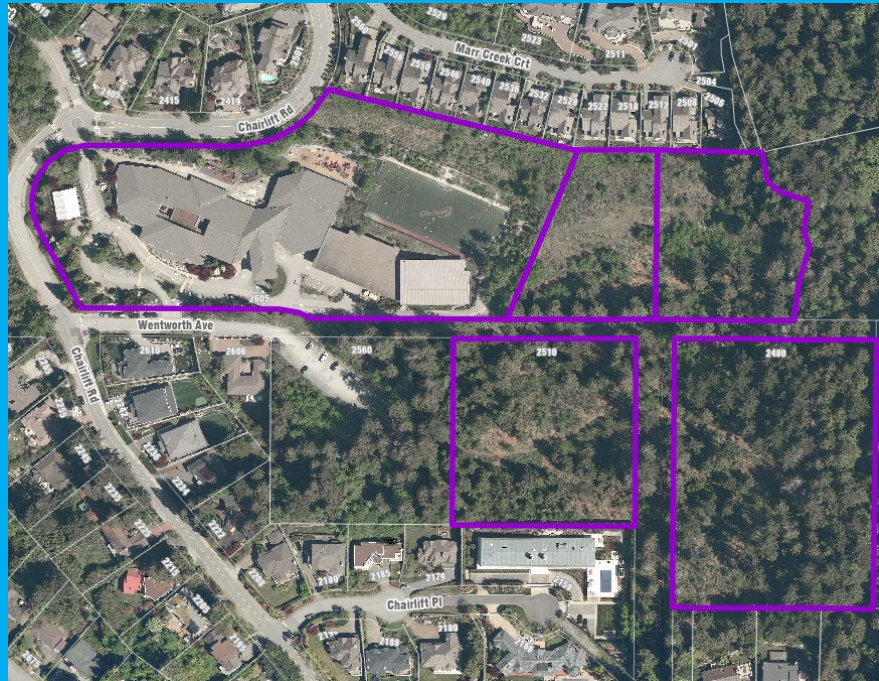


Lots B & C, 2510 & 2480 Wentworth Avenue + 2605 Wentworth Avenue

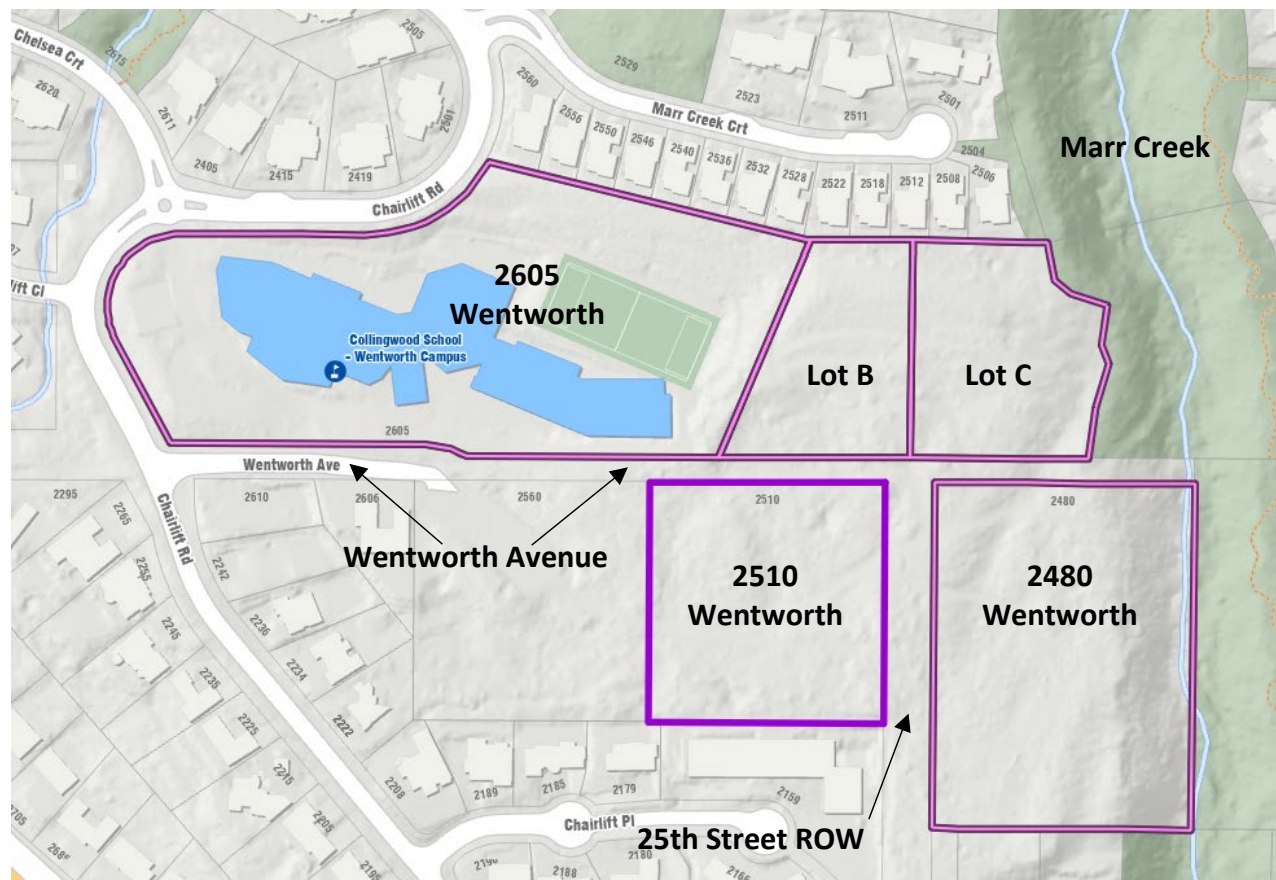


Council Meeting

June 29, 2026

Subject Properties & Context

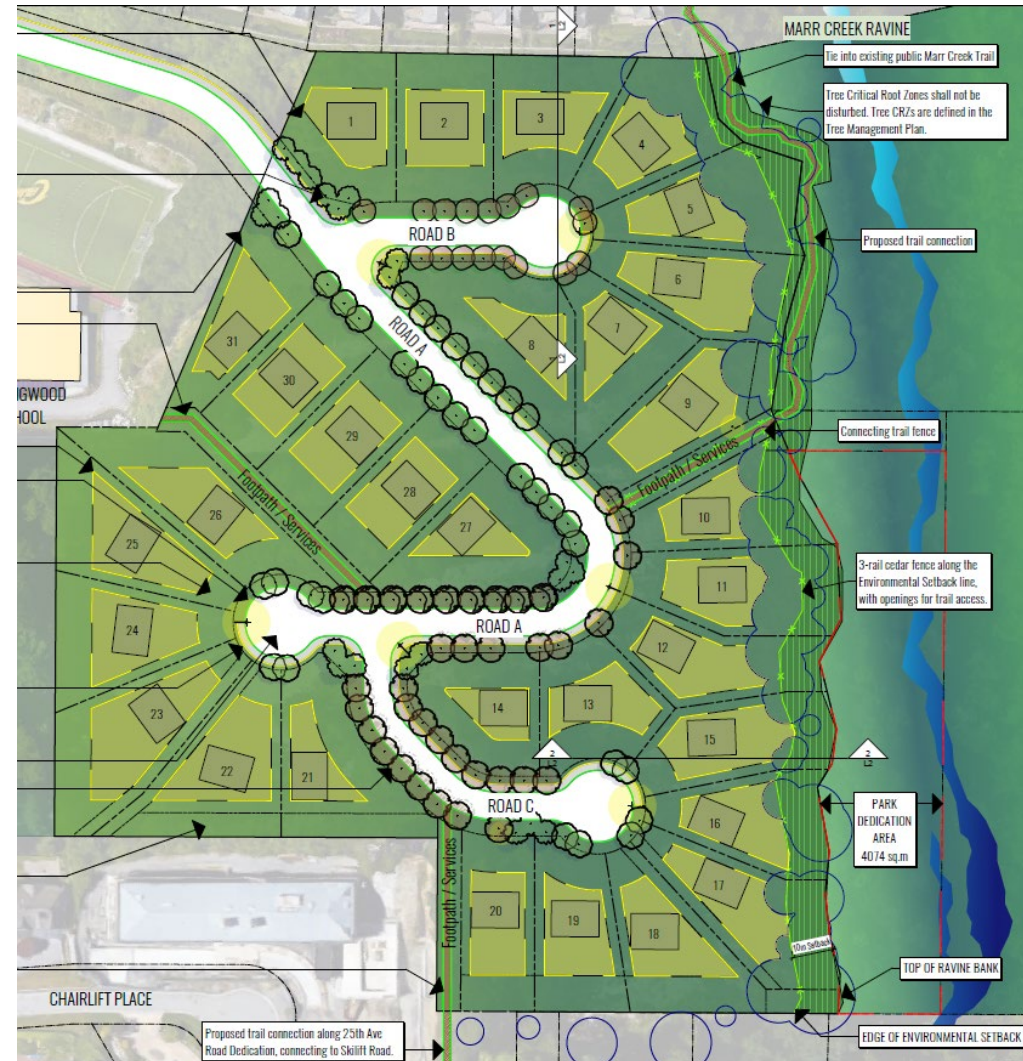
- Located west of Panorama Neighbourhood
- **Brivia Lands:**
 - Area: 36,420m² (9 acres)
 - Zoning: RS7
 - Undeveloped Lots
 - Partially closed road allowances
- **Collingwood Land:**
 - Area: 25,000 m² (6.2 acres)
 - Zoning: PA1
 - Junior School Site
- Wentworth ROW extends east to Marr Creek
- 25th Street ROW extends north to Wentworth



