

Concept Plan Amendment Application – Brighton Neighbourhood

APPLICATION SUMMARY

Dream Developments and BDM Enterprises submitted an application to amend the Brighton Neighbourhood Concept Plan. The proposed amendments consist of minor land use changes and the reconfiguration of streets, linear parks, development sites and service networks located primarily in the western and southern portions of the neighbourhood.

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 the Brighton Neighbourhood Concept Plan, as outlined in this report, be approved.

BACKGROUND

The Brighton Neighbourhood Concept Plan (Concept Plan) was originally approved by City Council in May 2014. Since 2014, other amendments have been approved to facilitate minor changes in land uses and parcel layout.

DISCUSSION

Proposed Amendments to the Brighton Neighbourhood Concept Plan

Dream Developments and BDM Enterprises have identified updates to the Concept Plan for future development phases, predominantly in the western and southern portions of the neighbourhood. The proposed amendments include minor land use changes and the reconfiguration of streets, linear parks, development sites and servicing network. A map comparing the amendments to the approved Concept Plan is included in Appendix 1. These amendments are summarized as follows:

Amendment Area 1:

- Reconfiguration of streets and development sites; and
- Realignment of the linear parks.

Amendment Area 2:

- Reconfiguration of streets and development sites;
- Realignment of the linear parks; and
- Replace three 'Low-Density Group Townhouse Multi-Unit Dwellings' sites with 'Single Unit/Semi-Unit Detached Dwellings' sites.

Amendment Area 3:

- Reconfiguration of streets and development sites;
- Realignment of the linear park; and

- Replace a ‘Low-Density Group Townhouse Multi-Unit Dwellings’ site with ‘Single Unit/Semi-Unit Detached Dwellings’ sites.

Amendment Area 4:

- Reconfiguration of streets.

Amendment Area 5:

- Reconfigure and increase the area of the ‘Low-Density Group Townhouse Multi-Unit Dwellings’ site.

Amendment Area 6:

- Addition of a six metre lane to create two ‘Low Density Multi-Unit Dwellings’ development sites from the existing site.

Amendment Area 7:

- Amend the land use from ‘Low Density Group Townhouse Multi-Unit Dwellings’ to ‘Medium Density Multi-Unit Dwellings’.

Amendment Area 8:

- Revise the Concept Plan Land Use Legend from a previous amendment for consistency on mapping for the neighbourhood.

Policy Review

The proposed Concept Plan amendments are consistent with the Residential Land Use designation within Bylaw No. 9700, the Official Community Plan Bylaw, 2020. Lands designated as “Residential” have the potential for residential development and community uses compatible within a neighbourhood setting.

The cumulative impacts on projected neighbourhood population and density, resulting from the proposed amendments are minimal. The estimated population is projected to decrease slightly from approximately 15,490 people to approximately 15,167 people. The revised Brighton Land Use Statistics have been provided on Appendix 2.

During the policy review it was identified the proposed amendments deviated from the fused grid pattern which was identified as a key objective of the neighbourhood design in the original Concept Plan document submitted by the Developer and approved by City Council in 2014. That document stated the Brighton neighbourhood would utilize the fused grid road pattern throughout the entire community.

The amendments propose to add several cul-de-sacs, which are no longer integrated into a larger pedestrian network and are not connected through green spaces, two of the defining core principles of a fused grid pattern as noted in research papers by the Canada Mortgage and Housing Corporation (CMHC). With the fused grid no longer being applied throughout the entire neighbourhood, an addendum to the original Concept Plan document (refer to Appendix 3) has been submitted stating :

- a) Portions of the Brighton neighbourhood are inspired by the fused-grid road pattern; and
- b) Anywhere the Plan references “fused grid”, should now be read by the viewer as “inspired by fused grid”.

The addendum provided in Appendix 3 also provides updated maps for the Concept Plan document.

The proposed amendments were evaluated to ensure the connectivity for non-vehicular modes of transportation were maintained. Information provided in support of the application indicates that proposed amendments ensure safe street crossings, maintains the internal circulation route along a linear park system and street network and provides for additional connection points to the multi-use trail adjacent to the CPR berm. An updated Active Transportation Map is included in Appendix 3.

Comments from other Departments

As part of the Concept Plan amendment application process, this application was circulated to civic departments for review. Comments compiled during this review were submitted to the applicant for response and all items have been appropriately addressed. No concerns were identified which would preclude this application from proceeding to a Public Hearing.

COMMUNICATIONS AND ENGAGEMENT

In December 2020, a notice was sent to registered property owners within approximately 150 metres of the subject sites, the Ward Councillor and the Neighbourhood Services Manager. Details of the application, along with the amendment process were also posted on the City’s Engage Page.

Administration received two emails and one phone call on the proposal. Both emails were in opposition to the proposed change in land use in Area 7 primarily due to the increase in density proposed and traffic. The site is located at the entrance to the neighbourhood and can support the minor increase in density resulting from the change in the land use. Traffic lights are also scheduled for the intersection of Brighton Gate and Secord Way in the future. The phone conversation identified questions related to the proposed change in Area 7, however no statement of position was received. At the time of the writing of this report no comments were received from the public on any other areas within the amendment. See Appendix 4 to review the Community Engagement Summary.

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 Concept Plan Map Amendment
2. Brighton Land Use Statistics Tables
3. Addendum – Proposed Text Amendment to Fused Grid and Revised Concept Plan Figures
4. Community Engagement Summary

REPORT APPROVAL

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

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