Amendment – Deer Park Commercial.

### BACKGROUND/ANALYSIS:

The proposed bylaw is to redistrict approximately 0.75 ha of Plan 142 2641, Block 1, Lot 1. This area is currently districted UR – Urban Reserve and is proposed to be redistricted as C3 – Neighbourhood Retail and Service District.

#### *Municipal Development Plan*

Your Bright Future: Municipal Development Plan, 2010-2020 (MDP) is the City's primary statutory plan. The proposed commercial redistricting is consistent with the policy of the MDP and with Figure 8 Future Land Use.

#### *North Central Area Structure Plan*

The North Central Area Structure Plan (Bylaw C-477-03) was most recently amended with Bylaw C-1001-17 in August 2017. One of the amendments at that time was the addition of the commercial site at the subject location. As such, the proposed redistricting

is consistent with the area structure plan policy and Land Use Concept that identifies the subject land for commercial use.

#### *Land Use Bylaw*

The subject land is currently districted UR – Urban Reserve. The redesignation of the land is required to permit development to occur. The proposed C3 District accommodates a range of commercial and personal service uses serving the day-to-day needs of residents within a residential neighbourhood.

#### *Development Agreement*

A development agreement is not required as this site is part of an approved development agreement. A servicing agreement and associated easement through the adjacent condo site will be required.

### **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. Alternatively, Council may defeat the motion for first reading and choose to defeat this bylaw.

### **CONSULTATION / ENGAGEMENT:**

This application was circulated to relevant City departments for their comments. A statutory public hearing will be held prior to consideration of second reading with advertising satisfying Municipal Government Act requirements.

### **IMPLEMENTATION / COMMUNICATION:**

If approved, the Land Use Bylaw map will be updated per Bylaw C-1170-21 and be published on the City's website.

### **IMPACTS:**

Approval of this bylaw will enable the development of the identified Deer Park commercial site.

### **FINANCIAL IMPLICATIONS:**

n/a

### **STRATEGIC VISION ELEMENT:**

Where People Choose to Grow a Business - A strong, diversified business centre

**RELATED GOAL:**

The City maintains a constant inventory of available land, both developed and developable, to ensure businesses can find properties that meet their needs.