



## REQUEST FOR DECISION

**MEETING DATE:** February 14, 2022

**TITLE:** C-1183-21 – Land Use Bylaw Amendment – Jesperdale Stage 12 – First Reading

**DIVISION:** Planning & Infrastructure

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### SUMMARY:

Bylaw C-1183-21, a Land Use Bylaw amendment for redistricting approximately 5.11 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 it will enable the development of Stage 12 in the Jesperdale neighbourhood.

Administration supports this Bylaw.

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### PROPOSED MOTION:

THAT first reading be given to Bylaw C-1183-21 – Land Use Bylaw Amendment – Jesperdale Stage 12.

### BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 5.11 ha of Lot 1, Block 23, Plan 062 6301. The area is currently districted UR – Urban Reserve District. A 3.28 ha area is proposed to be redistricted to R1 – Mixed Low to Medium Density Residential District, and another 1.83 ha area as P1 – Parks and Recreation District. The proposed redistricting will enable the subdivision and development of approximately 60 Single Detached residential lots, and one amenity area in the form of a park site.

*Municipal Development Plan*

*Your Bright Future: Municipal Development Plan, 2010-2020 (MDP)* is the City's primary

statutory plan. The proposed residential redistricting is consistent with the policies of the MDP and with Figure 8 Future Land Use that identify the subject site for residential land use.

#### *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 Land Use Concept that identify it for “Low to Medium Density Residential” and “Parks/Open Space”.

#### *Land Use Bylaw*

The subject land is currently districted UR - Urban Reserve, 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, and will support the development of Single Detached dwellings in the subject area. The proposed P1 – Parks and Recreation District will support the development of public parks and recreational facilities to provide for the needs of the residents in the subject area.

#### *Development Agreement*

As per Corporate Policy 7,005, a completed and signed development agreement is required 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. 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, 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 per Bylaw C-1183-21 and be published on the City's website.

### **IMPACTS:**

Approval of this bylaw will enable the development of Stage 12 in the Jesperdale Neighbourhood.

**FINANCIAL IMPLICATIONS:**

n/a

**STRATEGIC VISION ELEMENT:**

Where People Choose to Live - A dynamic city with and exceptional quality of life

**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.