

**Subject: Land Use Amendment – Snye Point Park (Lot 9, McMurray Settlement; Lots 1-3, Block 2, Plan: 616 AO) - Bylaw No. 15/017**

**APPROVALS:**

Brad Evanson, Director  
Brian Moore, Executive Director  
Marcel Ulliac, Chief Administrative Officer

**Administrative Recommendation:**

THAT Bylaw No 15/017, being an amendment to the Land Use Bylaw No. 99/059 specific to Lot 9, McMurray Settlement and Lots 1-3, Block 2, Plan 616 AO be read a first time; and

THAT the required Public Hearing be scheduled for July 14, 2015.

**Summary:**

In February 2015, Council received a report prepared by the former Waterfront Steering Committee. Among other recommendations, the Committee's report recommended rezoning of several parcels adjacent to Snye Point Park from SCL2 – Snyeside/Clearwater High Density district to PR-CC – Parks and Recreation City Centre district. In March, Council directed Administration to implement the Committee's recommendations pertaining to Snye Point Park, specifically those recommendations pertinent to the hosting of the Western Canada Summer Games.

**Background:**

In late 2014, Council authorized the formation of the Waterfront Steering Committee, with the goal of gaining the public's input into the Municipality's plans for the development of the areas along the Snye and Clearwater Rivers in the Lower Townsite area. In February 2015, Council had an opportunity to receive the Committee's report. This report outlined several development concepts, including changes in density of development, and the addition of institutional and support commercial uses. The primary recommendation, though, was the creation of a larger riverside park area along the two rivers. This full recommendation would entail the rezoning of nearly 30 parcels along the Snye and Clearwater Rivers from medium and higher density residential and mixed use districts within the City Centre Land Use Bylaw, to primarily PR-CC – Parks and Recreation City Centre district. There would need to be additional amendments to the Districts in some areas, to further the development of some institutional and commercial uses, but the majority of the Committee's intent pertaining to this recommendation can be accommodated within the PR-CC – Parks and Recreation City Centre district.

In March 2015, Council directed Administration to prepare to implement the Committee's recommendations, but only those pertinent to hosting the 2015 Western Canada Summer Games.

Of the aforementioned 30 affected parcels, there are only four parcels directly impacted by development activities related to the Summer Games (see Attachments 2 and 3). Specifically, the four affected parcels (Lot 9, McMurray Settlement and Lots 1-3, Block 2, Plan 616 AO) would need to be redesignated from their current designation of SCL2 – Snyeside/Clearwater High Density district to PR-CC – Parks and Recreation City Centre district to accommodate full buildout of the Waterfront Steering Committee’s recommendations. All four parcels are owned by the Regional Municipality.

**Rationale for Recommendation:**

Administration is recommending approval of this Land Use Bylaw amendment, as it is consistent with the direction given by Council regarding the Waterfront Steering Committee’s recommendations for the subject parcels.

A recommendation has been provided should Council wish to proceed with first reading and schedule a public hearing.

**Attachments:**

1. Bylaw No. 15/017
2. Subject Area Map
3. Subject Area Map Aerial