



REQUEST FOR DECISION

MEETING DATE: February 28, 2022

TITLE: C-1186-22 – Land Use Bylaw Amendment – Redistricting – Westwind Stage 2 Civic Centre – First Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Bylaw C-1186-22, a proposed Land Use Bylaw amendment for redistricting approximately 5.47 ha of land from UR – Urban Reserve District to SE – Sports and Entertainment District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the Pioneer Lands Area Structure Plan and will enable the development of a Civic Centre and a Transit Station in the Westwind neighbourhood.

Administration supports this Bylaw.

PROPOSED MOTION:

THAT first reading be given to Bylaw C-1186-22 – Land Use Bylaw Amendment – Westwind Stage 2 Civic Centre.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 5.47 ha of Lot 9, Block 1, Plan 102 7111. The area is currently districted UR – Urban Reserve District and is proposed to be redistricted to SE – Sports and Entertainment District. The proposed redistricting will enable the development of the Civic Centre and Transit Station including a park and ride facility in the Westwind neighbourhood.

Municipal Development Plan

Your Bright Future: Municipal Development Plan, 2010-2020 (MDP) is the City's primary statutory plan. The MDP policies identify the subject lands for Vehicle Oriented Commercial,

and give further direction in Section 5.4 - Westwind Lands that supports the area as an integrated land use development to service the surrounding region given its strategic location on the Yellowhead Highway. Furthermore, Policy 5.4.1.1 indicates the Westwind Lands development will include a community level gathering place and a regional park and ride transit facility. The proposed redistricting to support a Civic Centre and a Transit Station, including a park and ride facility, is consistent with the MDP policies.

Pioneer Lands Area Structure Plan

The amendment area is within C-686-08 - Pioneer Lands Area Structure Plan Bylaw (ASP), originally adopted in February 2009, and subsequently amended by Bylaw C-797-11 (November 2011) to introduce Westwind Lands as a strategic destination for integrated land uses given its high visibility from the Yellowhead Highway.

Section 4.2.2 - Commercial of the ASP amendment under Bylaw C-797-11 identifies the subject area as part of a regional destination point with convenient access to a variety of commercial and business uses that are accessed by the regional transit system. The proposed redistricting is also consistent with the ASP's intent and policies that support regional services like the Civic Centre to serve the local community and region and to provide additional accessibility via the proposed Transit Centre.

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 SE – Sports and Entertainment District accommodates a range of public and private recreational and sports entertainment uses and it would support the proposed future development of a Civic Centre and Transit Centre.

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 at 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-1184-21 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of the Civic Centre and the Transit Centre in the Westwind neighbourhood.

FINANCIAL IMPLICATIONS:

n/a

STRATEGIC VISION ELEMENT:

Where People Choose to Live - A dynamic city with an 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.