

Proposed Rezoning – Brighton Neighbourhood – From FUD(H) to R1A, R1B and RMTN District

APPLICATION SUMMARY

BDM Enterprises Ltd. submitted an application to rezone lands in the north western portion of the Brighton Neighbourhood adjacent to Brighton Gate, Chelsom Manor and Chelsom Bend. 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 R1A – One-Unit Residential District, R1B – Small Lot One-Unit Residential District and RMTN – Townhouse 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 Brighton Neighbourhood from FUD(H) District to R1A, R1B and RMTN Districts, 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 identified as Single-Unit/Semi-Unit Detached Dwellings and Low-Density Multi-Unit Dwellings on the Concept Plan (see Appendix 1 and Appendix 2).

DISCUSSION

The subject sites are located adjacent to Brighton Gate, Chelsom Manor and Chelsom Bend and are currently zoned FUD(H), an interim zoning district, which is applied to a site pending future urban development. The Holding Symbol (H) was applied to allow for the subdivision of land for ownership exchange purposes.

The zoning amendment will provide for subdivision and development of one-unit dwellings, and related community uses on sites zoned R1A District; small lot residential development in the form of one-unit dwellings and related community uses on sites zoned R1B District; and low to medium-density multiple-unit dwellings in the form of townhouses, dwelling groups and other building forms, and related community uses on sites zoned RMTN District (see Appendix 3).

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

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Policy Review

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

COMMUNICATIONS AND ENGAGEMENT

In November 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, Recreation and Community Development Department. The content of this notice was also posted on the Engage Page of the City of Saskatoon website. 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. Fact Summary Sheet
3. Proposed Rezoning Location Map

REPORT APPROVAL

Written by: Nik Kinzel-Cadrin, Planner
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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