

**Bylaw 59-2017 Proposed Text Amendment to North of Lakeland Drive Area Concept Plan Amending Bylaw 48-2017 (Ward 1 and Ward 4)****Applicant:**

Qualico Communities

**Location:**

Located south of Highway 16 and west of Highway 21

**Report Purpose**

To provide information to Council to make a decision on first, second and third reading of a bylaw that proposes to amend the text of the North of Lakeland Drive Area Concept Plan (ACP) Amending Bylaw 48-2017 to increase the maximum density for medium density residential uses in the NE 12-53-23-W4 from 37 units per hectare to 50 units per hectare.

**Recommendations**

1. THAT Bylaw 59-2017, a bylaw that proposes to amend the text of the North of Lakeland Drive Area Concept Plan Amending Bylaw 48-2017 to increase the maximum density for medium density residential uses in the NE 12-53-23-W4 from 37 units per hectare to 50 units per hectare, be given first reading.
2. THAT Bylaw 59-2017 be given second reading.
3. THAT Bylaw 59-2017 be considered for third reading.
4. THAT Bylaw 59-2017 be given third reading.

**Council History**

September 12, 2017 - Council amended the North of Lakeland Drive ACP Bylaw 71-2003 with Bylaws 43-2017, 48-2017 and 49-2017.

April 24, 2007 – Council amended the North of Lakeland Drive 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.

**Strategic Plan Priority Areas**

**Economy:** The proposal supports the strategic goal of effective and efficient municipal infrastructure by providing an opportunity for higher residential densities.

**Governance:** To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, the Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed ACP text amendment.

**Social:** The proposal supports the strategic goal of building strong neighbourhoods/communities to support the diverse needs of our residents.

**Culture:** n/a

**Environment:** n/a

## **Other Impacts**

**Policy:** n/a

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend a statutory plan. This Bylaw requires a public hearing.

**Interdepartmental:** The proposal was circulated to internal departments and external agencies. No objections were received.

## **Summary**

The proposal is to amend the text of the North of Lakeland Drive ACP Amending Bylaw 48-2017 to increase the maximum density for medium density residential in the NE 12-53-23-W4 (Summerwood North) from 37 units per hectare to 50 units per hectare.

The proposed amendment is required in order to ensure consistency with concurrent Bylaw 60-2017 that proposes text amendments to the Summerwood Area Structure Plan to increase the maximum density for Low Density Multiple Residential from 37 units per hectare to 50 units per hectare.

In addition, concurrent Bylaw 58-2017 proposes text amendments to the R3 – Low to Medium Density Multiple Residential zoning district of the Land Use Bylaw to reduce the minimum lot widths for townhouse developments.

Given the above, a revision to 'Table 7.3B Residential - Unit and Population Projection at Maximum Density' within the ACP is required to reflect the additional density proposed for medium density residential development in the NE 12-53-23-W4.

## **Communication Plan**

Newspaper advertisement, website

## **Enclosures**

- 1 Bylaw 59-2017
- 2 Strikethrough and shaded version showing proposed text amendments
- 3 Location Map
- 4 Air Photo