



REQUEST FOR DECISION

MEETING DATE:

July 7, 2025

TITLE:

C-1406-25 - Land Use Bylaw Amendment - Redistricting - Legacy Ridge Stage 3 - Third Reading

DIVISION:

Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1406-25, a proposed Land Use Bylaw amendment for redistricting approximately 1.1ha of land from UR - Urban Reserve District to R2 - Mixed Medium to High Density Residential 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 3 in the Legacy Ridge Neighbourhood, including the intersection of McLeod Avenue and Spruce Ridge Road.

PROPOSED MOTION:

THAT third reading be given to C-1406-25 - Land Use Bylaw Amendment - Redistricting - Legacy Ridge Stage 3.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 1.1ha of Lot 2, Block 5, Plan 242 0200 in the Legacy Ridge neighbourhood from UR - Urban Reserve District to R2 - Mixed Medium to High Density Residential District. Access to this area will come from the western extension of McLeod Avenue and from Spruce Ridge Road.

The McLeod Avenue collector roadway will be developed and act as a transition between the future commercial lands to the south and the residential areas to the north. To ensure projected traffic volumes can be accommodated and to help create an appealing streetscape, a new cross-section has been collaboratively developed by the applicant and Administration. This recently accepted cross-section for the McLeod Avenue collector identifies an oversized 26.0m right-of-way which provides for four 3.5m traffic lanes, a 2.5m parking lane, together with a

2.5m asphalt shared-use path and a 1.5m concrete sidewalk; it is proposed that no parking be permitted on the commercial south side of McLeod Avenue.

The subject lands are west of the existing low density residential development in Legacy Park (Lamplight Drive). Development of these lands for residential purposes will include the intersection of McLeod Avenue and 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 Medium to High Density Residential.

A multi-use trail is identified between the subject lands and the existing Legacy Park residential area. Land for this trail was provided as part of Legacy Ridge Stage 1.

Land Use Bylaw

The 1.1ha subject land is currently districted UR - Urban Reserve, and redistricting is required for subdivision and development to occur. The proposed R2 - Mixed Medium to High Density Residential District will be used to accommodate approximately 28 row housing lots.

Development Agreement

Corporate Policy 7,005, requires a signed development agreement prior to 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 June 23, 2025.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated for Bylaw C-1406-25 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 3 in the Legacy Ridge neighbourhood.

FINANCIAL IMPLICATIONS:

n/a