



## Addendum - Proposed Text Amendment to Fused Grid and Revised Concept Plan Figures

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City of Saskatoon  
222 – 3<sup>rd</sup> Ave N  
Saskatoon, SK S7K 0J5  
via email: [Anastasia.conly@saskatoon.ca](mailto:Anastasia.conly@saskatoon.ca)

Attention: Anastasia Conly, Planner, Development Review Section

Re: Brighton Concept Plan Amendment - Addendum

On behalf of Dream Development, we provide the following addendum to form part of the Brighton Concept Plan Amendment, submitted to the City of Saskatoon on December 17, 2019.

The approved Brighton Concept Plan includes information on a fused-grid road pattern. For the purpose of this addendum, a fused-grid road pattern is defined by the following core principles:

- A modified grid, where the best parts of cul-de-sac design and grid design are integrated.
- Crescents and cul-de-sacs are connected through open spaces.
- The neighbourhood is broken down into quadrants of approximately 40 acres each. The quadrant is central to the fuse grid layout.

The Brighton Concept Plan report states that “Brighton will utilize the fused-grid road pattern throughout the entire community.” Because the design changes in the Concept Plan Amendment do not entirely meet the core principles listed above, we provide the following statements:

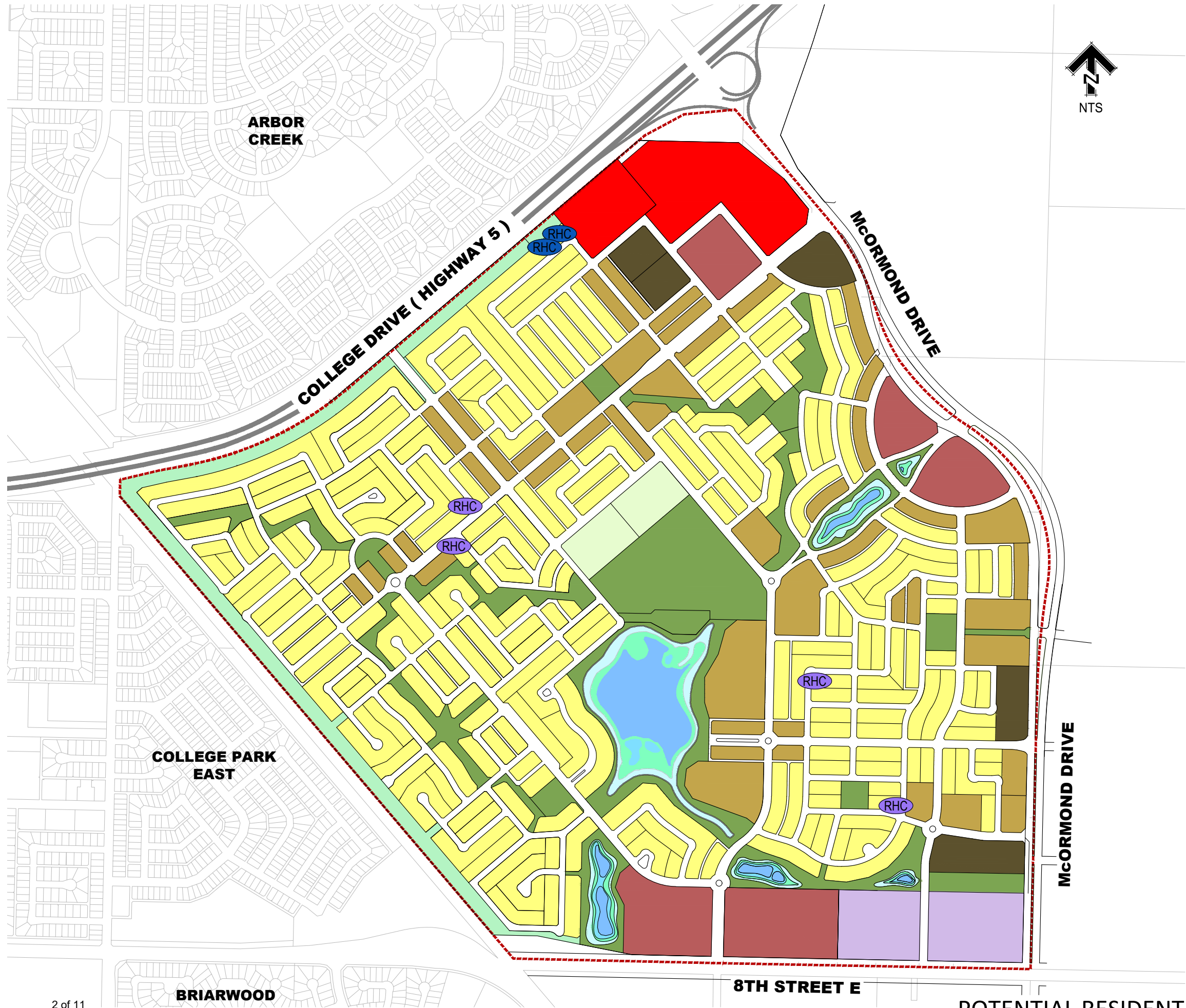
- The Brighton Concept Plan Amendment includes portions of the neighbourhood that are inspired by the fused-grid road pattern, and
- Any reference to ‘fused grid’ in the Brighton Concept Plan report should now be read and interpreted by the viewer as ‘inspired by fused grid’.



