

Part of 655 Wesley Boulevard

Zoning By-law Amendment Application (R03/24)

October 8, 2024
Council Meeting

Site Location

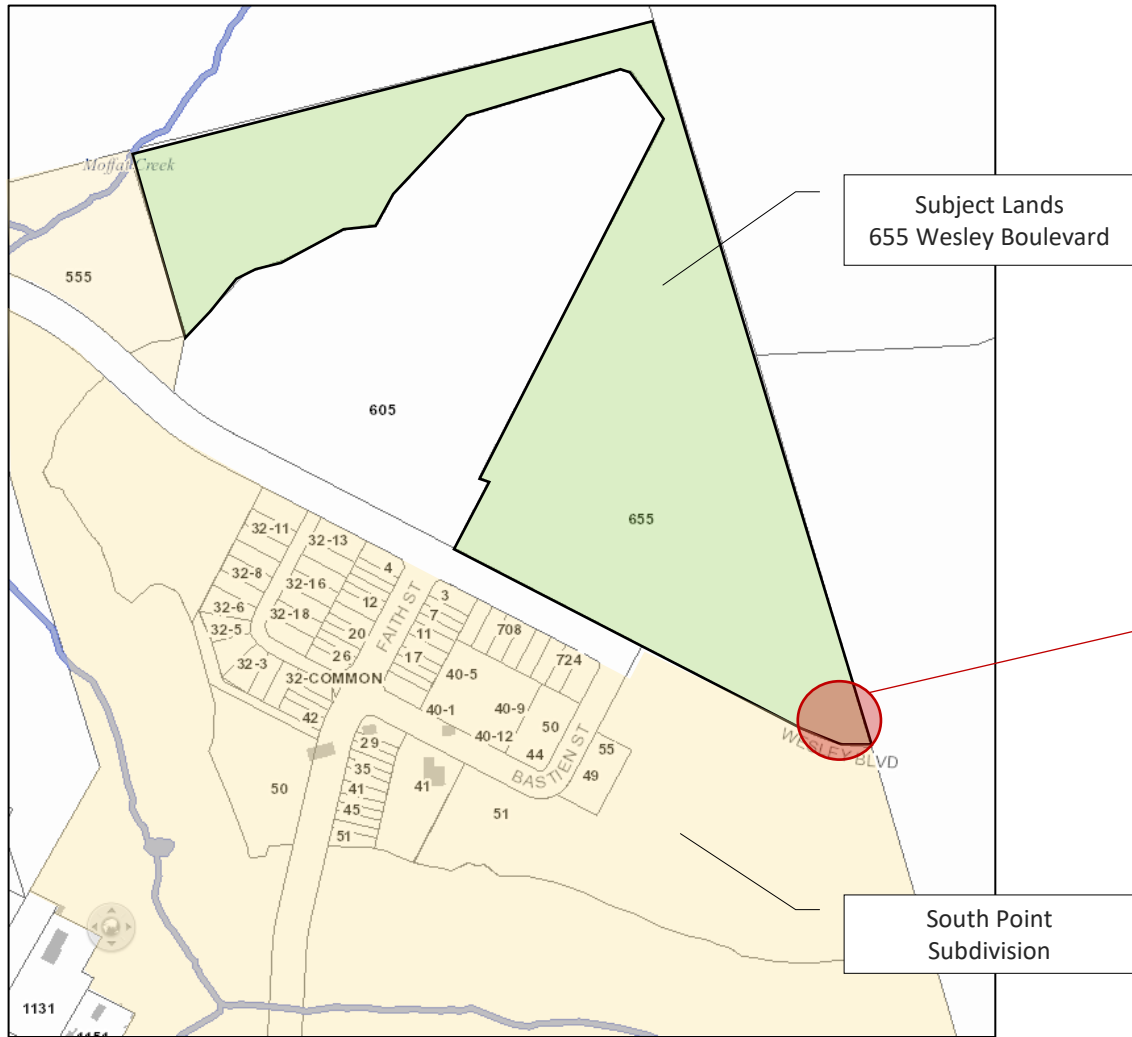


Figure 1 – Subject Lands & South Point Subdivision

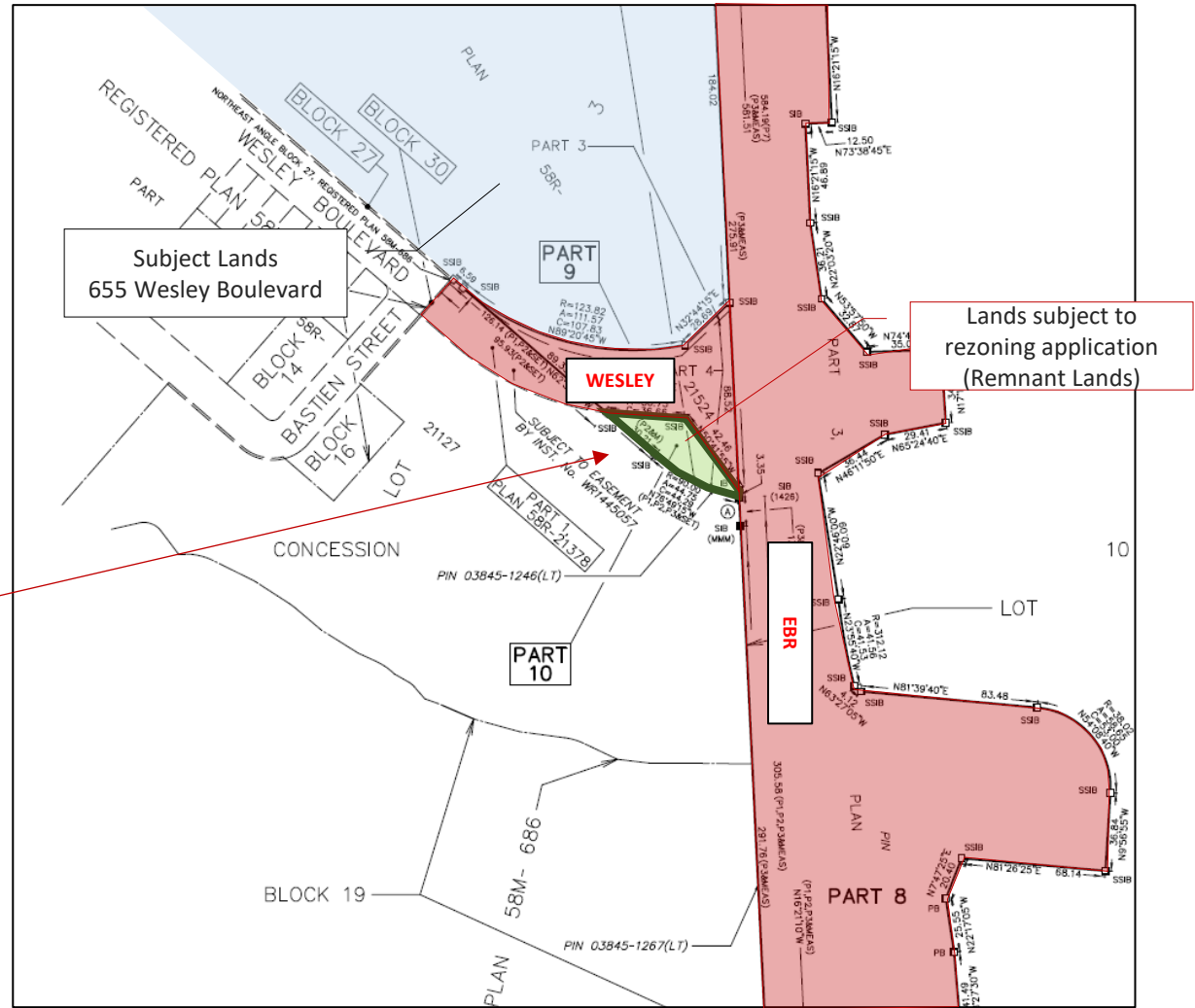


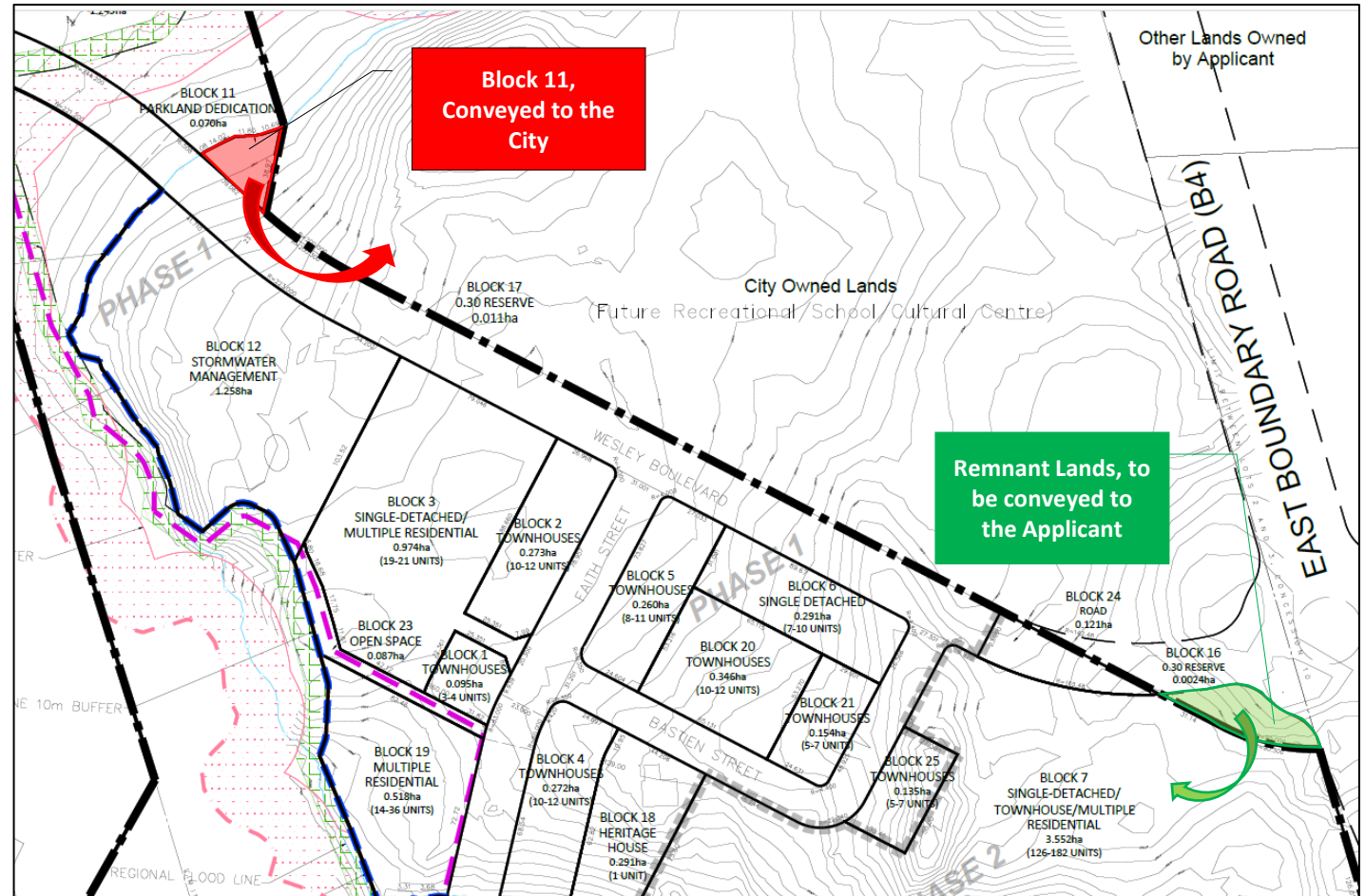
Figure 2 – Remnant lands subject to Zoning By-law Amendment

Land Swap

- Contemplated at Draft Approval
- Condition 10 of Draft Plan:

