

# Supplementary Report to CPC2020-1111 - Land Use Amendment in Chaparral, Bylaw 159D2020 C2021-0306

*ISC: Unrestricted*



## Administration Recommendation

Administration Recommendation that Council:

1. Amend Proposed Bylaw 159D2020, prior to second reading, by replacing the existing Schedule B with a new Schedule B, as contained in Attachment 4; and
2. Give second and third reading to Proposed Bylaw 159D2020 as amended.

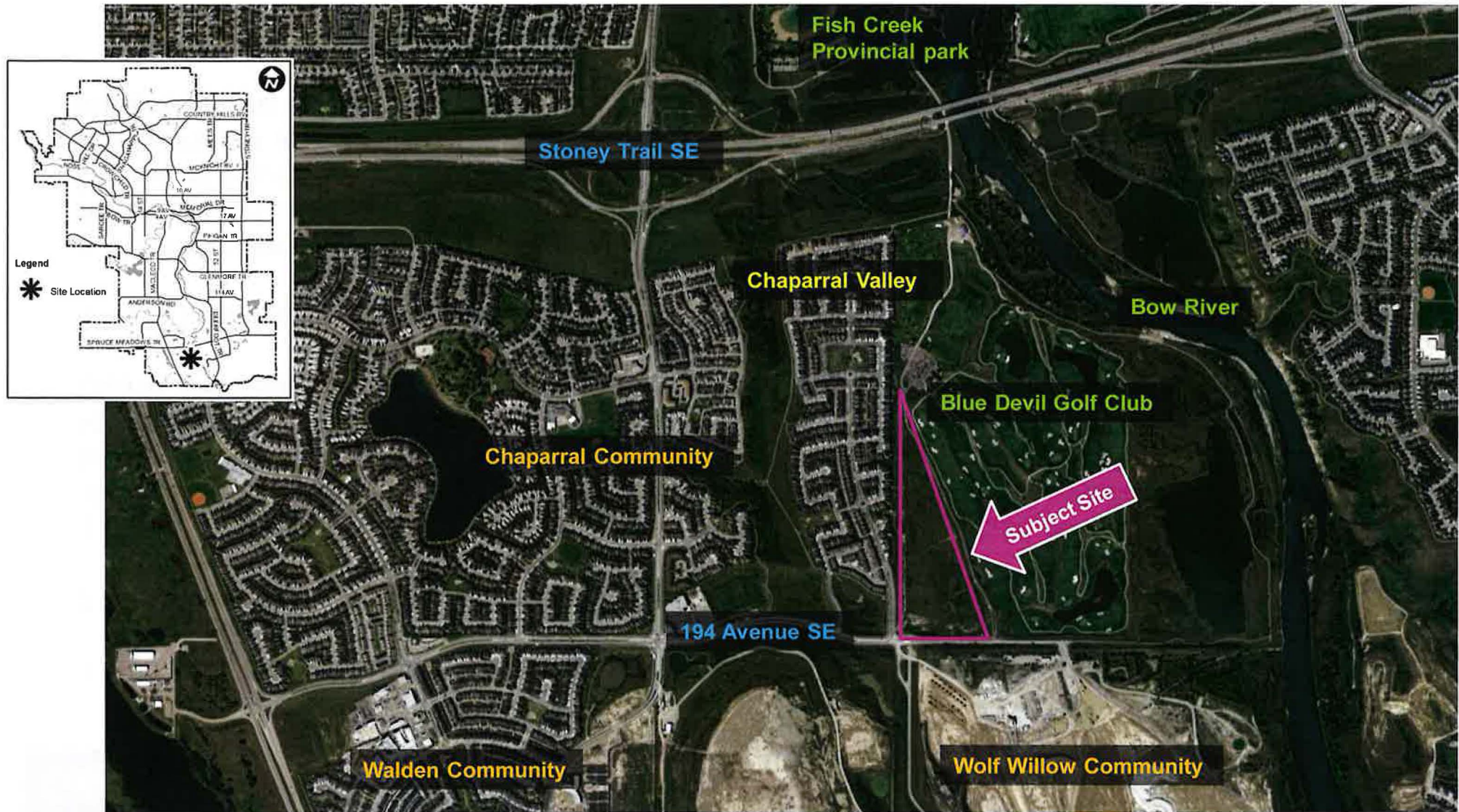


## Council Direction

1. Adopt, by bylaw, the proposed amendment to the Chaparral Area Structure Plan (Attachment 3); and
2. Give three readings to Proposed Bylaw 53P2020.
3. Adopt, by bylaw, the proposed redesignation of 15.69 hectares  $\pm$  (38.55 acres  $\pm$ ) located at 2100 – 194 Avenue SE (Portion of Plan 1112999, Block 1, Lot 4) Special Purpose – Recreation (S-R) District to Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District ; and
4. Give **first** reading to Proposed Bylaw 159D2020.
5. **Withhold second and third readings until Administration undertakes further consultation with the Applicant, developer and representatives from the Chaparral Community Association regarding opportunities for a play and/or recreational amenities, including location, size, and configuration and discuss issues of water as well as issues of access and community integration, to return to Council no later than 2021 March 01 Combined Meeting of Council.**