We trust this is adequate to proceed with the amendment. Please reach out if you have any questions.

Yours truly;  
**Catterall & Wright**  
Per:

Devin Clarke, RPP, MCIP

Cc: Brad Zurevinski, General Manager - Dream Development ([bzurevinski@dream.ca](mailto:bzurevinski@dream.ca))



- Legend:**
-  CONFIRMED RESIDENTIAL CARE HOME LOCATION
  -  POSSIBLE RESIDENTIAL CARE HOME LOCATION

**Figure 12:**  
POTENTIAL RESIDENTIAL CARE HOME TYPE - II LOCATIONS



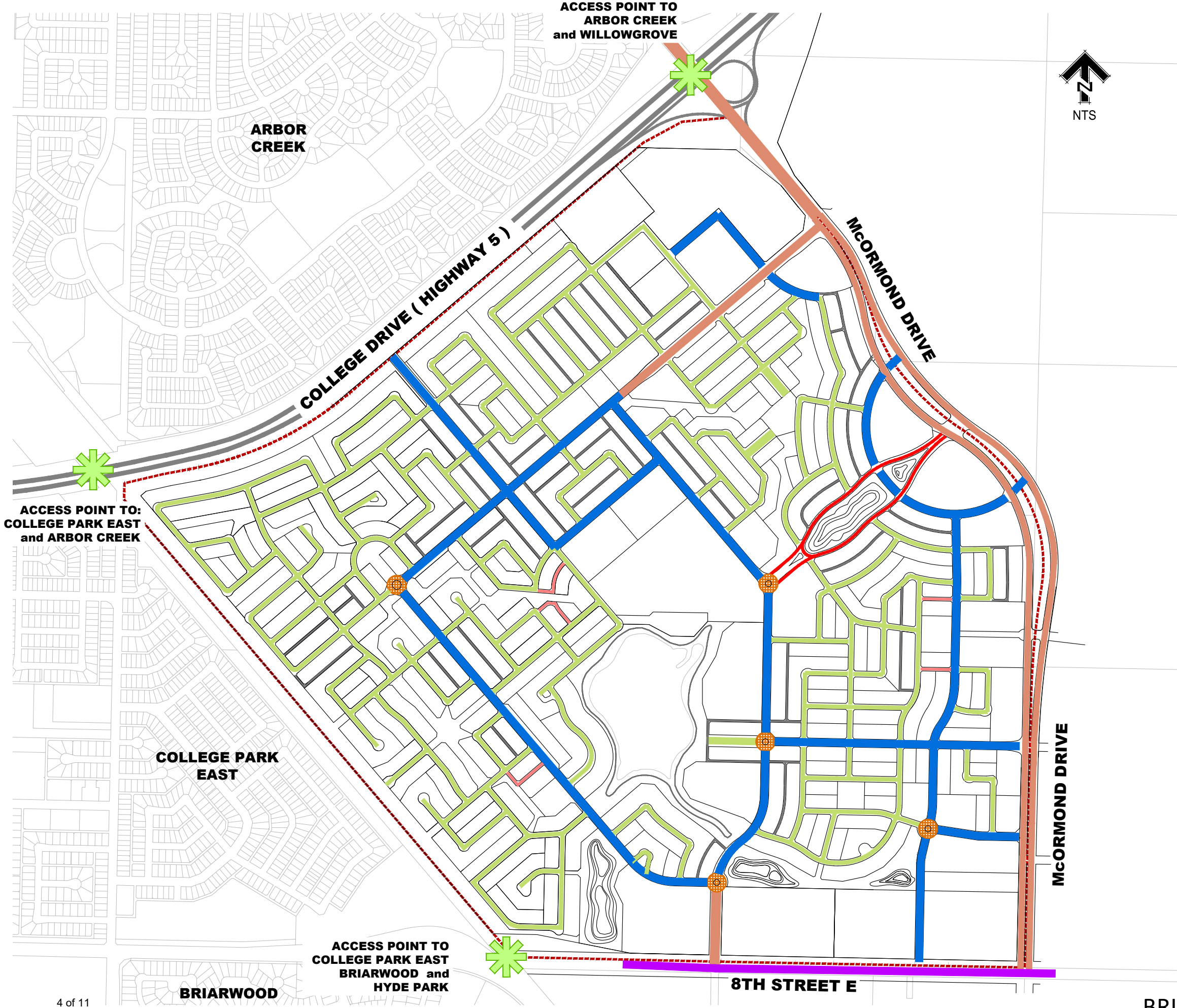


Legend:

- Schools
- Neighbourhood Core Park
- Neighbourhood Pocket Parks
- Neighbourhood Linear Parks
- District Parks
- Multi-District Parks
- Buffer and Berms

**Figure 13:**  
BRIGHTON OPEN SPACE SYSTEM





**Legend:**

- NEIGHBOURHOOD BOUNDARY
- ARTERIAL - CLASS B (VARIES)
- ARTERIAL - CLASS C (30m)
- COLLECTOR - CLASS A (22m)
- LOCAL - CLASS B (16m)
- LOCAL - CLASS B (12m ONE WAY)
- 10m STREET
- 6m LANE
- TRAFFIC CIRCLE
- ✱ PEDESTRIAN LINKAGE

