

Proposed Rezoning – Brighton Neighbourhood – From FUD and FUD (H) District to R1A, R1B, R2 and RMTN District

APPLICATION SUMMARY

Dream Development submitted an application to rezone lands adjacent to Brighton Gate and Taube Avenue in the Brighton Neighbourhood from FUD – Future Urban Development District and FUD – Future Urban Development District subject to the Holding Symbol (H) to R1A – One-Unit Residential District, R1B – Small Lot One-Unit Residential District, R2 – One and Two-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, 2009 (Zoning Bylaw), to rezone lands located adjacent to Brighton Gate and Taube Avenue in the Brighton Neighbourhood from FUD and FUD(H) Districts to R1A, R1B, R2 and RMTN Districts as outlined in this report, be approved.

BACKGROUND

The Brighton Neighbourhood Concept Plan (Concept Plan) was originally approved by City Council in May 2014 and was most recently amended on March 22, 2021. The sites subject to the rezoning application are identified as Single Unit/Semi Unit Detached Dwellings, Low Density Multi Unit Dwellings and Municipal Reserve on the Concept Plan (refer to Appendix 1 for Fact Summary Sheet and Appendix 2 for Brighton Neighbourhood Concept Plan and Amendment Area).

The subject sites are currently zoned FUD – Future Urban Development District, an interim zoning district which is applied to sites pending future urban development. The Holding Symbol (H) is currently applied to the northern portion of the amendment area to meet the minimum site area requirements within the FUD District.

DISCUSSION

Dream Development is proposing to rezone the subject sites from FUD and FUD(H) Districts to R1A, R1B, R2 and RMTN Districts (refer to Appendix 3).

The zoning amendment would provide for subdivision and development of one-unit dwellings, as well as related community uses on sites zoned R1A District, small lot residential development in the form of one-unit dwellings as well as related community uses on sites zoned R1B District, one and two-unit dwellings and related community uses on sites zoned R2 District and low to medium density multiple-unit dwellings in the form of townhouses, dwelling groups and other building forms, as well as related community uses on sites zoned RMTN District.

Policy Review

The proposed rezoning aligns with the Residential land use designation within the Bylaw No. 9700, Official Community Plan, 2020. The proposed rezoning of this area would provide for subdivision and development which aligns with the Single Unit/Semi Unit Detached Dwellings, Low Density Multi Unit Dwellings and Municipal Reserve land uses identified on the approved Concept Plan.

Comments from Other Departments

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

COMMUNICATIONS AND ENGAGEMENT

On May 7, 2021, a notice was sent to registered property owners within approximately 75 metres of the subject sites, the Ward Councillor and the Community Initiatives Manager. At the time of writing this report no comments from the public have been received.

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. Fact Summary Sheet
2. Brighton Neighbourhood Concept Plan and Amendment Area
3. Location Map

REPORT APPROVAL

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

SP/2021/PD/MPC/Proposed Rezoning – Brighton Neighbourhood – From FUD and FUD (H) District to R1A, R1B, R2 and RMTN District/mh