

Proposed Rezoning – Brighton Neighbourhood – From FUD(H) to R1B District

APPLICATION SUMMARY

Dream Development submitted an application to rezone land located in the eastern portion of the Brighton Neighbourhood adjacent to Underhill Way and Schmeiser Avenue. The land is currently undeveloped and zoned FUD – Future Urban Development District subject to the Holding Symbol (H) and is proposed to be rezoned to R1B – Small Lot One-Unit Residential District.

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 amendment to Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw) to rezone land in the eastern portion of the Brighton Neighbourhood adjacent to Underhill Way and Schmeiser Avenue from FUD(H) to R1B, 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 site subject to the rezoning application is designated as Single Unit/Semi Unit Detached Dwellings on the Concept Plan (see Appendix 1).

DISCUSSION

The subject site is located adjacent to Underhill Way and Schmeiser Avenue and is currently zoned FUD(H), an interim zoning district, which is applied to sites pending future urban development. The Holding Symbol (H) was applied to allow for the subdivision of land for ownership exchange purposes. Dream Development is proposing to rezone the site to R1B, which would provide for small-lot residential development in the form of one-unit dwellings, as well as related community uses (see Appendix 2).

The proposed zoning will provide for subdivision and development which aligns with the approved Concept Plan.

Policy Review

The proposed amendment is consistent with the residential designation on the Official Community Plan Land Use Map and will ensure a range of housing forms in the Brighton neighbourhood. The rezoning is consistent with the existing Concept Plan.

Comments from other Divisions

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

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COMMUNICATIONS AND ENGAGEMENT

In September 2021, a notice was sent to registered property owners within approximately 150 metres of the subject sites, as well as the Ward Councillor and the Neighbourhood Services Manager, in Recreation and Community Development Department. The content of this notice was also posted on the Engage Page of the City of Saskatoon website. The notice did include a rezoning of another site from R2 District to R1B District which has since been removed from the application, this minor change was noted on the Engage Page. At the time of writing this report, no comments from the public had 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 – Rezoning Map

REPORT APPROVAL

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

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