

## **Proposed Concept Plan Amendment and Rezoning – Brighton Neighbourhood – Brighton Gate and Owen Manor**

### **APPLICATION SUMMARY**

Crosby Hanna and Associates, on behalf of S&C Wilson Land Holdings Ltd., applied to amend the Brighton Neighbourhood Concept Plan (Concept Plan) and rezone sites adjacent to Brighton Gate and Owen Manor. The proposed Concept Plan amendment would provide for the removal of the rear lane between Owen Manor and McFaul Way. The proposed Zoning Bylaw amendment would remove the Holding Symbol (H) from the subject sites and rezone a portion of the area from RMTN –Townhouse Residential District to RM3 – Medium-Density Multiple-Unit Dwelling District to provide for development of the subject parcels for residential uses which align with the approved Concept Plan.

### **RECOMMENDATION**

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendment to the Brighton Neighbourhood Concept Plan and rezoning, as outlined in this report, be approved.

### **BACKGROUND**

The Concept Plan was originally approved by City Council in May 2014, and was recently amended on March 22, 2021. The subject sites are identified as Low-Density Multi-Unit Dwellings and Medium-Density Multi-Unit Dwellings on the Concept Plan (see Appendix 1 and Appendix 2).

The subject sites are currently undeveloped and zoned RMTN – Townhouse Residential District subject to the Holding Symbol (H). The Holding Symbol (H) was applied to properties in this area of the Brighton Neighbourhood to ensure that servicing and access requirements were provided prior to development commencing. An application to subdivide the subject sites is currently being prepared and servicing and access requirements will be addressed through the subdivision review process. Therefore, removal of the Holding Symbol (H) on these sites may proceed.

### **DISCUSSION**

#### Proposed Amendments

#### **Amendment to the Brighton Neighbourhood Concept Plan**

The proposed Concept Plan amendment would remove the rear lane between Owen Manor and McFaul Way (see Appendix 3). The Applicant is proposing the removal of the rear lane to allow for larger front and rear yards for Street Townhouses on the sites adjacent to McFaul Way. This amendment would also facilitate the development of Street Townhouses with front attached garages, instead of detached garages accessed by a rear lane.

### **Amendment to Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw)**

The proposed Zoning Bylaw amendment would remove of the Holding Symbol (H) from the subject sites and rezone a portion of the area to RM3 – Medium-Density Multiple-Unit Dwelling District (see Appendix 4).

The amendment would enable the development of comprehensively planned 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. It would also permit a variety of residential developments in a medium-density form as well as related community uses on sites zoned RM3 District.

### Policy Review

The proposed rezoning aligns with the Residential land use designation within Bylaw No. 9700, The Official Community Plan Bylaw, 2020.

The proposed rezoning of this area would also provide for subdivision and development which aligns with the Low-Density Multi-Unit Dwellings and Medium-Density Multi-Unit Dwellings land use identified on the approved Concept Plan.

### 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**

On June 16, 2021, a notice outlining the proposed amendments was sent to registered property owners within approximately 150 metres of the subject sites, the Ward Councillor and the Community Initiatives Manager. The content of this notice was also posted as an Engage Page on the City of Saskatoon website. 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. Fact Summary Sheet
2. Brighton Neighbourhood Concept Plan and Amendment Area
3. Concept Plan Amendment Location Map
4. Rezoning Location Map

**REPORT APPROVAL**

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

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