**Figure 22:**  
BRIGHTON ROADWAY HIERARCHY PLAN



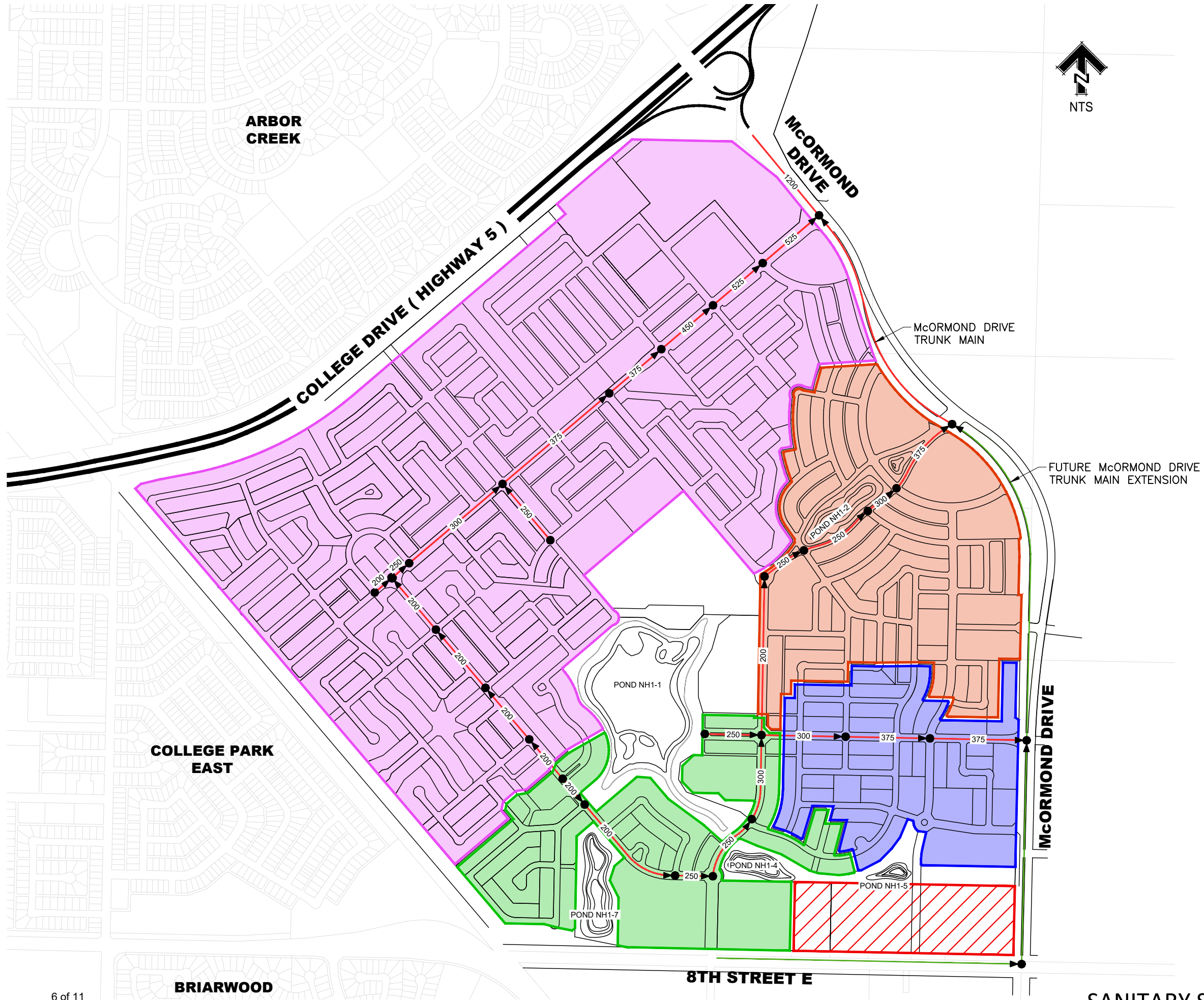


Legend:

