



**TOWN OF PASADENA**

**DEVELOPMENT REGULATIONS AMENDMENT No. 17, 2025**

(#25-29 Midland Row-RLD to RMD)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

DEVELOPMENT REGULATIONS AMENDMENT No. 17, 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. 17, 2025 to the Pasadena Development Regulations.

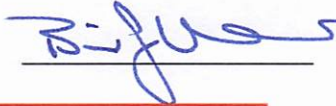
Adopted by the Town Council of Pasadena on Jan 26<sup>th</sup>, 2026.

Signed and sealed this 21<sup>st</sup> day of April, 2026.

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>3685-0013-2026</u>
Date	<u>May 1, 2026</u>
Signature	<u>[Handwritten Signature]</u>

(Council Seal)



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 17, 2025 to the Town of Pasadena Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

# TOWN OF PASADENA

## DEVELOPMENT REGULATIONS AMENDMENT No. 17, 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 multi-unit residential development.

The Town has received a request for to develop the parcel of land at the intersection of Fourth Avenue and Midland Row (#25-29) for multi-unit housing. The site has frontage from publicly maintained road, Midland Row and Fourth Avenue, and can be fully serviced with municipal water and sewer. Town wishes to accommodate the rezoning request as it would provide a variety of housing options to meet the needs of the residents of the community..

This proposal is consistent with the Town of Pasadena Integrated Community Sustainability Municipal Plan, 2019 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 December 9, 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.

Three submissions were received. The concerns raised in these submissions are summarised below and an analysis is provided.

Two of the three submissions expressed a concern regarding the suitability of the multi-unit development with the traditional low density character of the neighbourhood. Other concerns mentioned separately include: traffic safety at a busy intersection; proximity to Pasadena Academy and increased pedestrian traffic; increased crime' increased pressure on school bussing; delineation of zone in relation to adjacent property boundary.

The proposed development is located on a large lot at the corner of Fourth Avenue and Midland Row. The 0.34 hectare site will allow for appropriate siting of the structure to meet setback requirements of the Development Regulations, and the retention of mature trees along the streets will integrate the development into the landscape of the neighbourhood. The size of the parcel also allows for placement of the driveway to be set back from the intersection in a manner to ensure safe access and egress both for vehicular and pedestrian traffic. These streets have sidewalks on both sides of the street; therefore, any additional pedestrian traffic can be accommodated. As the site is within walking distance of the school, it is not anticipated that there would be a detrimental pressure on school bussing. Crime rates from a development at this location are not anticipated to be any different from residential growth in any other part of the community. The development must meet the requirements of the Development Regulations

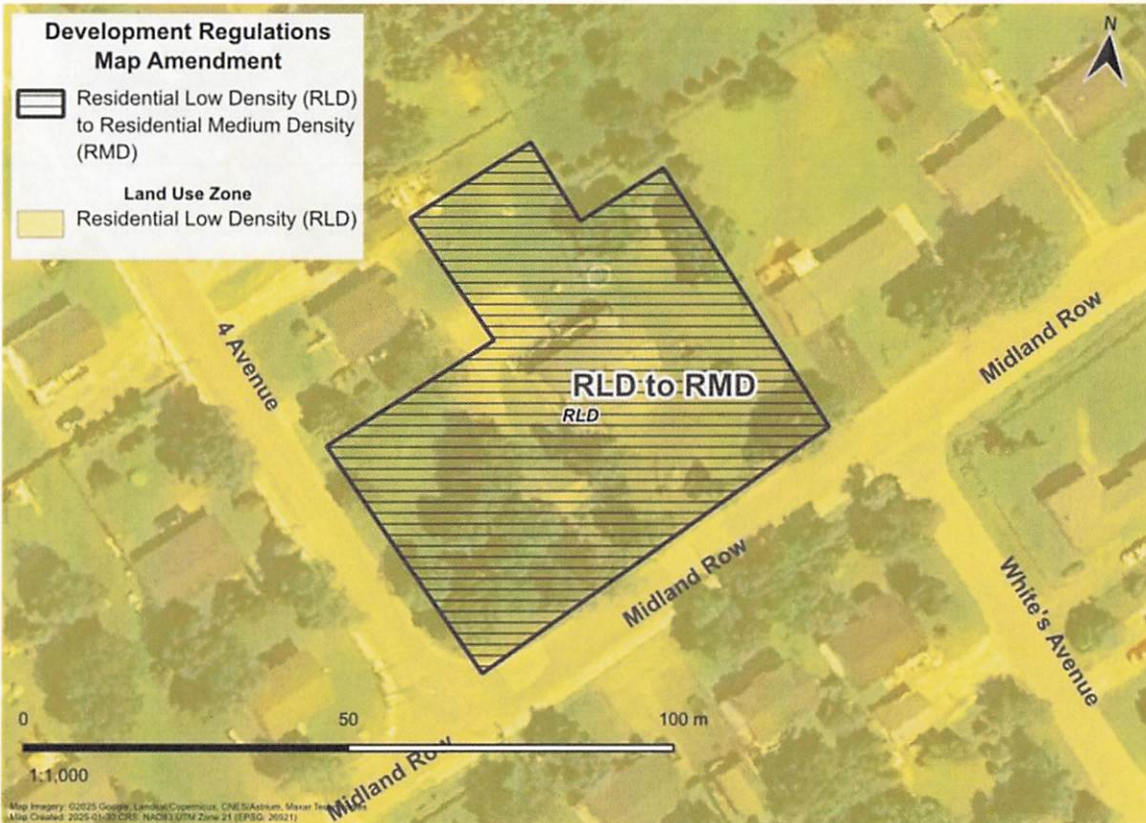
which provides for front yard, side yard and rear yard setbacks as well as respect for legal property boundaries. The lines for zones as shown on the Land Use Map of the Development Regulations are subject to interpretation according to section 2.3.1, and development can only be undertaken on the land owned by the developer (section 2.2.1).

**Recommendation:**

That the Town Council of Pasadena proceed with the proposed amendment to rezone the site from Residential Low Density to Residential Medium Density taking into consideration the access/egress to the site and the retention of mature trees, particularly in the front yard and flanking street.

**DEVELOPMENT REGULATIONS MAP AMENDMENT No. 17, 2025:**

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 17, 2025 Map.



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

Number 3685-0013-2026  
 Date May 1, 2026  
 Signature Jan V. [Signature]

**Town of Pasadena**  
 Development Regulations, 2019  
 Land Use Zoning Map  
 Amendment No. 17, 2025



From Residential Low Density to Residential Medium  
 Density

Dated at Pasadena

This 20<sup>th</sup> day of April, 2026

[Signature]

**Darren Gardner, Mayor**

[Signature]  
**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