

RUISSEAU TOWNHOUSE REDISTRICTING

BYLAW 1064-25

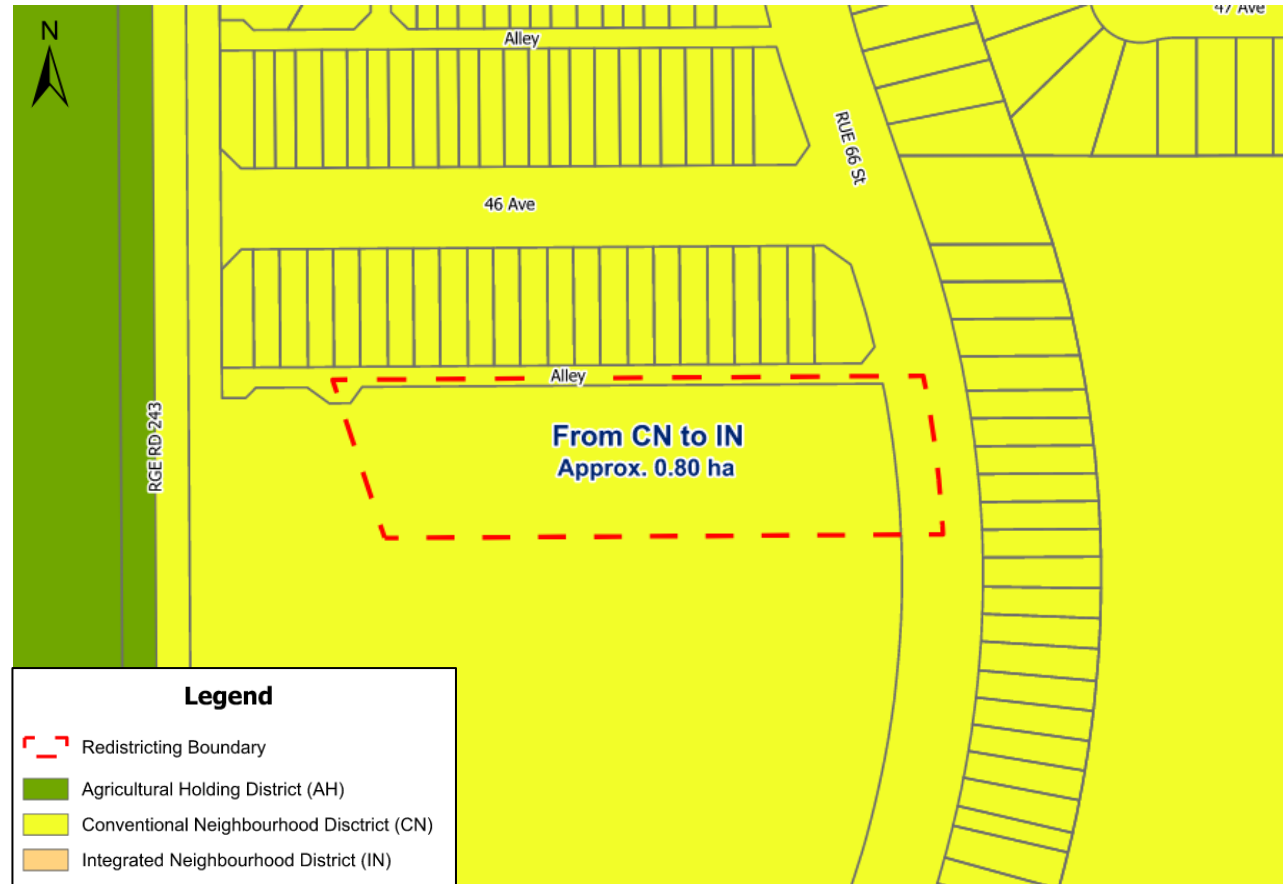
Land Use Bylaw Amending Bylaw

Regular Council Meeting
March 11, 2025

OUTLINE

1. Overview
2. Context
3. Policy Analysis
4. Community Insights
5. Recommendation

OVERVIEW



Redistricting
Conventional Neighbourhood (CN) District →
Integrated Neighbourhood (IN) District

CONTEXT



CONTEXT



Looking northeast from RR 243

CONTEXT

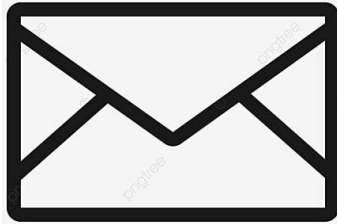


Looking northwest from 66 St

POLICY ANALYSIS

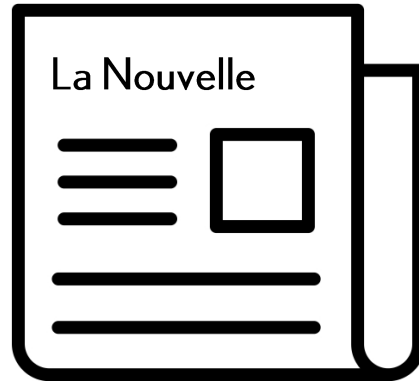
- Complies with higher level plan (Ruisseau Outline Plan)
 - ✓ Our Complete Community – Municipal Development Plan land use designation is Established Residential
 - ✓ Ruisseau Outline Plan land use designation is Low/Medium Density Residential
 - ✓ Ruisseau Outline Plan sets out max density for Low/Medium Density Residential is 40 u/ha, density of all Low/Medium Density at full build out would be approximately 34.5 u/ha
- Is compatible with surrounding context
 - ✓ The proposed IN District is compatible with existing and future residential development in the surrounding area

COMMUNITY INSIGHT



November 28 to
December 20, 2024

Application circulated to public (via newspaper and website), internal departments and external agencies



February 21 and 28, 2025

Public Hearing Notice
Advertisement – mail, email,
website & newspaper



March 11, 2025

Public Hearing

RECOMMENDATION

Administration recommends that, following the public hearing, Council:

- Give Bylaw 1064-25 second and third reading

THANK YOU