



REQUEST FOR DECISION

MEETING DATE: August 25, 2025

TITLE: C-1370-24 - Land Use Bylaw Amendment - Redistricting - Jesperdale Stage 14 - Third Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1370-24, a proposed Land Use Bylaw amendment for redistricting land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential 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 14 in the Jesperdale neighbourhood.

PROPOSED MOTION:

THAT third reading be given to C-1370-24 - Land Use Bylaw Amendment - Redistricting - Jesperdale Stage 14.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 2.61 hectares of Lot 1, Block 23, Plan 062 6301, which is located in the northwestern portion of the Jesperdale neighbourhood along Calahoo Road. The area is currently districted UR - Urban Reserve District and is proposed to be redistricted to R1 - Mixed Low to Medium Density Residential District. The proposed redistricting will enable the subdivision of approximately 20 Single Detached Residential Lots and 40 Semi-Detached Residential lots for a total of 60 residential lots.

Municipal Development Plan

Bylaw C-1338-24 - The Shape of Our Community: Municipal Development Plan, is the City's primary statutory plan (MDP). The proposed redistricting is consistent with the policies of the

MDP and with Map 6 - Future Land Use that identifies the subject site for Residential Neighbourhoods.

North Central Area Structure Plan

The amendment area is within the North Central Area Structure Plan (Bylaw C-477-03), and the proposed redistricting is consistent with its policies and Development Concept that identify it for "Mixed Low to Medium Density Residential". The subject area is located along Calahoo Road and will provide low and medium density residential options.

Land Use Bylaw

The subject land is currently districted UR - Urban Reserve District and redistricting of the land is required for subdivision and development to occur. The proposed R1 - Mixed Low to Medium Density Residential District accommodates a range of low to medium density dwellings including Single Detached and Semi-Detached housing.

Development Agreement

Corporate Policy 7,005, requires a signed development agreement prior to 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 February 24, 2025.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated for Bylaw C-1370-24 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable development of Stage 14 in the Jesperdale neighbourhood.

FINANCIAL IMPLICATIONS:

n/a