

Planning & Development Report to
Combined Meeting of Council
2020 March 16

ISC: UNRESTRICTED
C2020-0369

Amendment to the Bylaw Map associated with LOC2017-0368

EXECUTIVE SUMMARY

The purpose of this report and its recommendations is to correct a technical oversight that occurred with the approval of Bylaw 31D2020. On 2020 February 24, LOC2017-0368 was approved by Council with a land use area Residential – Low Density Mixed Housing (R-G) District that was not labeled on Schedule B-1 of Bylaw 31D2020 (land use district map). This application is solely to add the intended land use district to the land use district map to provide clarity on the intended land use.

This proposal is in compliance with the intent of Bylaw 31D2020

The scope of this item does not require advertising of the proposed bylaw nor a new public hearing, as the subject R-G land use area was correctly advertised with the original Bylaw 31D2020 and approved by Council on 2020 February 24.

ADMINISTRATION RECOMMENDATION:

1. Recommends that Council:
 - a. **RESCIND** Bylaw 31D2020;
 - b. **ADOPT**, by bylaw, the proposed redesignation of 368.93 hectares ± (911.61 acres ±) located at 14800 and 15505 Symons Valley Road NW and 3810, 3900 4040, 4500, 4800, 5200, 5290, 5400 and 6500 - 144 Avenue NW and the closed road (Portion of W1/2 Section 6-26-1-5; NE1/4 Section 2-26-2-5; Plan 7510325, Blocks 1 and 2; SE1/4 Section 1-26-2-5; Plan 9010196, Lot 1; SW1/4 Section 1-26-2-5; SW1/4 Section 1-26-2-5, Lot 4; SW1/4 Section 1-26-2-5; SE1/4 Section 2-26-2-5; S1/2 Section 2-26-2-5; Plan 1912426, Areas 'A', 'B', and 'C') from Special Purpose – Future Urban Development (S-FUD) District and the Undesignated Road Right-of-Way to Residential – Low Density Mixed Housing (R-G and R-Gm) Districts, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Mixed Use - General (MU-1f3.0h20) District, Commercial – Community 2 f2.0h24 (C-C2f2.0h24) District, Commercial – Neighbourhood 2 (C-N2) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District; and
 - c. Give three readings to **Proposed Bylaw 52D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

Council approved Bylaw 31D2020 on 2020 February 24.

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BACKGROUND

A land use amendment from S-FUD to R-G, R-Gm, M-G, M-1, M-2, M-X1, MU-1f3.0h20, C-C2f2.0h24, C-N2, S-CRI, S-SPR, and S-UN Districts (LOC2017-0368) was approved on 2019 February 25, however a portion of the plan intended as R-G was not labelled on the land use map. As a result, Administration is requesting an amendment to the proposed land use district map to reflect the intended R-G, and for Council to approve the proposed bylaw (land use map) to reflect the intended R-G area.

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Site Context

The subject site is located in the developing community of Residual Sub-Area 2K, with the anticipated community name of Glacier Ridge. The lands include a gross area of 384.43 hectares and are located generally north of 144 Avenue NW, east of 69 Street NW, south of the municipal boundary with Rocky View County and west of West Nose Creek and Symons Valley Road.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This housekeeping amendment will align the land use bylaw map with the intent of the land use application LOC2017-0368. No other changes to the existing land use are proposed.

Stakeholder Engagement, Research and Communication

This housekeeping amendment seeks only to clarify the proposed designation that was circulated to relevant stakeholders and notice posted on-site as part of LOC2017-0368, as identified in the original report by Administration (Attachment 1). As such, no additional engagement was considered necessary.

Strategic Alignment

This housekeeping amendment seeks solely to clarify the proposed designation of R-G, and continues to comply with all applicable legislation.

Social, Environmental, Economic (External)

Not applicable.

Financial Capacity

Current and Future Operating Budget

Not applicable.

Current and Future Capital Budget

Not applicable.

Risk Assessment

Should this technical amendment not be approved, there will be misalignment between the land use bylaw map and the intent of the original application.

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REASON(S) FOR RECOMMENDATION(S):

This amendment will align the land use bylaw map with the intent of the original application LOC2017-0368 by clarifying the proposed land use district in the subject area as Residential – Low Density Mixed Housing (R-G) District.

ATTACHMENT(S)

1. Original LOC2017-0368 Report by Administration.