

Proposed Concept Plan and Zoning Bylaw No. 8770 Text Amendment – Direct Control District 8 (Brighton Village Centre)

APPLICATION SUMMARY

AODBT architecture + interior design on behalf of Dream Developments Ltd. applied to amend the Brighton Village Centre Concept Design (Concept Plan) for the Direct Control District 8 (DCD8) and for text amendments to the DCD8 regulations contained in Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw). The proposed amendments will facilitate additional residential and commercial land uses within DCD8 and removal of institutional land uses from Zone 1 of DCD8.

RECOMMENDATION

That 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 Brighton Village Centre Concept Plan amendment and text amendments to Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in this report, be approved.

BACKGROUND

In July 2017, City Council approved the Brighton Village Centre Concept Plan and corresponding DCD8 regulations in the Zoning Bylaw for the Brighton Village Centre. The development is proposed to be a gateway entry point to the Brighton neighbourhood, containing a mix of commercial, residential and institutional uses provided through higher-density residential and mixed-use buildings planned in a compact, walkable, pedestrian-oriented design with active frontages. The subject site is bound by McOrmond Drive to the east and Brighton Circle to the west (see Appendix 1).

Amendments to the Concept Plan and DCD8 were passed by City Council in February of 2019 to remove phasing requirements and to provide flexibility in site development and building design (see Appendix 2).

DISCUSSION

Dream has noted in their application that the current Concept Plan provides for a mix of residential, commercial and office/institutional uses however market changes since 2019 indicate a need to prioritize residential development, while focusing office/institutional development in the Downtown or established Urban Centres rather than establishing further office sites in this area.

The proposed amendments would facilitate a change from the approved mixed use/commercial/residential land uses to mixed use residential/commercial land uses through removal of institutional/office uses from the Concept Plan gateway entry point and introducing mixed-use residential (see Appendix 3), in addition to minor site design and layout changes.

Proposed Amendments

Concept Plan Amendments

The proposed Concept Plan amendments include:

- Replacing ‘Office/Institutional’ land uses at the intersection of McOrmond Drive and Brighton Common with mixed use residential and commercial developments; and
- Revisions to overall site design including changes to public space and pathways, parking, interior roadway alignment and Concept Plan design principles.

Text Amendments to the Zoning Bylaw

In alignment with the Concept Plan Amendments, the following text amendments to the DCD8 regulations are proposed:

- Adding the following land uses to Zone 1:
 - Multiple-Unit Dwellings, Dwelling Units or Multiple-Unit Dwellings in conjunction with or attached to any other permitted use;
 - Private School;
 - Health Club; and
 - Sidewalk Cafes
- Requiring multiple-unit residential developments to provide one parking space per dwelling unit and institutional, commercial and office uses to provide one space per 50 square metres of gross floor area.

Policy Review

The Brighton Village Centre is an identified Community Focal Point and the proposed amendments are consistent with the objectives and policies for Community Focal Points contained in [Bylaw No. 9700, the Official Community Plan Bylaw, 2020](#).

The proposed amendments to the Concept Plan and text amendments to the DCD8 regulations contained in the Zoning Bylaw maintain the purpose of the DCD8. The purpose of the DCD8 is to provide for a mixed-use village, providing a wide variety of uses that will serve the needs of the Brighton Neighbourhood. The development of the Brighton Village Centre will serve as a gateway into the Brighton Neighbourhood and include features to increase pedestrian use and comfort, human-scale buildings, architectural integrity, high quality materials, and demonstrated environmental sustainability.

Comments from other Divisions

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

COMMUNICATIONS AND ENGAGEMENT

In May 2024, public notification was mailed out to 268 residents within the subject site and adjacent residents within 150 metres. An engage page was also published and the Ward Councillor was notified.

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At the time of writing this report, Administration received one correspondence in support of the amendments.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy C01-021, Public Notice.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, Public Notice, 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. Direct Control District 8 Location Map
2. Brighton Village Concept Design – Amended December 21, 2018
3. Brighton Village Concept Design – Amended June 21, 2024

REPORT APPROVAL

Written by: Robyn Rechenmacher, Senior Planner
Reviewed by: Darryl Dawson, Manger of Development Review
Tyson McShane, Acting Director of Planning and Development
Approved by: Celene Anger, General Manager, Community Services

SP/2024/PD/MPC/Proposed Concept Plan and Zoning Bylaw No. 8770 Text Amendment – Direct Control District 8 (Brighton Village Centre)/mt