- TRANSIT ROUTE 1
- TRANSIT ROUTE 2
- BUS RAPID TRANSIT ROUTE 1

**Figure 31:**  
BRIGHTON TRANSIT ROUTE PLAN



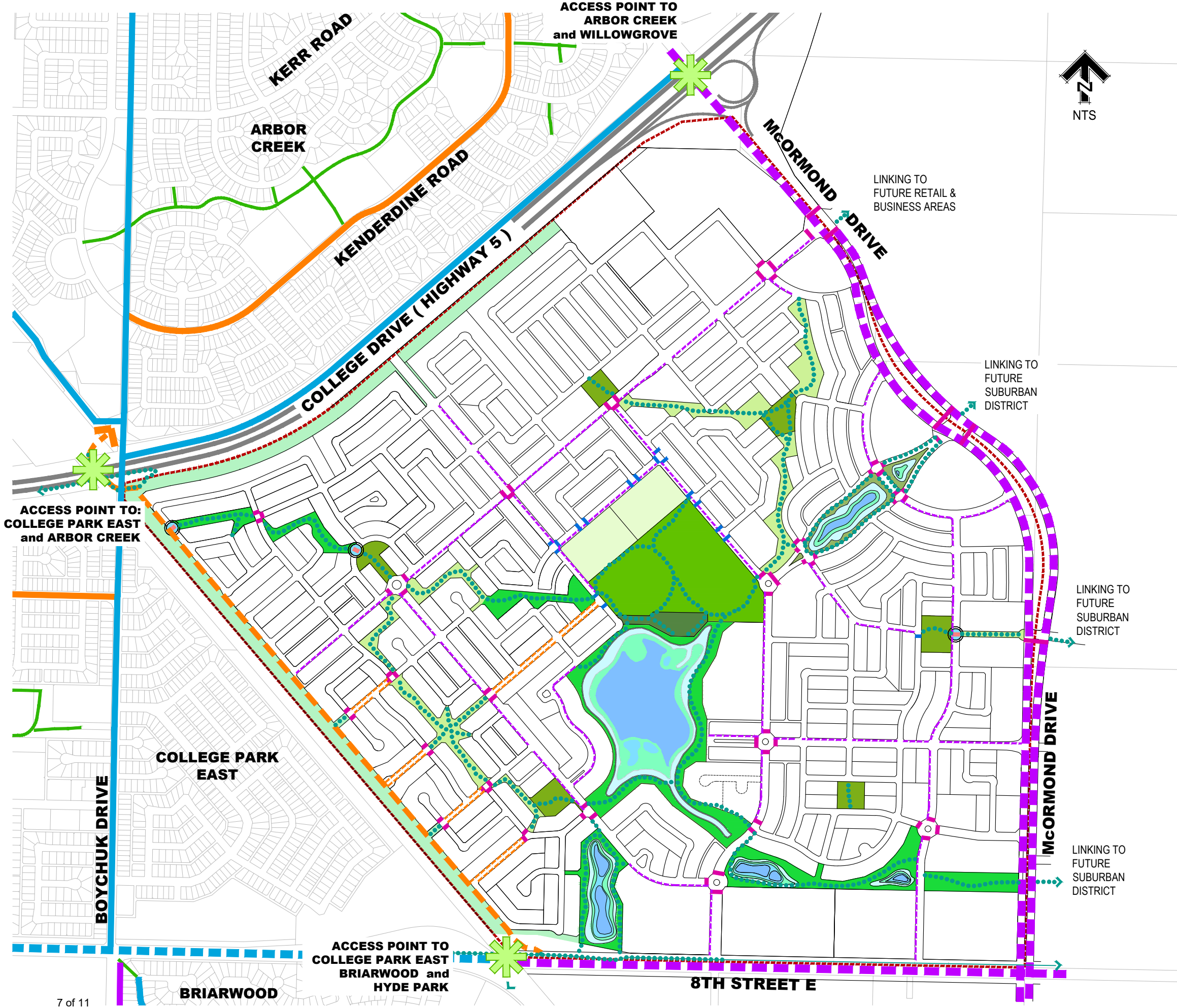


**Legend:**

- SANITARY SEWER
- FUTURE SANITARY SEWER
- MANHOLE
- ▶ FLOW DIRECTION
  
- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5

**Figure 33:**  
SANITARY SEWER & CATCHMENT AREA PLAN





**Legend:**

- Schools
- Neighbourhood Core Park
- Neighbourhood Pocket Parks
- Neighbourhood Linear Parks
- District Parks
- Multi-District Parks
- Buffer and Berms
- Wetland Complex
- Storm Water Utility Parcel

**Proposed:**

- Exclusive - Use Bike Lane
- Multi-Use Off-Road Trail
- Neighbourhood Path
- Pedestrian Connection
- Enhanced Pedestrian Connection (1.8m)
- Enhanced Crosswalk
- Standard Crosswalk
- Enhanced Crosswalk at School Sites
- Mid-Block Crossing

