

## ADMINISTRATIVE REPORT

<b>TO:</b> Planning Committee
<b>FROM:</b> Administration
<b>DATE:</b> September 20, 2022
<b>RE:</b> Zoning Amendment – Whistle Bend Phases 10 & 11

### ISSUE

An application to amend the zoning of a 25.80 hectare parcel of vacant Commissioner's land comprising Phases 10 and 11 of Whistle Bend, from FP – Future Planning to public and residential zones, to allow for a range and mix of housing types.

### REFERENCES

- [2010 Official Community Plan](#)
- [2040 Proposed Official Community Plan \(August 2022\)](#)
- [2022-2024 Strategic Priorities](#)
- [Zoning Bylaw 2012-20](#)
- Zoning Amendment Bylaw 2020-31
- Location Map (Appendix A)
- Proposed Zoning Amendment Bylaw 2022-32

### HISTORY

The basic concept for Whistle Bend was developed in 2006 and a master plan for the neighbourhood was approved in 2009 for the development of phases 1 to 7. In 2020, the City completed the planning and preliminary engineering work for three new development areas in Whistle Bend: Areas A, B, and C. Area C was selected as the next development area after the completion of the initial seven phases. Council approved an Official Community Plan amendment in January 2021, through Bylaw 2020-31, to allow for residential development in Area C.

Area C has been divided into four phases. Phase 8 was approved by Council on September 13, 2021 and Phase 9 was approved by Council on February 14, 2022. Administration is now bringing forward the zoning for Phases 10 and 11. Phase 10 is a 15.76 hectare parcel and Phase 11 is a 10.04 hectare parcel, both of which are currently vacant Commissioner's land (Appendix A).

On August 17, 2022, the rezoning application was reviewed by the Development Review Committee and no concerns were raised.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	September 20, 2022
First Reading:	September 26, 2022
Newspaper Ads:	September 30 and October 7, 2022
Public Hearing:	October 24, 2022

Report to Committee: November 21, 2022  
Second and Third Reading: November 28, 2022

## **ALTERNATIVES**

1. Proceed with the amendment under the bylaw process; or
2. Do not proceed with the amendment.

## **ANALYSIS**

### **Phases 10 and 11 Design**

Area C is on the outer perimeter of Whistle Bend with lower density zoning, further from transit services. Phases 10 and 11 are located at the most westerly area of Whistle Bend, adjacent to Phases 8 and 9. Phases 10 and 11 are proposed to be well connected to the rest of the Whistle Bend neighbourhood through trails and active transportation routes and therefore are planned at a low-to-medium density.

Phase 10 ensures a mix of housing forms, tentatively providing 117 lots for single-family homes or duplexes and 10 multi-family lots. Additionally, Phase 10 will tentatively provide one Greenbelt lot, one Parks and Recreation lot, and one Public Services lot. Phase 11 also ensures a mixture of housing options, tentatively including 93 single-family lots and four multi-family lots.

### **2010 Official Community Plan, Proposed Official Community Plan (August 2022) and 2022-2024 Strategic Priorities**

The subject site is designated as Residential - Urban in the OCP, as well as in the proposed OCP, which allows for a variety of residential development. The proposed rezoning will align with this intent by enabling residential development in close proximity to services and amenities already provided or planned to be provided within the Whistle Bend neighbourhood. The rezoning also aligns with the broad support in the OCP for increasing the housing stock in existing neighbourhoods.

The proposal also aligns with Council's 2022-2024 Strategic Priority to improve the housing supply and to ensure a variety of housing within the city.

### **Proposed Zoning**

The zones proposed for Phases 10 and 11 include:

- **RCS/RCS2 - Residential Comprehensive Single Family:** these zones allow for a variety of compact single-detached/duplex/suite type housing. RCS provides for smaller lots with a reduced building envelope, while RCS2 allows for larger homes on larger lots. Forty-six RCS lots and 71 RCS2 lots are proposed for Phase 10 and 93 RCS lots are proposed for Phase 11.
- **RCM – Comprehensive Residential Multiple Family:** provides a medium density transition zone that is meant to be compatible with lower density housing types. RCM allows for apartments, townhouses, fourplex, and triplex housing. Seven RCM lots are proposed for Phase 10 and three RCM lots are proposed for Phase 11.

- **RCM2 – Comprehensive Residential Multiple Family 2:** provides a comprehensive development zone for higher density, more energy efficient urban multiple family housing that is developed as part of a complete neighbourhood. The RCM2 zone allows for apartments. Two RCM2 lots are proposed for Phase 10 and one RCM2 lot is proposed for Phase 11.
- **RCM3 – Cottage Cluster Homes:** provides a zone for the development of multiple ground-oriented single detached, duplex, and triplex units that are located on the same lot. One RCM3 lot is proposed for Phase 10.
- **PG – Greenbelt:** provides a zone for areas of public land that are typically left in a natural state and may be used primarily for buffers, walkways, trails and for unorganized passive recreation. One PG lot is proposed for Phase 10.
- **PR – Parks and Recreation:** provides areas for indoor and outdoor active recreational uses requiring facilities and/or infrastructure. One PR lot is proposed for Phase 10.
- **PS – Public Services:** provides a zone for public and privately owned facilities of an institutional or community service nature. One PS zone is proposed for Phase 10.

There may be minor changes to the design that stem from upcoming City subdivision approval and detailed engineering work by YG. However, section 1.5.1 of the Zoning Bylaw allows for zoning lines to be amended administratively where roads/lanes, walkways, or service corridors have been adjusted slightly.

The actual development potential will be confirmed through the detailed engineering and the subsequent subdivision of the area. Infrastructure upgrades to address future transportation impacts will be determined through the Transportation Master Plan process scheduled to be completed in summer 2023.

These two phases of development both overlap with an area currently being used by the City under a Licence of Occupation to store snow from the Whistle Bend subdivision. Advancement of these phases will accelerate the need for additional capital funding to expand existing snow storage facilities in the north end of the City and operating impacts to account for longer haul distances.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2022-32, a bylaw to amend the zoning of vacant Commissioner's land comprising Phases 10 and 11 of Whistle Bend, be brought forward for consideration under the bylaw process.