- **Brivia Lands** = Lot B, C, 2510 & 2480 Wentworth Avenue
- **Collingwood Land** = 2605 Wentworth Avenue

The Proposal

- Subdivide “Brivia Lands” into 31 lots under existing zoning (no rezoning required)
- Lot sizes ranging 813.9m² to 1,194.5m² (complies with zoning)
- Dedicate ~4,100m² (1 acre) from top of ravine bank as park to achieve protection of Marr Creek riparian area
- Provide new dedicated road with north access (primarily located on “Collingwood Land” with new internal roads to access the proposed lots)
- New sidewalks, street parking, lighting, trail connections and landscaping
- Retaining wall systems where required to achieve acceptable road grades and suitable building envelopes



31-Lot Subdivision “Brivia Lands”

Official Community Plan

- OCP designates the lands as “Future Neighbourhoods” and “Wildfire Hazard” Development Permit Areas (DPAs)
- Council consideration of the Future Neighbourhood DP required.
 - *Note: Wildfire DP delegated to staff, required prior to subdivision approval*

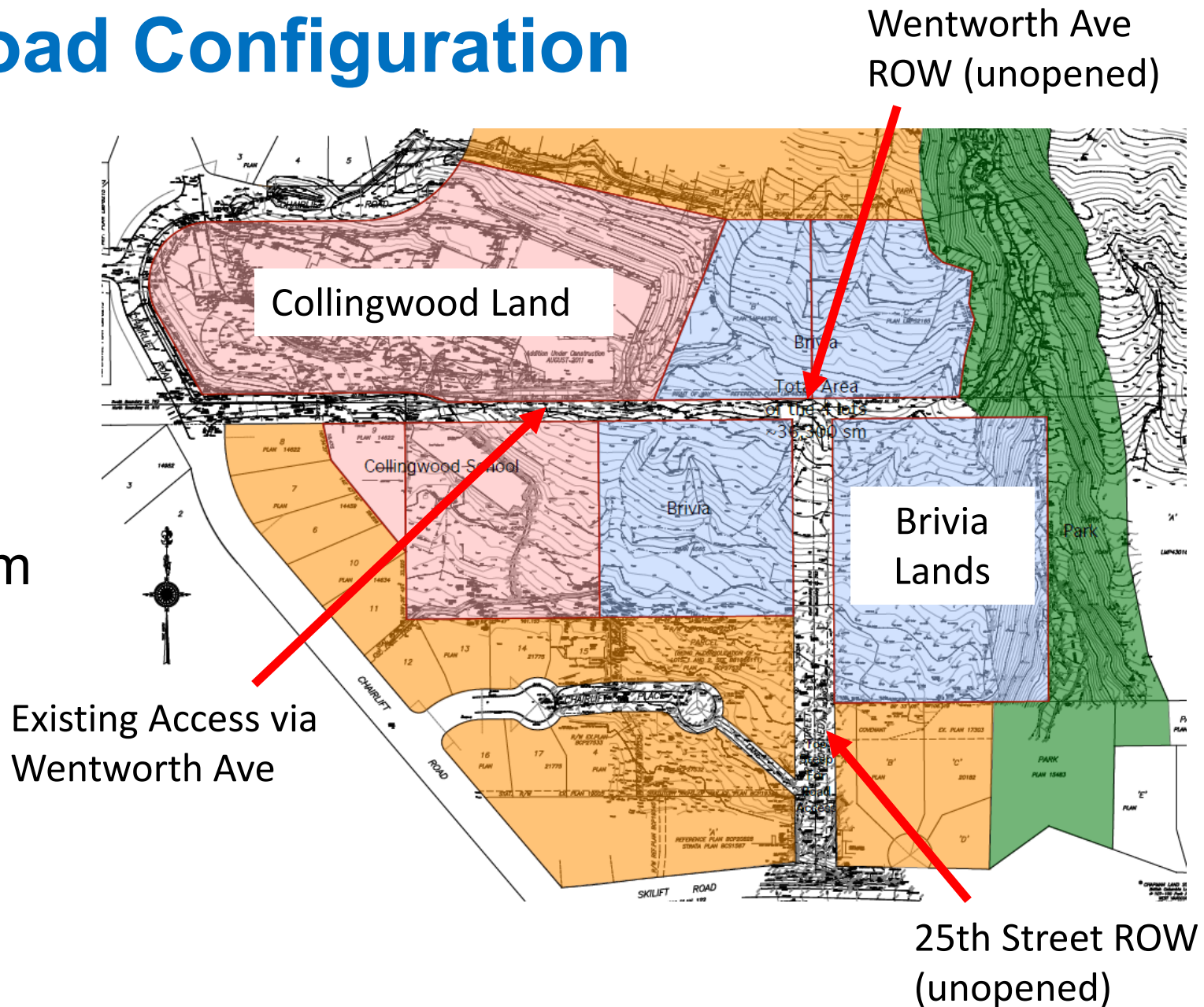
Future Neighbourhood DP Objectives:

- ✓ Provide for the protection of the natural environment, its ecosystems and biological diversity; and
- ✓ Provide for the protection of development from hazardous conditions.



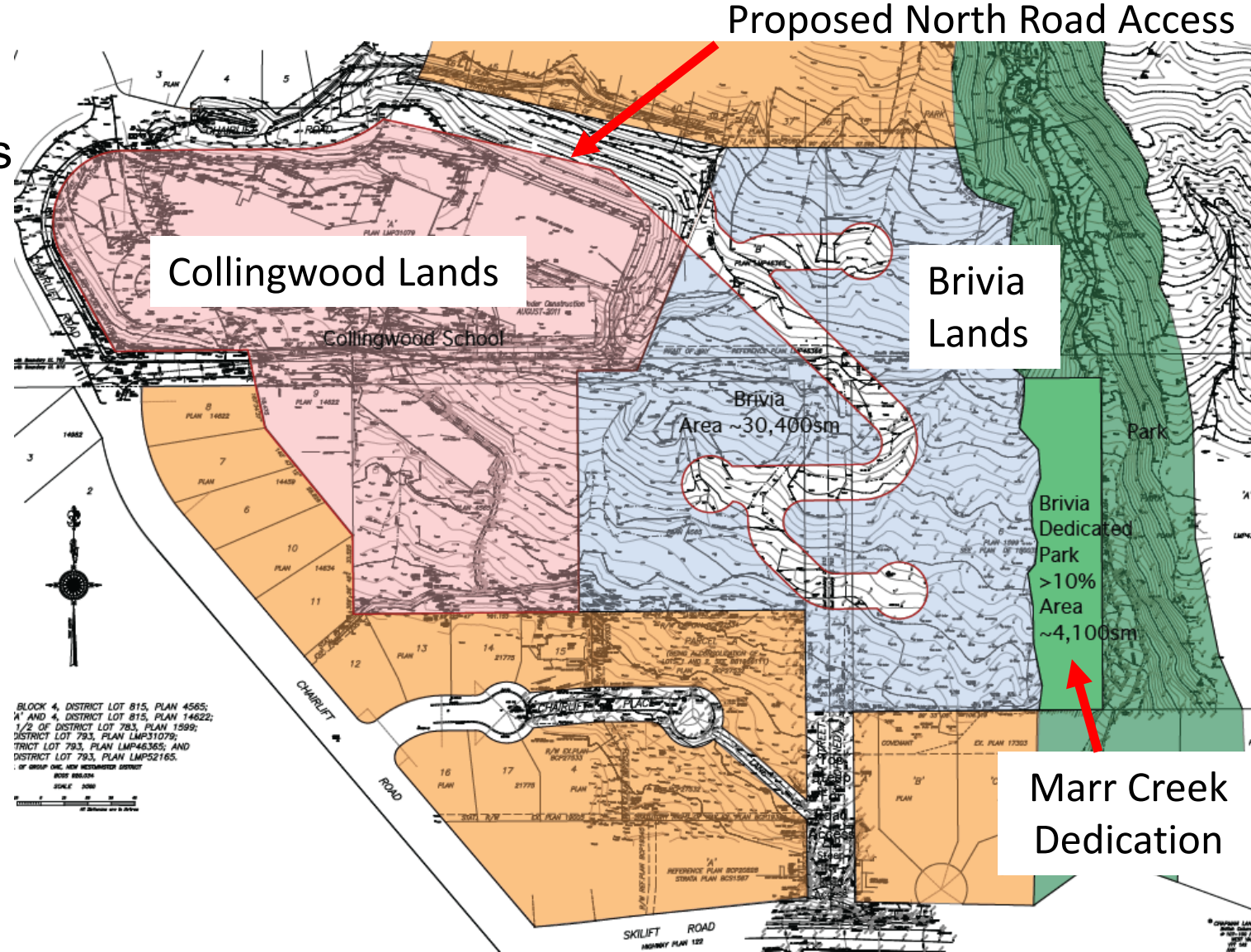
Current Road Configuration

- Access to “Brivia Lands” via Wentworth Avenue
- 25th Street connects to Wentworth from the south



Proposed Road Configuration

- Access to “Brivia Lands” through “Collingwood Lands” via new north road dedication
- Road exchange with Collingwood
- Requires road closure and dedication
- Road closures via separate process



Development Permit Guidelines

- ✓ Avoid steep terrain (slopes >35%)
- ✓ Tree management
- ✓ Storm water management
- ✓ Minimize road impacts
- ✓ Allow space for landscaping & focal points
- ✓ Minimize wildfire hazard
- ✓ Locate away from environmentally sensitive areas

*The proposal is
consistent with the
DP Guidelines*



View south from site

Proposed Variances

For proposed subdivision layout:

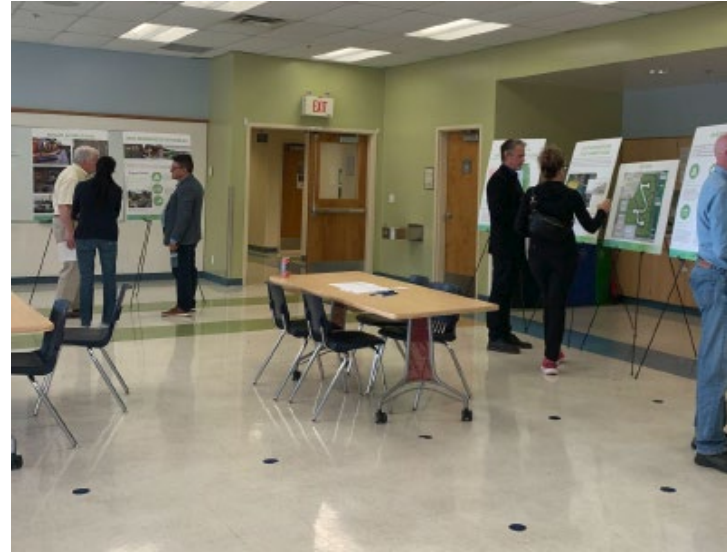
- Site width & depth
 - Width variances relatively minor
 - Side & combined yards
 - Allows for minimum 4.9 m separation between homes
- Subdivision will still produce lots with adequate building envelopes, sufficient frontage and functional yard space to accommodate typical single family development. The variances would allow for smaller lots with smaller resultant homes.
- All lots are greater than the minimum lot size (812 m²) under existing zoning.



Building design concept

Public Information Meeting

- September 11, 2024:
 - Applicant Website:
 - Feedback:
 - Attendees: ~30 people
 - Comments Submitted: 11
 - Generally Supportive:
 - More housing
 - Single family development rather than multifamily
 - Proposed north road (benefit future & existing residents and the school), help with current traffic
 - Concerns:
 - Current traffic congestion and if the proposal will add to it
 - Associated with pick-up/drop-off times at the school
 - Water consumption and drought-resistant landscaping
 - Bring traffic from 25th Street or direct up to Chippendale Avenue
(25th Street does not provide acceptable access due to steep grades)



Recommendation

Subject to public input, staff recommends that Council approve the development permit.

Staff assessment is that the proposal is consistent with relevant OCP policies for development within the Future Neighbourhoods Development Permit Area (i.e. protection of the natural environment and hazard conditions).

Thank You!
Questions?

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