



# MEMORANDUM

**TO:** MAYOR AND COUNCIL **DATE:** JUNE 26, 2017  
**FROM:** COMMUNITY DEVELOPMENT DIVISION **FILE NO:** LRP00013  
**SUBJECT:** BROOKSWOOD-FERNRIDGE COMMUNITY PLAN

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The purpose of this memorandum is to provide Mayor and Council with information regarding proposed minor amendments to the Brookswood-Fernridge Community Plan, which will be incorporated for Council's consideration at time of third reading of related bylaws. The proposed amendments are in response to Council discussions at time of consideration of first and second reading on June 12, 2017, as well as subsequent public input. The proposed amendments, as outlined below, are intended to provide additional clarity for the Single Family 2 and Single Family 3 land use designations – Sections 4.3 and 4.4 respectively, of the Brookswood-Fernridge Community Plan update.

The following recommended amendments seek to strengthen and clarify policy without changing the original intent.

The updated policy reads as follows:

## **“4.3 SINGLE FAMILY 2**

The Single Family 2 designation accommodates single family dwellings with a minimum lot size of 930 m<sup>2</sup> (10,000 ft<sup>2</sup>), except for the area that is both east of 208 Street and north of 43 Avenue where a minimum lot size of 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) may be considered. To support the application of residential cluster development (see Section 3.4) and the retention of significant trees, tree stands and other natural features, the Single Family 2 designation provides for the consideration of single family dwellings with a lot size between 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) and 930 m<sup>2</sup> (10,000 ft<sup>2</sup>) to be determined through more detailed neighbourhood planning. Single family dwellings with a lot size between 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) and 930 m<sup>2</sup> (10,000 ft<sup>2</sup>) may only be considered where land is being protected for conservation, open space, and/or ALR buffer purposes, through residential cluster development (see Section 3.4) and other regulatory mechanisms, subject to more detailed neighbourhood planning and Council's consideration at time of development.

These policies are intended to ensure large and medium-sized lot, single family housing for lands furthest away from the centres and to encourage the retention of significant trees and other natural features through residential cluster development.

Policies:

1. Accommodate single family dwellings on a minimum lot size of 930 m<sup>2</sup> (10,000 ft<sup>2</sup>) within areas designated Single Family 2.
2. Permit the area that is both east of 208 Street and north of 43 Avenue to be used as single family dwellings on a minimum lot size of 650 m<sup>2</sup> (7,000 ft<sup>2</sup>), despite Policy #1 of this subsection.
3. Consider a lot size between 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) and 930 m<sup>2</sup> (10,000 ft<sup>2</sup>) through more detailed neighbourhood plans where land is being protected for tree retention, conservation, open space, and/or ALR buffer purposes through residential cluster development (see Section 3.4). **The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where a lot size less than 930 m<sup>2</sup> (10,000 ft<sup>2</sup>) will be considered and policies regarding the amount of land that must be protected to allow the consideration of a lot size less than 930 m<sup>2</sup> (10,000 ft<sup>2</sup>). For clarity, 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) is the smallest lot size that may be considered through more detailed neighbourhood planning; a neighbourhood plan will consider other lot sizes between 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) and 930 m<sup>2</sup> (10,000 ft<sup>2</sup>).**
4. Require single family lots that are directly across a street from lands designated Single Family 1 to maintain a minimum lot size of 930 m<sup>2</sup> (10,000 ft<sup>2</sup>), despite Policy #3 of this subsection.

#### **4.4 SINGLE FAMILY 3**

The Single Family 3 designation accommodates single family dwellings with a minimum lot size of 650 m<sup>2</sup> (7,000 ft<sup>2</sup>). **To support the application of residential cluster development (see Section 3.4) and the retention of significant trees, tree stands and other natural features, to provide a range of housing types and to facilitate appropriate transitions between different land uses and densities, the Single Family 3 designation provides for the consideration of smaller lots and other complementary dwelling types, to be determined through more detailed neighbourhood planning.** Single family dwellings with a lot size between 371 m<sup>2</sup> (4,000 ft<sup>2</sup>) and 650 m<sup>2</sup> (7,000 ft<sup>2</sup>), manufactured home parks, detached and duplex strata developments, cottage housing / pocket neighbourhoods, duplexes, and semi-detached dwellings may be considered subject to more detailed neighbourhood planning. For clarity, the range of housing types described in this Section may only be considered where land is being protected for conservation, open space, and/or ALR buffer purposes, through residential cluster development (see Section 3.4) and other regulatory mechanisms, subject to more detailed neighbourhood planning and Council's consideration at time of development.

The purpose of these policies is to guide medium- and small-lot, single family housing and other complementary residential types in walkable neighbourhoods that are within or adjacent to centres and to encourage the retention of significant trees, tree stands and other natural features through residential cluster development.

Policies:

1. Accommodate single family dwellings on a minimum lot size of 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) within areas designated Single Family 3.
2. Consider a lot size between 371 m<sup>2</sup> (4,000 ft<sup>2</sup>) and 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) through more detailed neighbourhood plans **if one or more of the following conditions exist:**
  - a. where land is being protected for tree retention, conservation, open space, and/or ALR buffer purposes through residential cluster development (see Section 3.4);
  - b. where the proposed lots are located along arterial and collector roads;
  - c. where the proposed lots are located within a community or neighbourhood centre, as shown on Map 1.

The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where a lot size less than 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) may be considered. In the case of residential cluster development, the neighbourhood plan will also provide policies regarding the amount of land that must be protected to allow the consideration of a lot size less than 650 m<sup>2</sup> (7,000 ft<sup>2</sup>). For clarity, 371 m<sup>2</sup> (4,000 ft<sup>2</sup>) is the smallest lot size that may be considered through more detailed neighbourhood planning; a neighbourhood plan will consider other lot sizes between 371 m<sup>2</sup> (4,000 ft<sup>2</sup>) and 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) (e.g. 464 m<sup>2</sup> (5,000 ft<sup>2</sup>) or 557 m<sup>2</sup> (6,000 ft<sup>2</sup>) lots).

3. Explore manufactured home parks, detached and duplex strata developments (including rancher-style developments), and cottage housing/pocket neighbourhoods through more detailed neighbourhood plans **if one or more of the following conditions exist:**
  - a. where land is being protected for tree retention, conservation, open space, and/or ALR buffer purposes through residential cluster development (see Section 3.4);
  - b. where the proposed development is located along arterial and collector roads;
  - c. where the proposed development is located within a community or neighbourhood centre, as shown on Map 1.

The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where these housing types may be considered. In the case of residential cluster development, the neighbourhood plan will also provide policies regarding the amount of land that must be protected to allow the consideration of these housing types.

4. Consider duplexes and semi-detached dwellings in neighbourhood plans along arterial and collector roads and on corner lots. The neighbourhood plan may provide further policies regarding these types of housing.
5. Restrict residential uses that are directly across a street from lands designated Single Family 1 or Single Family 2 to single family dwellings on a minimum lot size of 650 m<sup>2</sup> (7,000 ft<sup>2</sup>), despite Policies #2, #3, and #4 of this subsection.”