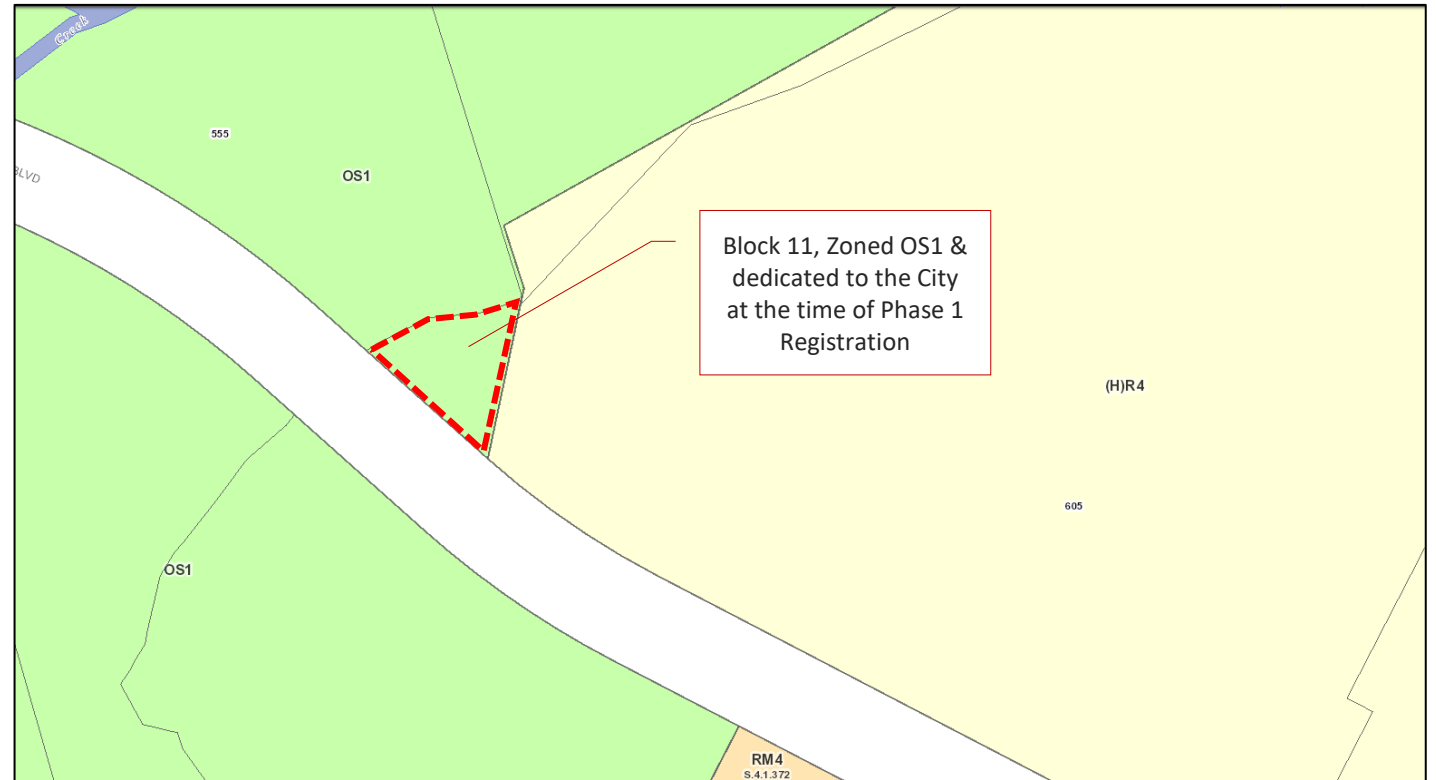
10. Parks, Recreation and Culture Conditions

...The City may provide lands abutting the East Boundary Road roundabout in exchange of Block 11 and these lands may be merged with Block 7 in the Plan of Subdivision...

