

# Land Use Bylaw Amendments in Riverside

LUB Redistricting – Bylaw 12/2021

April 6, 2021

**Presented by:**

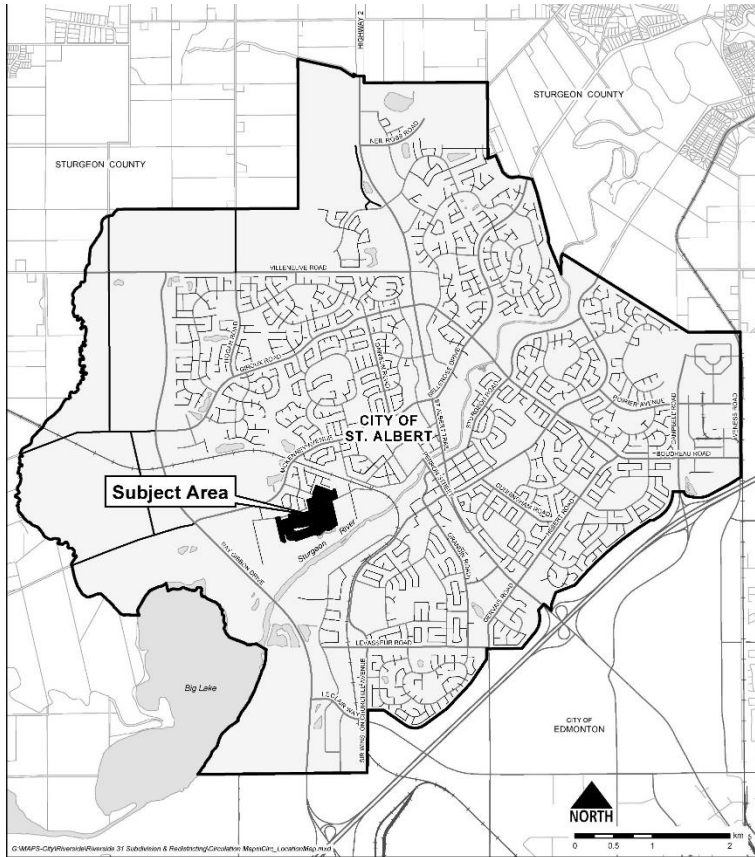
**Suzanne Bennett**

Planner

*Planning & Development*

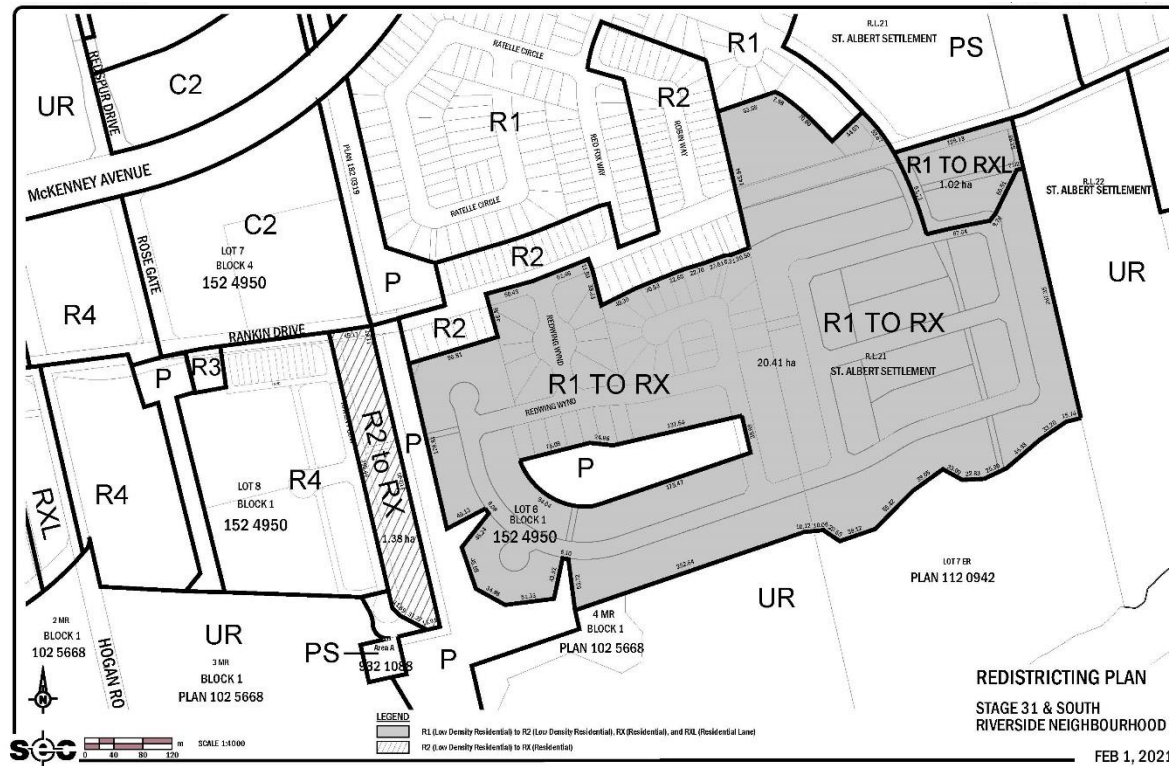


# Location Map



- Lots 8, 6, 23 and 24 of Genstar annex
  - And existing lots of Redwing Wynd
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- North of Sturgeon River
  - East of Ray Gibbons Drive
  - South of McKenney Avenue
  - West of the Railway corridor

