

Rezoning – Brighton Neighbourhood – From FUD District to R2, RMTN and FUD(H) District

APPLICATION SUMMARY

Saskatoon Land submitted an application to rezone lands located east of Brighton Boulevard and north of Shakamohtaa Street in the Brighton Neighbourhood from FUD – Future Urban Development District to R2 – One and Two – Unit Residential District and RMTN – Townhouse Residential District. The proposal will also apply the Holding Symbol (H) to adjacent parcels which will remain zoned FUD – Future Urban Development District in the subject area.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw), to rezone lands located east of Brighton Boulevard and north of Shakamohtaa Street in the Brighton Neighborhood from FUD District to R2, RMTN and FUD(H) District as outlined in this report, be approved.

BACKGROUND

The Brighton Neighbourhood Concept Plan (Concept Plan) was originally approved by City Council in May 2014. The sites subject to the rezoning application are designated as Single Unit/Semi Unit Detached Dwellings and Low-Density Multi-Unit Dwellings on the Concept Plan (refer to Appendix 1).

DISCUSSION

The subject sites are currently zoned FUD District, an interim zoning district which is applied to sites pending future urban development. Saskatoon Land is proposing to rezone the subject sites from FUD District to R2 and RMTN Districts. The proposal will also apply the Holding Symbol (H) to adjacent parcels which will remain zoned FUD District (refer to Appendix 2).

The zoning amendment will provide for subdivision and development of one and two-unit dwellings and related community uses on sites zoned R2 District and for low to medium density multiple-unit dwellings in the form of townhouses, dwelling groups and other building forms, as well as related community uses on sites zoned RMTN District. Application of the Holding Symbol (H) on adjacent parcels that will remain FUD District is required in order to meet the site area requirements in the Zoning Bylaw, due to the subdivision of the other subject parcels from this area.

The proposed rezoning of this area will provide for subdivision and development which aligns with the approved Concept Plan.

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Comments from other Departments

No concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

In April 2021, a notice was sent to registered property owners within approximately 75 metres of the subject sites, the Ward Councillor and the Neighbourhood Services Manager. At the time of writing this report, no comments from the public have been received.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Brighton Neighbourhood Concept Plan and Amendment Area
2. Location Plan

REPORT APPROVAL

Written by: Darryl Dawson, Manager, Development Review
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

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