**Existing:**

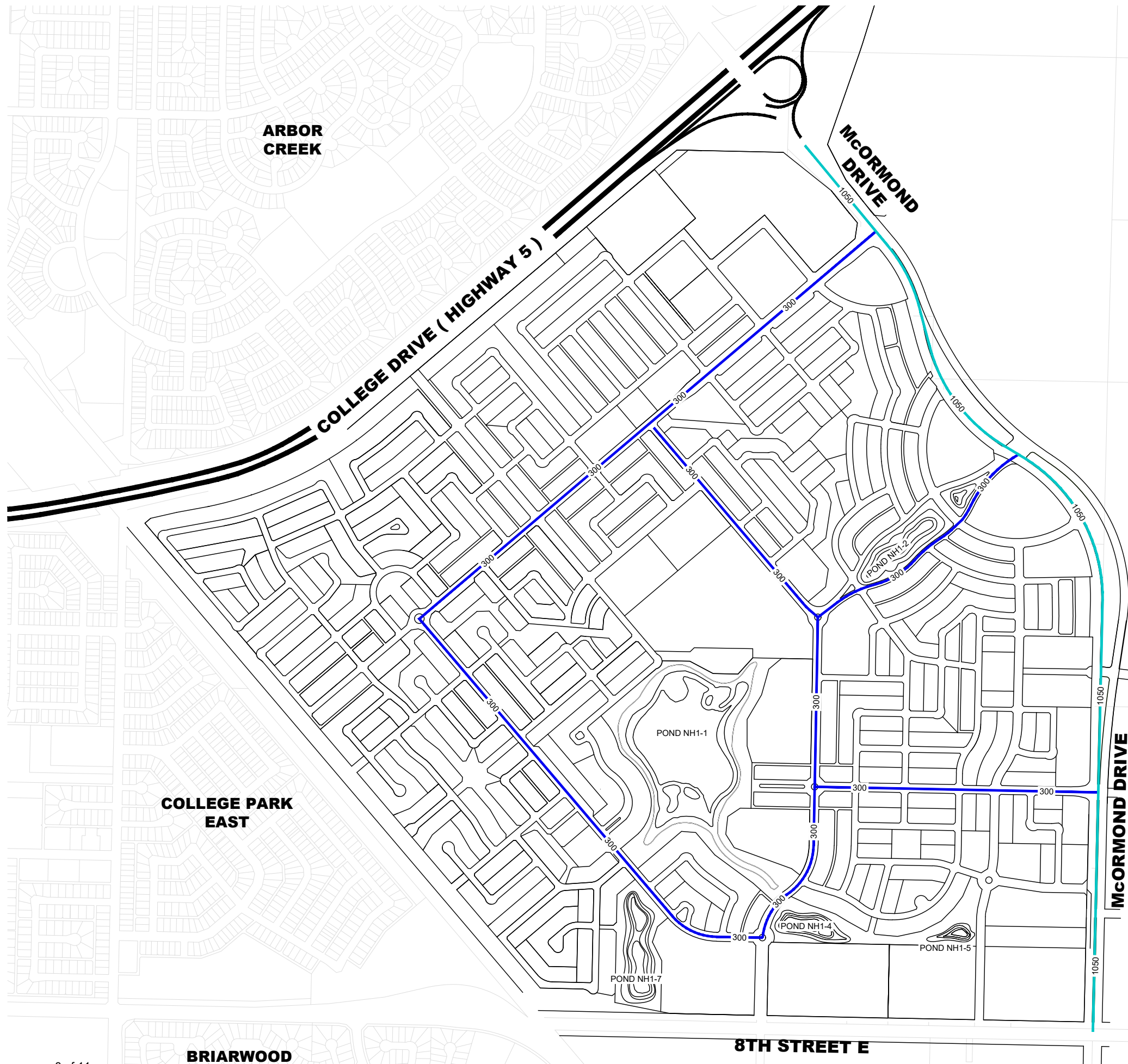
- Paved Off-Road Multi-Use Trail
- Walkway or Park Path

**Future (Based on Active Transportation Plan Final Report June 2016) :**

- AAA Network
- Non AAA Network
- Multi-Modal Corridor

**Figure 32:**  
**ACTIVE TRANSPORTATION PLAN**





Legend:

