

TOWN OF PASADENA

DEVELOPMENT REGULATION AMENDMENT No. 1, 2022

(Land Use Zoning Map – Lakewood Drive)

AUGUST, 2022

URBAN AND RURAL PLANNING ACT, 2000

**RESOLUTION TO APPROVE No. 1, 2022
AMENDMENT TO THE
TOWN OF PASADENA
DEVELOPMENT REGULATIONS**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Pasadena.

- a) adopted the Amendment No. 1, 2022 to the Town of Pasadena Development Regulations on the 15th day of May, 2023.
- b) gave notice of the adoption of the Amendment No. 1, 2022 to the Pasadena Development Regulations by advertisement in the West Coast Wire on May 31, 2023 and June 7, 2023.
- c) set the 14th day of June at 5 p.m. at the Town Hall, 2023, for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Pasadena approves the Amendment No. 1, 2022 to the Town of Pasadena Development Regulations as adopted.

SIGNED AND SEALED this 15th day of Aug, 2023.

Mayor



Town Clerk

Sharon Brown

Development Regulations/Amendment	
REGISTERED	
Number	<u>3685-2023-001</u>
Date	<u>12 SEPT 2023</u>
Signature	<u>[Signature]</u>



(Council Seal)

URBAN AND RURAL PLANNING ACT, 2000

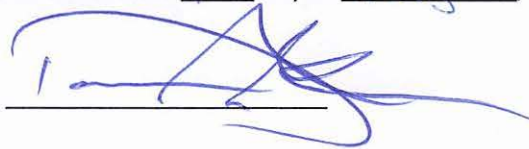
**RESOLUTION TO ADOPT
AMENDMENT No. 1, 2022
TOWN OF PASADENA DEVELOPMENT REGULATIONS**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Pasadena adopts the Amendment No. 1, 2022 to the Pasadena Development Regulations.

Adopted by the Town Council of Pasadena on the 15th day of May, 2023.

Signed and sealed this 15th day of Aug, 2023.

Mayor



Town Clerk



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 1, 2022 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. 1, 2022

BACKGROUND

The Town Council of Pasadena wishes to amend its Development Regulations, 2019. The proposed amendment seeks to change the 2019 Integrated Community Sustainability Municipal Plan's Land Use Zoning Map.

The Town Council received an application for an amendment in order to accommodate residential use and transfer land currently developed as a park and trail to the Town.

In general terms, the purpose of this change is to rezone an area of land on between Lakewood Drive and West Haven Drive on the north side of Main Street from Neighbourhood Commercial to 'Residential Low Density' to allow for residential infill. The land proposed to change from 'Neighbourhood Commercial' to 'Open Space/Recreation' designation is located at the intersection and currently contains a gazebo and a trail, with a bridge over the ditch along Lakewood Drive, which connects to the main community trail along Main Street. Ownership of the land has been conveyed to the Town.

These proposed zoning changes are consistent with the following objectives and policies of the Integrated Community Sustainability Plan:

In Section 4.3, Sustainable Development, the residential development is consistent with the following objective:

- To encourage infill development of existing vacant lands, and redevelopment of other lands, along existing roads and within the water and sewer serviced areas of Town.

In Section 4.6, Residential Development, , the residential development is consistent with the following objective:

- To pursue healthy, connective, livable residential neighbourhoods.
- To recognize the character of existing, established residential neighbourhoods and ensure that new infill residential development is an appropriate fit for the neighbourhood.
- To complement existing and new residential development areas wherever feasible with amenities such as connectivity to parks and open spaces, provision of pedestrian walking trails, access to neighbourhood commercial areas and retention and replanting of trees to enhance the livability of residential neighbourhoods.

In Section 4.7, Parks, Recreation and Open Spaces, the combination of the residential use adjacent to Open Space/Recreation is consistent with the objective: To integrate community land use planning with parks, recreation and open space planning.

- To focus on enhanced active and healthy living opportunities for local residents through sidewalk upgrades and new construction, pedestrian walking trails, and additional parks and open space opportunities.
- To acquire through the development approval process, lands required for open space and pedestrian trail developments.
- To work towards pedestrian mobility and safe bicycle street connections between residential neighbourhoods, recreation amenities and park spaces, and commercial locations

The proposed amendment, which will represent an extension of the existing residential neighbourhood along Lakewood Drive and enhancing the opens space and recreation amenities along Main Street, is also consistent with the following General Land Development (GL), Neighbourhood Commercial (NC) and Recreation Open Space & Conservation (ROSC) policies:

- Policy GL-2** Council shall encourage infill residential development on property located on existing roads within the current water and sewer serviced, and built-up developed urban area of the community.
- Policy GL-10** All proposed developments shall be compatible with the existing character of the neighbourhood and adjacent buildings, and be in accordance with Council's development standards for the area with respect to lot size, frontages, road widths, alignments, installation of municipal services, and other matters concerning current or future public works, and other land use considerations.
- Policy NC-1** The role of the two new designated Neighbourhood Commercial designations, as shown on the Future Land Use map, is to promote healthy living and walkability of the community by providing commercial opportunity for personal service and daily shopping needs of residents in the surrounding and adjacent residential neighbourhoods. One designated neighbourhood commercial site is located on Midland Row near Town Hall, replacing the former Commercial General designation; the second site is a new designation for vacant land located at the west end of Midland Row.
- Policy ROSC-11** To advance the community trail network, Council shall consider pursuit of the following tasks:
- To pursue acquisition of strategic trail-way lands as part of the review and approval process for all new residential subdivision, residential building permits and other land developments;
- Policy ROSC-19** The Town may promote a bequeath and donations program for local residents to fund park infrastructure amenities such as park benches and tree plantings. [Note that the ownership of the Open Space/Recreation lands have been transferred to the Town]

