

Proposed Rezoning of Brighton Neighbourhood – From FUD District to FUD District (H)

APPLICATION SUMMARY

An application has been submitted by Dream Development to rezone sites in the Brighton Neighbourhood from FUD – Future Urban Development District to FUD – Future Urban Development District subject to the Holding Symbol. The rezoning will provide for the subdivision of land for ownership exchange purposes in advance of future development.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in this report, be approved.

BACKGROUND

The Brighton Neighbourhood Concept Plan (Concept Plan) was originally approved by City Council in May 2014. The Concept Plan identifies lands within the area to be developed for single unit/semi-detached dwelling units, low-density street townhouses and low-density group townhouse/multi-unit dwellings (see Appendix 1).

DISCUSSION

Proposed Amendments

Amendment to Bylaw No. 8770, the Zoning Bylaw, 2009

Dream Development is proposing to rezone the subject sites from FUD District to FUD District subject to the Holding Symbol (H) as shown on Appendix 2. The proposed rezoning will provide for subdivision to proceed in order to exchange land for ownership purposes in advance of future development.

As per Official Community Plan Bylaw No. 9700, City Council may use the Holding Symbol (H), in conjunction with any other zoning designation in the Zoning Bylaw, to specify the use to which lands shall be put at some time in the future, but which are now considered premature or inappropriate for immediate development.

The FUD District subject to the Holding Symbol (H) will remain in place until such time as rezoning and subdivision are undertaken to provide for development in line with the approved Concept Plan.

Comments from other Divisions

No concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

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COMMUNICATIONS AND ENGAGEMENT

Given the early stage of development in which this area of Brighton is in and further rezoning will be required prior to development, notification of adjacent property owners was not deemed necessary. A notice detailing this rezoning application was sent to the Ward Councillor on May 8, 2020.

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.

APPENDICES

1. Brighton Neighbourhood Concept Plan
2. Location Plan

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