

## ADMINISTRATIVE REPORT

**TO:** City Planning Committee  
**FROM:** Administration  
**DATE:** November 4, 2024  
**RE:** Zoning Amendment – Northeast Casca Boulevard Amendments

### ISSUE

An application to amend the zoning of 401 Casca Boulevard (Lot 377) and 4.61 ha of vacant Commissioner’s land, located northeast of Casca Boulevard, from PG – Greenbelt to PU – Public Utilities and FP – Future Planning respectively, to align with the current use and to allow for integrated planning of this land and the adjacent lot 1139.

### REFERENCE

- [2040 Official Community Plan](#)
- [Zoning Bylaw 2012-20](#)
- [Land Use Master Plan Policy 2024-04](#)
- [2009 Whistle Bend Master Plan](#)
- [2018 Whistle Bend Master Plan](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2024-49 (Attachment 2)

### HISTORY

An application was received to amend the zoning of lot 377, owned by the City, and 4.61 ha of vacant Commissioner’s land northeast of Casca Boulevard. The proposal would change the zoning of lot 377 from PG – Greenbelt to PU – Public Utilities to align with its current use as the Whistle Bend Recirculation Station, while the vacant land surrounding lot 1139, known as the Heiland parcel, would be zoned FP – Future Planning to enable future integrated development, subject to a master planning project.

Although included in the 2009 Whistle Bend Master Plan to ensure proper service sizing, the site hasn’t been part of subsequent Whistle Bend planning studies. Given the area’s size and its absence from the 2018 Master Plan, the Land Use Master Plan Policy required a waiver to bypass a new master plan at this time.

The Development Review Committee reviewed both the waiver and zoning amendment applications on August 28, 2024, recommended waiver approval, noting that a master plan for the area will be required before any subsequent rezoning occurs, and did not identify any issues with the proposed zoning amendment. The waiver was approved by Administration on September 10, 2024.

The proposed schedule for the Zoning Bylaw amendment is:

|                     |                          |
|---------------------|--------------------------|
| Planning Committee: | November 4, 2024         |
| First Reading:      | November 12, 2024        |
| Newspaper Ads:      | November 22 and 29, 2024 |
| Public Hearing:     | December 9, 2024         |

Report to Committee:  
Second and Third Reading:

January 6, 2025  
January 13, 2025

## **ALTERNATIVES**

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

## **ANALYSIS**

### **Site Context**

The subject site, located southeast of Casca Boulevard between Whistle Bend Phase 2 to the south and Phase 15 to the north, primarily features natural forested areas and trails. A significant land drainage feature is located to the north on vacant Commissioner's land, which is outside the scope of this rezoning application and will remain zoned as Greenbelt.

The subject site includes a paved trail that loops around lot 1139 and connects to an informal mountain bike trail network. The paved trail will not be impacted by the rezoning and any potential relocation will be considered as part of future master planning.

Currently, the site is zoned PG – Greenbelt, with PG and FP zones to the north, FP zoning for Lot 1139, and residential zones (RCM – Comprehensive Residential Multiple Family and RCS2 – Comprehensive Residential Single Family 2) to the south and west. To the east lies the Mountain View Golf Club.

### **2040 Official Community Plan (OCP)**

The subject site is designated as Residential – Urban in the OCP. This designation is intended to accommodate a variety of residential housing forms and compatible uses. The zoning amendment application to FP is proposed as an interim measure, with plans to rezone to more appropriate zones following a comprehensive master planning process for a larger area. Therefore, this rezoning application does not conflict with the OCP.

### **Master Plan Policy**

A master plan waiver was granted by Administration to allow for the future consolidation and joint master planning of the subject site and lot 1139. If this rezoning amendment is approved, a master plan will be required prior to any other future rezoning.

### **Zoning Bylaw**

The subject site is currently zoned as PG, typically applying to public lands left in a natural state and primarily intended for buffers, walkways, trails, and passive recreation. Since the proposed rezoning area was not included in the 2018 Master Plan, it is not designated as part of the neighbourhood's greenspace, though the inclusion of additional greenspace may be considered in future planning. Along Casca Boulevard, the PG zoning will be maintained, providing a 10-meter buffer consistent with Whistle Bend's established standard.

The proposed PU zone was selected for the Recirculation Station, which is part of the City's water distribution system. This zoning is intended to support utility facilities where

potential nuisance impacts on adjacent areas are a consideration. The retention of the PG zoning around lot 377 has been proposed to ensure that existing and potential nuisances from the Recirculation Station are minimized by the buffer.

While the 2018 Master Plan did not designate this site, residential development was intended in the 2009 Master Plan, and the OCP classifies the area for urban residential use. The FP zone has been proposed to the Commissioner's land to allow for flexibility in future planning, particularly in coordination with lot 1139, and is intended as a temporary designation to reserve the land for future planning until such time as planning has occurred to determine appropriate zoning.

### **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2024-49, a bylaw to amend the zoning of 401 Casca Boulevard and 4.61 ha of vacant Commissioner's land, from PG – Greenbelt to PU – Public Utilities and FP – Future Planning respectively, be brought forward for consideration under the bylaw process.