# LUB Redistricting Map



- Redistricting to RX and RXL to allow narrower semi-detached lots (RX) and Lane-accessed townhousing (RXL)
- A subdivision application accompanies this redistricting. A decision will not be made by the subdivision authority until after Council decides on the redistricting.

# Public Comments

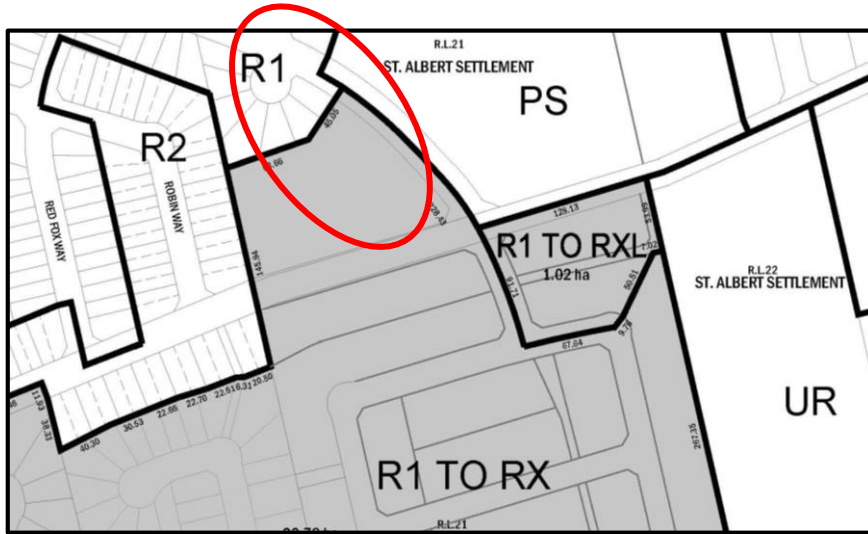
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Three written responses were received from the public. Some of the public concerns are:

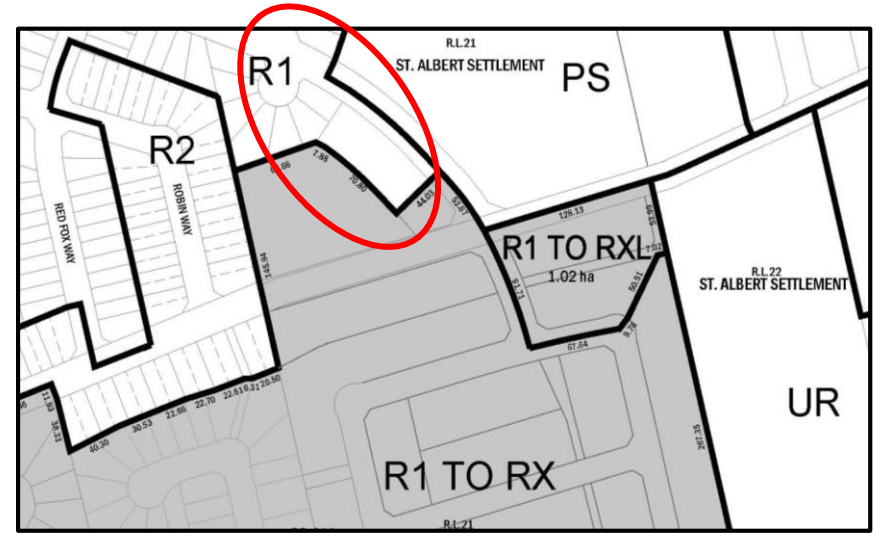
- increased densities;
- change in land use that allows uses as permitted, whereas, in R1 the uses were discretionary;
- reduced side yards on corner lots
- increased shading from more houses, making solar energy less efficient;
- purchased home in R1 neighbourhood, not RX and RXL;
- higher density lowers the value of single-family homes; and
- more traffic.



# Application Updates



**Original Version of Redistricting**  
This was received by Residents in  
circulation notice



**Updated Version of Redistricting**  
R1 area along Riverside Drive no longer  
changing districts.

# Recommendations

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- 1. That the Public Hearing on Bylaw 12/2021 be closed.**
- 2. That Bylaw 12/2021, being amendment 185 to the Land Use Bylaw, be read a second time.**
- 3. That Bylaw 12/2021 be read a third time.**