PUBLIC CONSULTATION

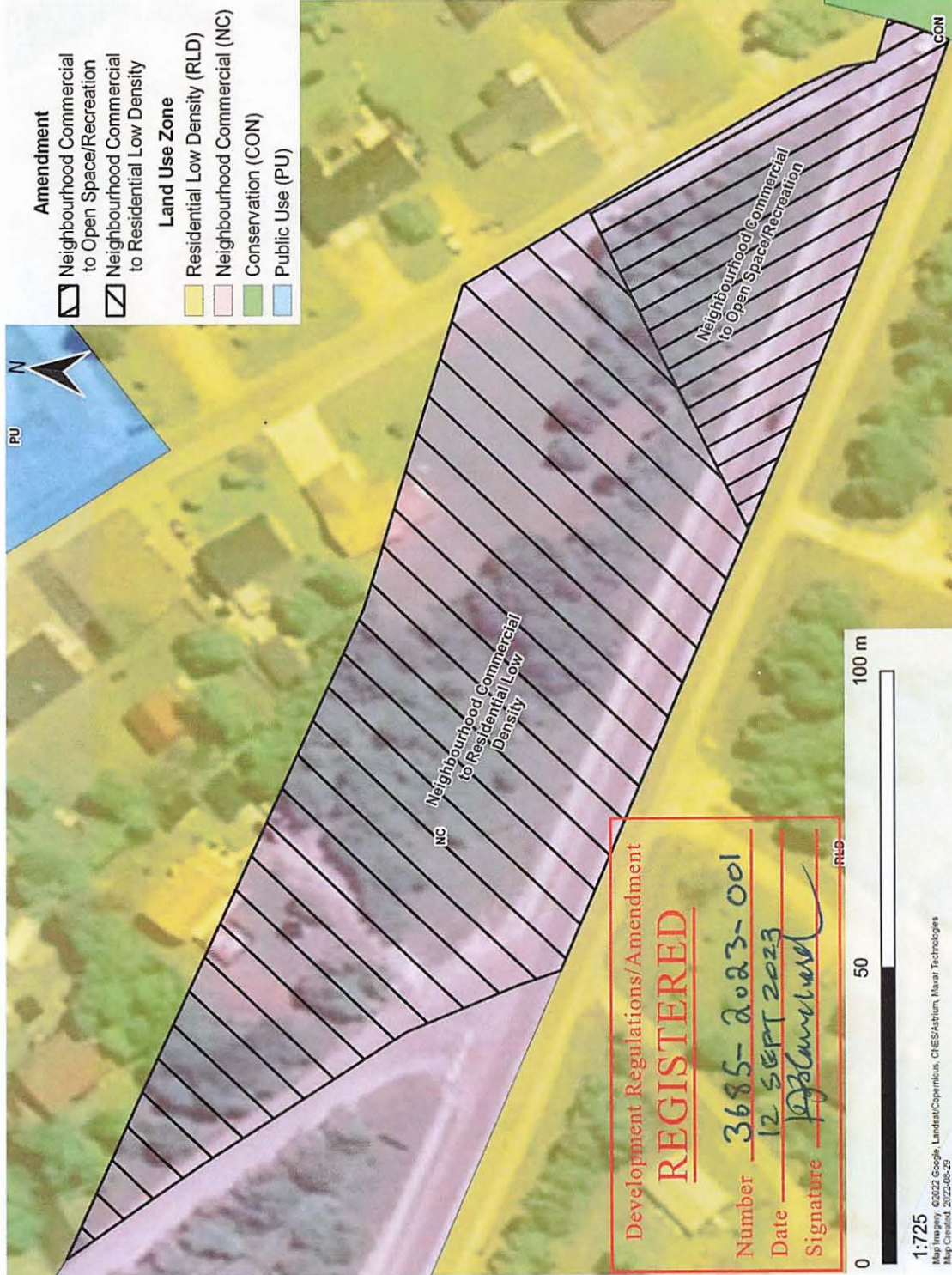
During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input.

A Notice was then placed in the local newspaper, the West Coast Wire, on September 21 and 28, 2022 to inform and to invite the public for input to the proposed changes. Posters were put up in the Town Hall, Pasadena Place and kiosks in the community.

There were no submissions received by the Town Clerk.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2022.

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 1, 2022 Map.



Development Regulations/Amendment
REGISTERED
 Number 3685-2023-001
 Date 12 SEPT 2023
 Signature [Signature]

Town of Pasadena
 Development Regulations
 Land Use Zoning Map
 Amendment No. 1, 2022

From Neighbourhood Commercial to Residential Low Density

From Neighbourhood Commercial to Open Space/Recreation

Dated at Pasadena
 This 15th day of Aug, 2023

[Signature]

Darren Gardner, Mayor

[Signature]

Town Clerk

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



[Signature]

Anna Myers, MCIP