# Subject site



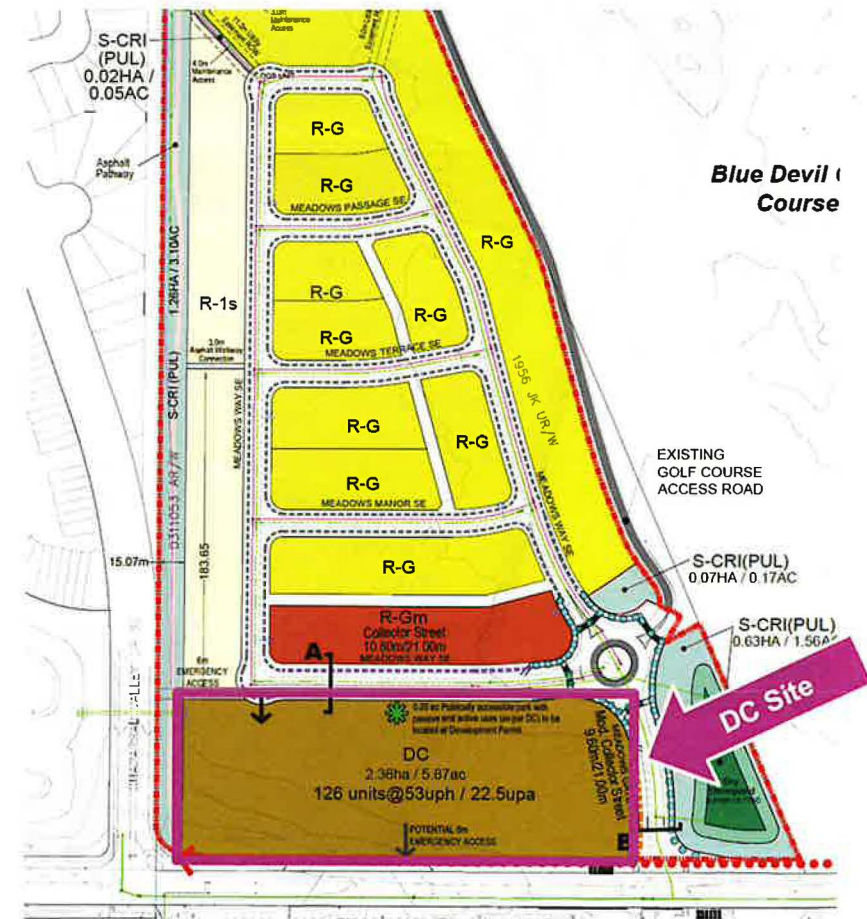




# Play and/or Recreational Amenities

Direct Control Based on Multi-Residential – At Grade Housing (M-G) District

- Located along Meadows Way SE
- Incorporate passive and active recreation
- Connections to the internal walkway network in the multi-residential side and the public sidewalk
- Minimum contiguous area of no less than 1,400 square metres, minimum dimension of 15 metres
- Accessible at all times through a public access easement



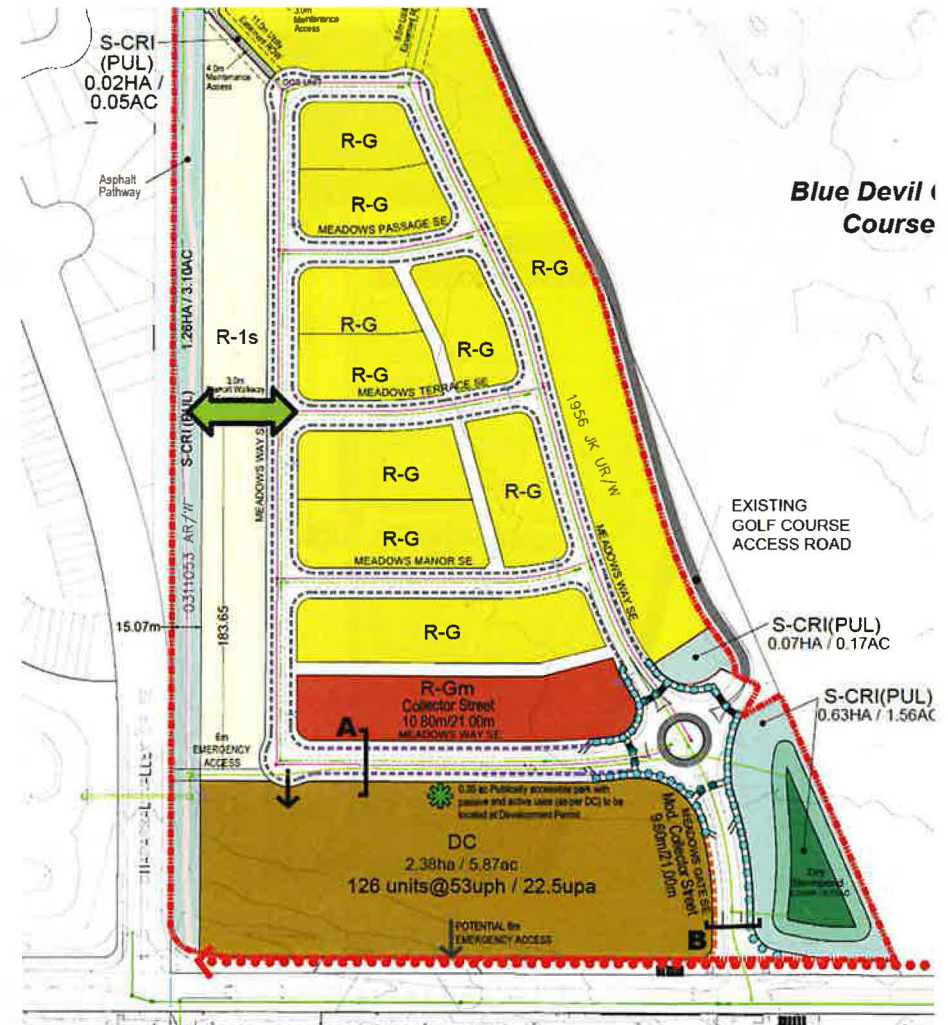
# Community Integration & Water Concerns

## Community Integration

- Additional pathway connection to PUL pathway

## Water Concerns

- Groundwater
- Flooding





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