- 1050mm WATER MAIN
- 300mm WATER MAIN

**Figure 34:**  
WATER SERVICING PLAN

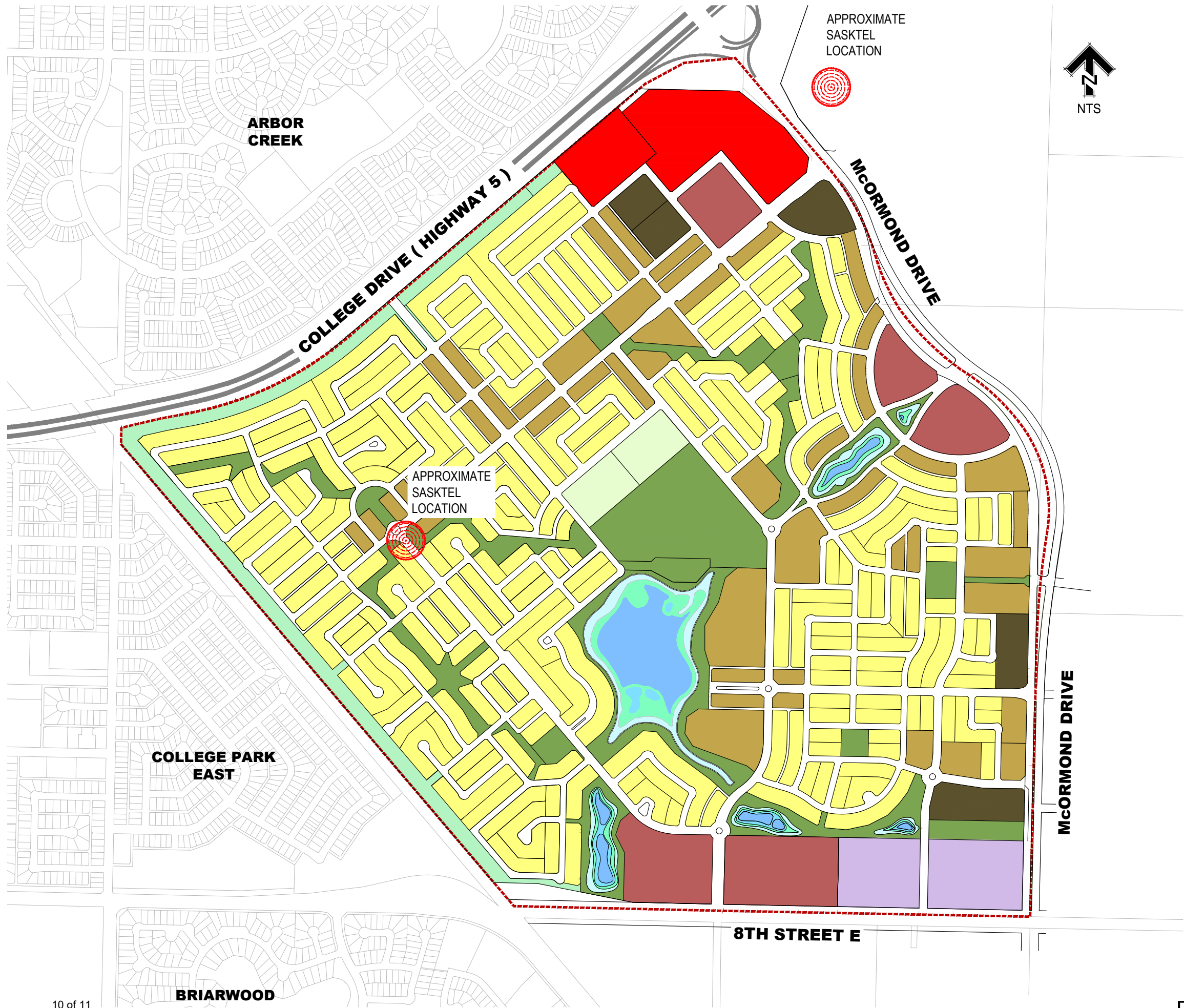




**Legend:**

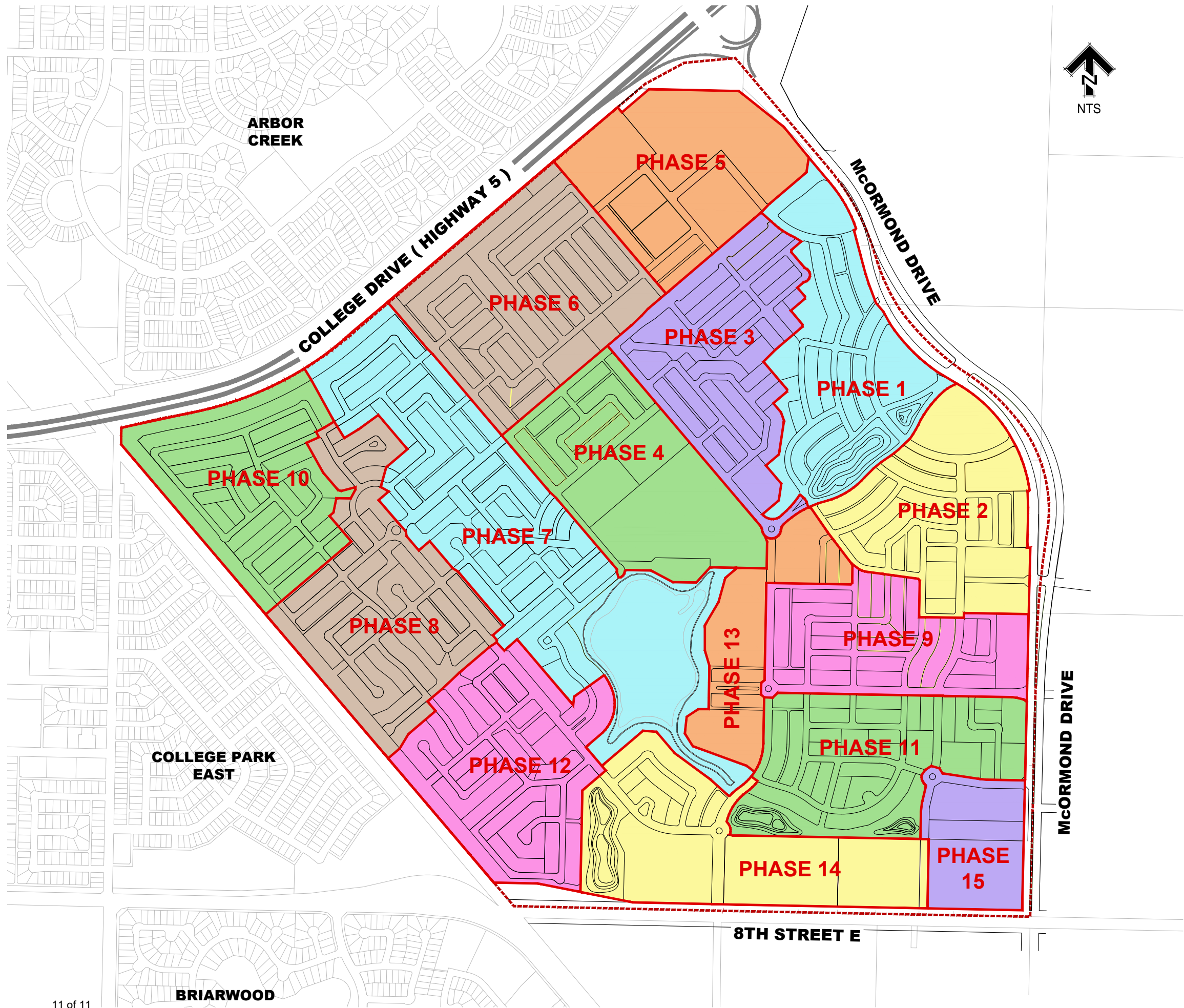
- STORM SEWER
- ▲ OUTLET
- OUTLET STRUCTURE
- FLOW DIRECTION

**Figure 35:**  
STORM WATER SERVICING PLAN



**Figure 36:**  
FUTURE SASKTEL TOWER LOCATIONS





NOTE: PHASING SUBJECT TO CHANGE

**Figure 37:**  
DEVELOPMENT PHASING PLAN