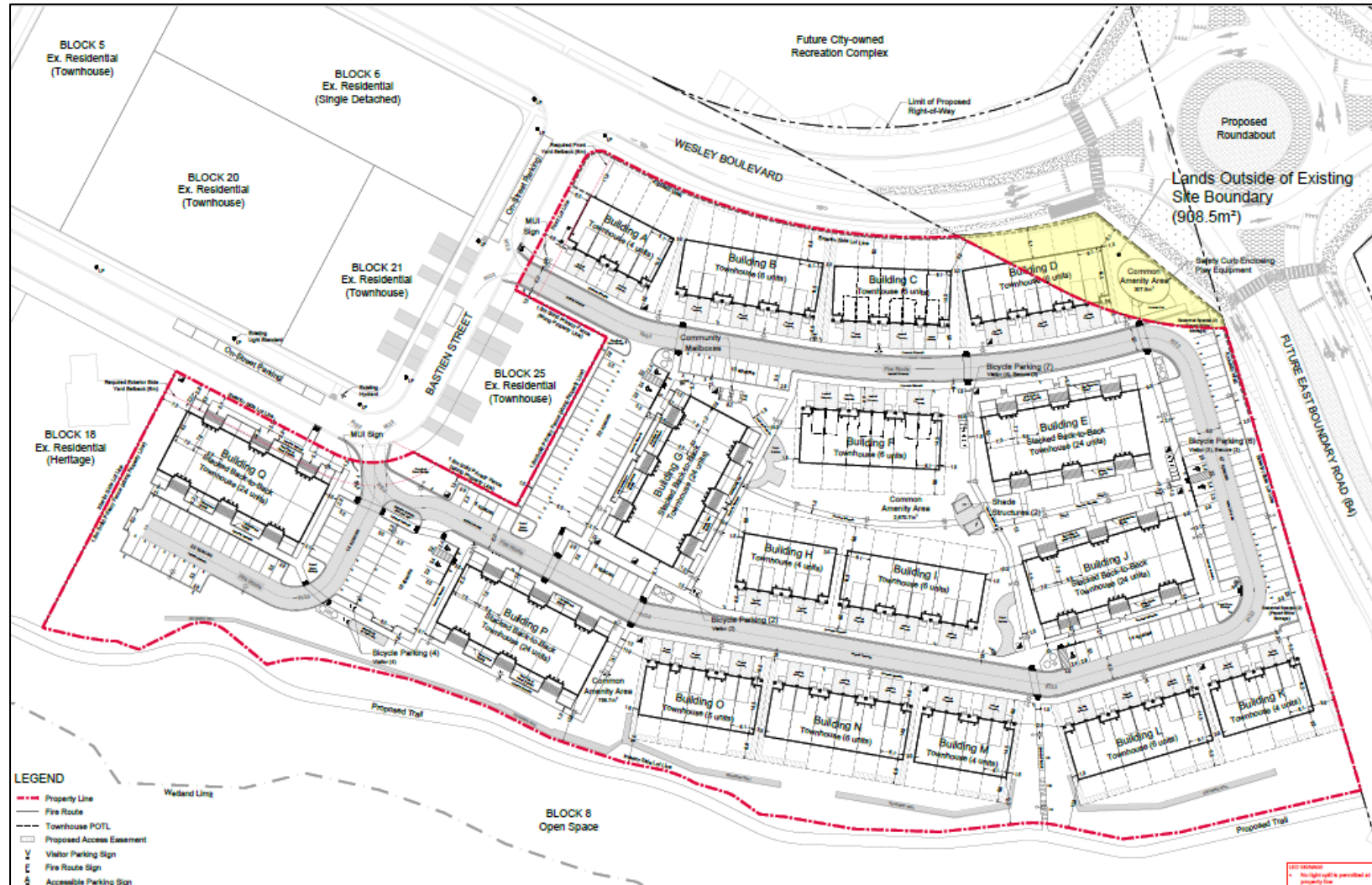


Land Swap

- Block 11 zoned OS1, as requested by the City, and conveyed at Phase 1 registration.
- Land Swap not completed at the time as finalization of Easy Boundary Road and Wesley Road alignment was pending.

