

## Proposed Zoning Bylaw Text Amendment – Minimum Site Area for FUD District with Holding Symbol (H)

### APPLICATION SUMMARY

The proposed text amendment to Bylaw No 8770, the Zoning Bylaw, will provide for the site area of parcels zoned FUD – Future Urban Development District to be reduced subject to the Holding Symbol (H) being applied. The proposed text amendment will facilitate the subdivision of land in new neighbourhoods for land exchange purposes.

### RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider Administration's recommendation that the proposed text amendments to Bylaw No. 8770, Zoning Bylaw, as outlined in this Report, be approved.

### BACKGROUND

In the past, newly developing neighbourhoods were typically blanket zoned R1A – One-Unit Residential District and subsequently rezoned and subdivided to facilitate development in line with the approved Concept Plan. This practice was used as the R1A District was the predominant zoning district in those neighbourhoods.

With new neighbourhood designs providing for a wider range of housing forms, commercial uses and institutional uses, continuing with this practice often resulted in concerns about changes in zoning being raised by area residents. These concerns were raised even though the rezoning was to provide for development in line with an approved Concept Plan. In response to this, the FUD District began to be used for this interim zoning phase in neighbourhoods that have recently been approved and are under development.

### DISCUSSION

As development commences in a new neighbourhood, subdivision often occurs to provide for the exchange of land for ownership purposes, in advance of future development. Further rezoning and subdivision of these sites is then required to create development sites, right of way, municipal reserve, etc.

The minimum site area for most uses in the FUD District is 32 hectares. Sites created for land exchange will vary in size and are often smaller than 32 hectares and therefore, cannot be accommodated under the current FUD District regulations. Rezoning to the districts envisioned under the concept plan, at this stage of development, would be premature as property lines have not been finalized and detailed design work would still need to be done.

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**Amendment to Bylaw No. 8770, the Zoning Bylaw**

Administration is recommending the FUD District be amended to provide for the site area to be reduced where the Holding Symbol (H) is used in conjunction with the FUD District. The proposed amendment would stipulate that the Holding Symbol (H) may only be removed when further rezoning and subdivision occurs in line with an approved Concept Plan.

**Alignment with Bylaw No. 8769, Official Community Plan Bylaw (2009)**

The proposed text amendment does align with the policies for use of the Holding Symbol (H) contained within Bylaw No 9700, the Official Community Plan.

**COMMUNICATIONS AND ENGAGEMENT**

This proposed amendment has been identified through work with developers during ongoing development of new neighbourhoods. As this amendment will have limited implications for others beyond the developers directly involved in a land exchange, further communications and engagement was not deemed necessary.

**PUBLIC NOTICE**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

**REPORT APPROVAL**

Written by: Darryl Dawson, Development Review Section Manager  
Reviewed by: Lesley Anderson, Director of Planning and Development  
Approved by: Lynne Lacroix, General Manager, Community Services

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