

## Proposed Zoning Bylaw Text Amendment – Frontage for Certain Sites Facing MR in the R1B District

### APPLICATION SUMMARY

The proposed text amendment to Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw) will allow one-unit dwelling sites in the R1B - Small Lot One-Unit Residential District to have their principal frontage on a Municipal Reserve instead of a public street, where such sites are specifically designed for this orientation on an approved concept plan.

### 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, 2009 (Zoning Bylaw) as outlined in this Report, be approved.

### BACKGROUND

Under the current Zoning Bylaw regulations, a development is to have its principal frontage on a public street. The location of the principal building, accessory buildings, setbacks and other regulations are determined based on this orientation.

The Brighton Neighbourhood Concept Plan, approved by City Council in 2014, proposed a new design for one-unit dwellings which would front onto Municipal Reserve. Certain blocks were identified for this form of development on the Concept Plan Map (see Appendix 1 for Excerpts from the Brighton Neighbourhood Concept Plan Report and Map).

### DISCUSSION

One-unit dwellings, which front onto Municipal Reserve have been constructed in Brighton adjacent to Bearpaw Park (see Appendix 2 for photos). This form of development does not currently fit within the development standards of the Zoning Bylaw and requires the developer to request a minor variance (this type of variance has been delegated for Administration to approve when certain criteria is met). In other instances, the developer may have to use the development appeal process to accommodate one-unit dwellings fronting onto the Municipal Reserve as envisioned in the Concept Plan. Using the minor variance or development appeal process was initially used as there were a limited number of these type of sites.

While this form of development has been identified for various blocks in the Brighton Neighbourhood at this time, it may also be desirable in future residential neighbourhoods. Given this, amending the Zoning Bylaw to provide regulations for one-unit dwellings which front a Municipal Reserve would streamline the approval process and provide certainty to developers as to how this form of development will be regulated.

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### **Text Amendment to the Zoning Bylaw**

Administration is recommending a text amendment to the R1B District which would allow sites for a one-unit dwelling to be considered to have the principal frontage on a Municipal Reserve where such sites are specifically designed for this orientation, as identified on an approved concept plan.

The amendment is proposed only for the R1B District as this district has an established front yard setback of a minimum of three metres and a maximum of six metres, which is best suited for this form of development. The amendment would also require the sites to be identified on an approved Concept Plan and be located between a Municipal Reserve and a lane to ensure it is permitted only in limited circumstances.

### **COMMUNICATIONS AND ENGAGEMENT**

This proposed amendment has been identified through work with Dream Development during ongoing development of the Brighton Neighbourhood. Information on the proposed amendment will be provided to developers primarily involved in land development.

### **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. Excerpts from the Brighton Neighbourhood Concept Plan Report and Map
2. Photos of One-Unit Dwellings fronting Bearpaw Park in Brighton

### **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

SP/2021/PD/MPC/Zoning Bylaw Text Amendment – Frontage Facing MR in R1B District/pg