



REQUEST FOR DECISION

MEETING DATE: August 25, 2025

TITLE: C-1375-25 - Land Use Bylaw Amendment - Redistricting - Copperhaven Stage 13 - Third Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1375-25, a proposed Land Use Bylaw amendment for redistricting land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District and CPL - Copperhaven Planned Lot District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the West Area Structure Plan and will enable the development of Stage 13 in the Copperhaven neighbourhood.

PROPOSED MOTION:

THAT third reading be given to C-1375-25 - Land Use Bylaw Amendment - Copperhaven Stage 13.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 1.22 hectares of Lot 4, Block 1, Plan 052 2540, located along Calista Way in the Copperhaven neighbourhood. The area is currently districted UR - Urban Reserve District and is proposed to be redistricted to R1 - Mixed Low to Medium Density Residential District (0.93 ha) and CPL - Copperhaven Planned Lot District (0.29 ha). The proposed redistricting will enable the subdivision of approximately 20 townhouse residential lots and six zero lot line residential lots.

The amount of CPL area proposed with this redistricting will increase the total CPL area by approximately 0.72 per cent. This would bring the total amount of CPL area from 2.57 per cent to 3.29 per cent of the total 20 per cent capacity allowable for CPL districting within the Copperhaven neighbourhood.

Please note, there will be a separate agreement to include the road right of way for the extension of Grove Drive West to Boundary Road.

Municipal Development Plan

Bylaw C-1375-25 - 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.

West Area Structure Plan

The amendment area is within the West Area Structure Plan (Bylaw C-818-12), 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 Calista Way and will provide low 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 area will be used to accommodate approximately 20 townhouse residential lots

The proposed CPL - Copperhaven Planned Lot District area will be used to accommodate approximately six single detached residential dwellings with a zero lot line.

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 July 7, 2025.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated per Bylaw C-1375-25 and be published on the City's website.

IMPACTS:

Approval will enable the development of approximately 20 townhouse residential lots and six zero lot line residential lots in the Copperhaven neighbourhood.

FINANCIAL IMPLICATIONS:

n/a