

Bylaw 45-2017 Map and Text Amendment to Land Use Bylaw 6-2015 (Ward 4)

Applicant: Select Engineering Ltd.
Owner: Emerald Hills "E" GP Inc.
Legal Description: Lot 7, Block 176, Plan 162 2928
Location: Located East of Sherwood Drive and
North of Amberley Way
From: DC 69 Direct Control District
To: DC 69 Direct Control District

Report Purpose

To give first reading to a bylaw that proposes to delete and replace the text of DC 69 Direct Control District and amend the land use map to reflect the proposed revision to the boundaries of Area I and II to align with a proposed medium-density residential development in proposed Area II. The proposal would support the development of townhouse, apartment, senior citizen housing and/or congregate housing on the site with enhanced architectural and site design guidelines.

Recommendation

1. THAT Bylaw 45-2017, a bylaw that proposes to delete and replace the text of DC 69 Direct Control District and amend the boundaries of Area I and Area II on the land use map, be given first reading.

Council History

March 10, 2015 – Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.

September 10, 2013 – Council adopted the Emerald Hills Area Structure Plan (ASP) Bylaw 23-2013

May 22, 2007 – Council adopted Municipal Development Plan (MDP) Bylaw 1-2007

April 24, 2007 – Council amended the North of Lakeland Drive Area Concept Plan (ACP) Bylaw 71-2003 with Bylaw 22-2007

April 10, 2007 – Council amended the North of Lakeland Drive ACP Bylaw 71-2003 with Bylaw 26-2007

December 7, 2004 – Council amended the North of Lakeland Drive ACP Bylaw 71-2003 with Bylaw 96-2004

July 2, 2003 – Council adopted the North of Lakeland Drive ACP Bylaw 71-2003

July 10, 2001 – Council adopted Land Use Bylaw 8-2001

Strategic Plan Priority Areas

Economy: The proposal supports the strategic priority area of effective and efficient municipal infrastructure.

Governance: To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, public information meetings were held on February 3, 2016 and June 12, 2017 for the public to provide input into the plan. Further, the Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed bylaw.

Social: The proposed amendment contributes to neighbourhood diversity by providing a mix of housing types with safe pedestrian connections.

Culture: The proposal addresses the strategic goal to build strong neighbourhoods/communities to support the diverse needs of the residents.

Environment: n/a

Other Impacts

Policy: Redistricting (Map Amendment) Bylaws Policy SER-008-022.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

Interdepartmental: The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

Summary

The proposed text and map amendment to DC 69 Direct Control District was submitted in support of concurrent amendments to the Municipal Development Plan, the North of Lakeland Drive Area Concept Plan and the Emerald Hills Area Structure Plan in support of a proposed medium-density residential development.

The map amendment proposes to change the boundaries of Area I and II on the land use map to align with current land ownership boundaries and to accommodate a proposed medium density residential development for Area II.

The text amendment proposes to change the purpose, uses, and regulations of proposed Area II regarding the proposed medium-density residential development. Area I will continue to be for commercial uses and no changes are proposed to those regulations. The following is a summary of the proposed text amendment which would result in the current DC 69 Direct Control District being replaced by an updated DC 69:

- Change in purpose of Area II from Business Employment to Medium Density Residential;
- Change in uses of Area II to reflect medium-density residential related uses;
- Increase in height in Area II to support apartments of up to six storeys;
- Revised parking regulations to differentiate between Areas I and II; and
- Revised architectural and site design guidelines to differentiate between Areas I and II.

The proposal would support the development of townhouse, apartment, senior citizen housing and/or congregate housing with enhanced architectural and site design guidelines and would provide for an additional location for residences supporting a range of housing choices near existing services and amenities.

Communication Plan

Letter, website, and newspaper advertisement.

Enclosures

- 1 Bylaw 45-2017
- 2 Urban Location Map
- 3 Location Map
- 4 Air Photo
- 5 Notification Map