

LAND USE APPLICATION

Rezoning – Westfield Road – From FUD(H) District to R1A, R1B and RMTN District

APPLICATION SUMMARY

BDM Enterprises Ltd submitted an application to rezone lands in the Brighton Neighbourhood adjacent to Westfield Road from FUD – Future Urban Development District, subject to the Holding Symbol (H) to R1A – One-Unit Residential District, R1B – Small Lot One-Unit Residential District, and RMTN – Townhouse Residential District.

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 amendments to Bylaw No. 8770, Zoning Bylaw pertaining to the lands adjacent Westfield Road, 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 sites subject to the rezoning application are designated as Single Unit/Semi Unit Detached Dwellings and Low Density Street Townhouse Multi-Unit Dwellings on the Concept Plan (refer to Appendix 1).

DISCUSSION

The subject sites along Westfield Road are currently zoned FUD(H) District. The FUD District is an interim zoning district which is applied to sites pending urban development. The Holding Symbol (H) was applied to allow for the subdivision of land for ownership exchange purposes. The subject sites are proposed to be rezoned from FUD(H) District to R1A, R1B and RMTN District (refer to Appendix 2).

The zoning amendment will provide for the subdivision and development of one-unit dwellings and related community uses on the sites zoned R1A and R1B District, and street townhouses and related community uses on the sites zoned RMTN District. The proposed zoning will provide for development as shown on the approved Concept Plan.

Comments from other Divisions

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

COMMUNICATIONS AND ENGAGEMENT

In July 2020, a notice was sent to registered property owners within approximately 75 metres of the subject sites, the Ward Councillor and the Neighbourhood Services Manager. At the time of writing this report, no comments from the public have been received.

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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 – Westfield Road

REPORT APPROVAL

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

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