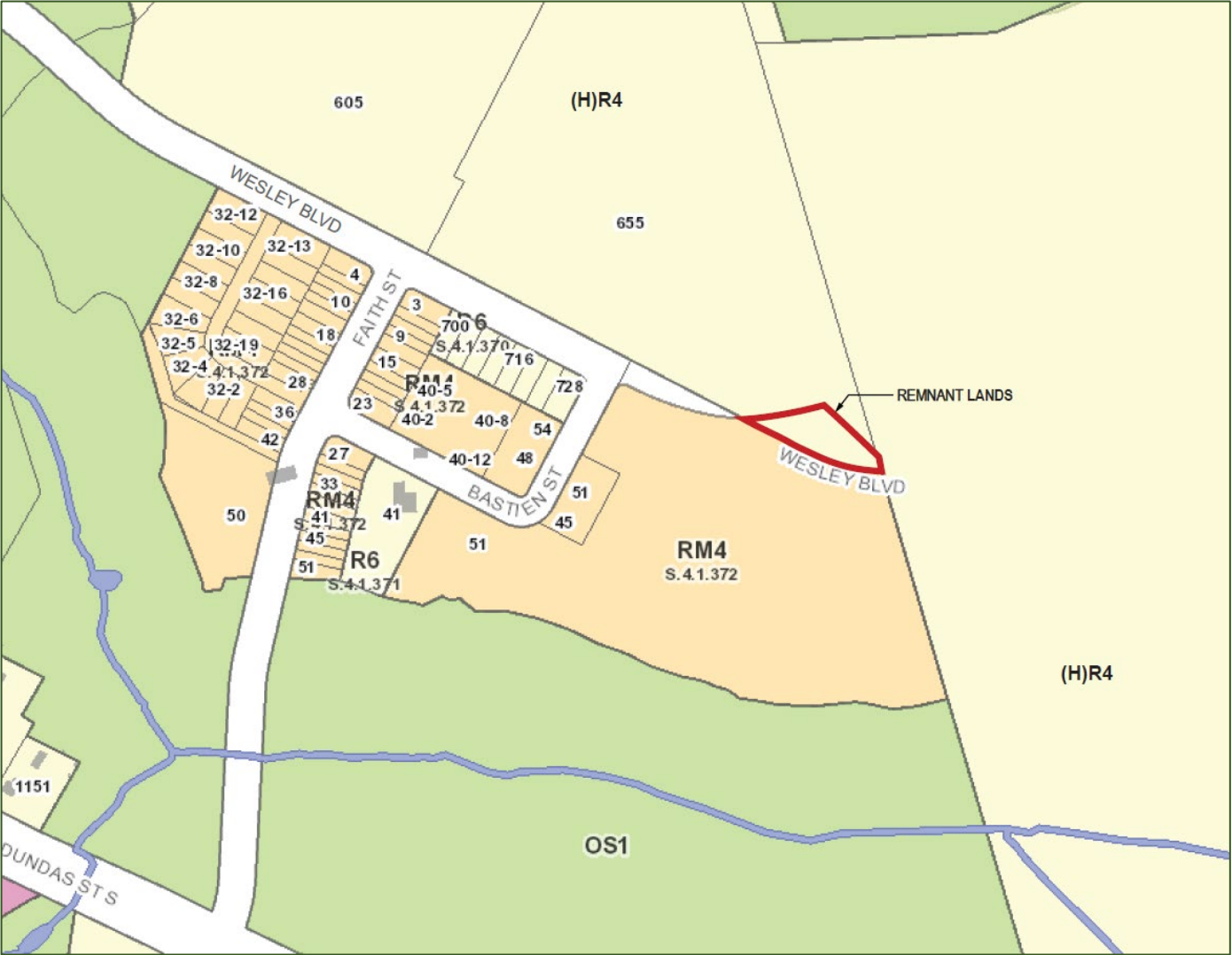


Consolidation with South Point Phase 2



Proposed Application

- Zoning By-law Amendment to rezone remnant lands from **Low Density Residential R4** zone to site specific **Medium High Density Residential (RM4 (S.4.1.372))** zone, to match the existing zoning on Southpoint Phase 2 lands.



Conclusion

- The Proposed Zoning By-law Amendment:
 - will facilitate utilization of remnant lands created by alignment of new roads that cannot be otherwise developed.
 - will not impact the function of the affected blocks or create any adverse effect on adjacent properties.
 - is an administrative exercise to avoid split zoning the future consolidated block.

Thank You