

**TOWN OF PASADENA**

**DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2025**

(#1 Berkshire: RLD to RMD)

**FEBRUARY 2025**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT  
AMENDMENT No. 13, 2025  
TOWN OF PASADENA DEVELOPMENT REGULATIONS, 2019**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Pasadena adopts the Amendment No. 13, 2025 to the Pasadena Development Regulations.

Adopted by the Town Council of Pasadena on July 21, 2025.

Signed and sealed this 16<sup>th</sup> day of December, 2025.

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>3685 0012 2026</u>
Date	<u>February 25, 2026</u>
Signature	<u>[Handwritten Signature]</u>

(Council Seal)



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 13, 2025 to the Town of Pasadena Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP:



Anna Myers  
Member of Institute of Planners (MCIP)



# **TOWN OF PASADENA DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2025**

## **BACKGROUND**

The Town Council of Pasadena wishes to amend its Development Regulations, 2019.

The Town Council intends to make the following changes to the Land Use Zoning map of the Development Regulations: to rezone land from “Residential low Density” to “Residential Medium Density” for the purpose of enabling townhome residential development.

The Town has received a request for to develop townhomes on #1 Berkshire Avenue. The site has frontage from publicly maintained road, Berkshire Road and First Avenue, and can be fully serviced with municipal water and sewer. Town wishes to accommodate the rezoning request.

The development will be a comprehensive development with onsite parking and a buffer between the proposed townhomes and the existing low-density housing backing onto the proposed site which face the street. Future access must be preserved for other backlands in the area; therefore, the layout must provide future access to #1B Berkshire as well access to the undeveloped residential land to the south of site.

This proposal is consistent with the Town of Pasadena Integrated Community Sustainability Municipal Plan, 2015 policies to provide affordable housing, including higher density options, as follows:

**Policy GL-1** Council shall strive to achieve a balance between the continued development of large lot size residential subdivisions that entail linear extension of roads and municipal services, and a more efficient use of the land base for mixed sized and more compact residential lots, and where appropriate for higher density residential housing, that result in more varied local housing types and choices. Commercial and employment generating land uses will be encouraged to utilize a greater proportion of their development area for building site coverage. Conversion of existing residential homes on Main Street for targeted commercial uses will similarly be encouraged.

- Policy UR-9** All infill residential, semi-detached dwellings, and higher density residential proposals are to recognize the existing, established neighbourhood character and that new development is to blend in well with the built form of the neighbourhood, with particular attention to compatible development density.
- Policy RMD-5** Housing types for higher density dwellings may include well- designed apartment buildings and condominium developments as generally indicated by the following design illustration. As a discretionary use in the RMD zone, developers of townhomes and apartments must provide public notification of the proposed higher density developments so that Council can consider community responses during the application review process.
- Policy AF-2** Council will encourage affordable housing through infill residential development of compact lot sizes, through mixed lot sizes within new residential subdivisions, through appropriately designed and sited medium and higher density residential dwellings, and as expressed by the Development Regulations, through provisions for subsidiary apartments within or attached to detached dwellings, and through accessory employee residential opportunities for commercial, industrial, public and agricultural uses.

## **PUBLIC CONSULTATION**

During the preparation of this proposed amendment, Council posted a Notice for Public Consultation at the Town Hall and at Pasadena Place on April 2, 2025 so that individuals could provide input. A notice was posted on the Town Facebook page on the same date. Adjacent property owners were provided a copy of the Notice of Consultation.

### **Summary of submissions:**

The Town of Pasadena received three letters with comments and concerns regarding the proposed development. The most important concerns were:

- potential loss of property value;
- loss of natural beauty if trees are cut down; and,
- loss of quality of life with less privacy, and loss of the casual recreational use of these lands by residents.

One individual indicated a preference for market housing such as duplex or semi-detached housing that would be affordable; but aversion for non-market, subsidized row housing. Other concerns were increased traffic, adequacy of municipal infrastructure and services.

Analysis:

If this area had been developed as a comprehensive subdivision, each of the lots facing the street would normally back onto the backyard of a home facing a parallel street. The proposed development of the vacant back lands represents infill residential development. As these lands have access to existing municipal services, such development needs to be encouraged. The proposed townhouse development, which represents a higher density than single family dwellings, is an initiative to provide affordable market housing to meet the needs of residents during these times of housing shortage.

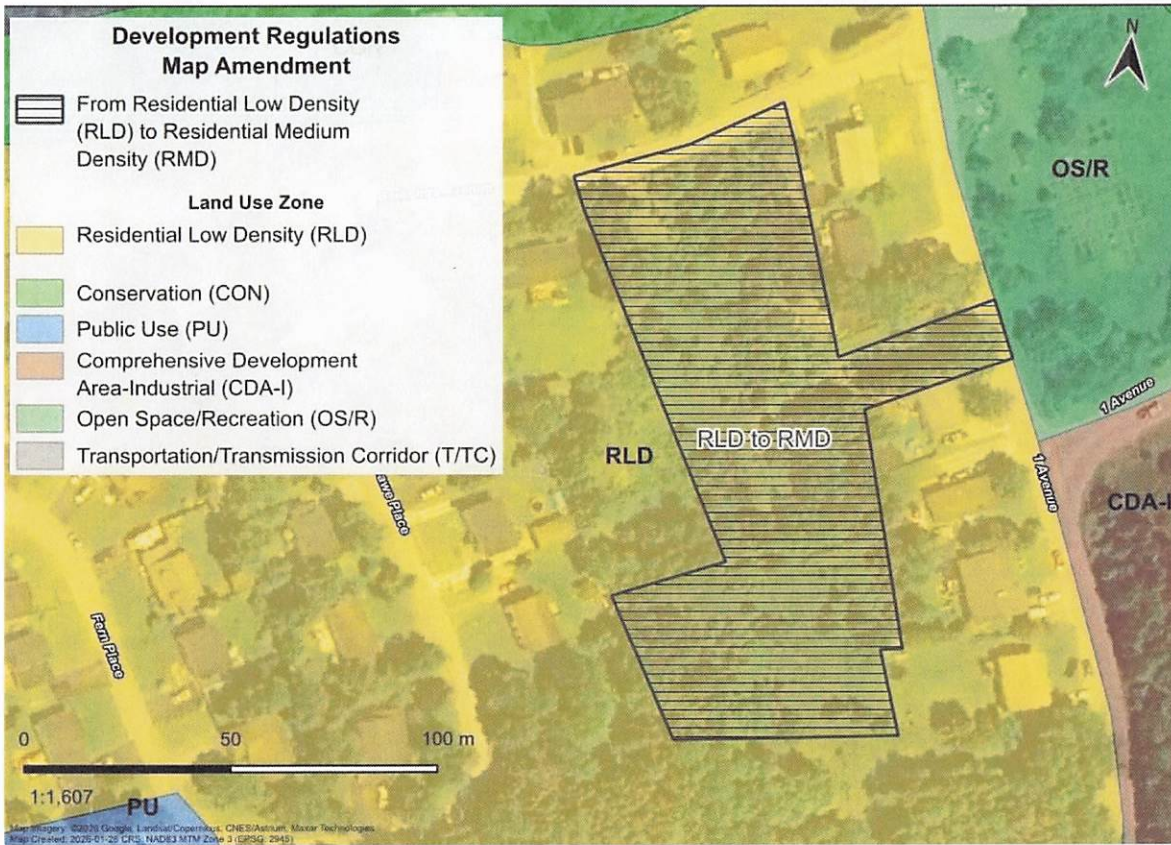
The Town of Pasadena is confident that the concerns expressed by residents can be addressed during the development application process, where site layout, height, setbacks and separation distances, access/egress, and landscaping, including preservation of existing vegetation will be important components of the concept design.

Conclusion:

The Town of Pasadena supports this application for a change from “Residential Low Density” to “Residential Medium Density” for #1 Berkshire Avenue.

**DEVELOPMENT REGULATIONS MAP AMENDMENT No. 13, 2025:**

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 13, 2025 Map.



**Town of Pasadena**  
 Development Regulations, 2019  
 Land Use Zoning Map  
 Amendment No. 13, 2025



From Residential Low Density to Residential Medium Density

Dated at Pasadena  
 This 16<sup>th</sup> day of December 2025

**Darren Gardner, Mayor**



(Town Seal)

**Brian Hudson, Chief Administrative Officer**

I CERTIFY THAT THIS DEVELOPMENT REGULATIONS AMENDMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE *URBAN AND RURAL PLANNING ACT, 2000*.



Anna Myers, MCIP

**Development Regulations/Amendment**  
**REGISTERED**

Number 3685-0012-2026  
 Date February 25, 2026  
 Signature [Handwritten Signature]