

Proposed Rezoning – Brighton Neighbourhood – From FUD and FUD(H) to RMTN1 District

APPLICATION SUMMARY

Dream Development submitted an application to rezone lands within the Brighton Neighbourhood adjacent to Brighton Boulevard. The land is currently undeveloped and is zoned FUD – Future Urban Development District, a portion of which is subject to the Holding Symbol (H). The purpose of the application is to rezone the area to RMTN1 – Medium Density Townhouse Residential District 1.

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 to rezone land in the Brighton Neighbourhood from FUD District and FUD(H) District to RMTN1 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 lands subject to the rezoning application are identified as Low-Density Multi-Unit Dwellings on the Concept Plan (see Appendix 1). An application for subdivision of the subject lands has been received and will require the zoning amendment prior to the issuance of the Certificate of Approval.

The subject lands are located adjacent to Brighton Boulevard and are currently zoned FUD and FUD(H) (see Appendix 2). FUD is an interim zoning district applied to land identified for future development that restricts land use until the right conditions allow development to proceed. The Holding Symbol (H) was applied to a portion of the subject lands to allow for the subdivision of land for ownership exchange purposes.

DISCUSSION

The proposed zoning amendment to RMTN1 will provide for the subdivision and development of multiple-unit dwellings in the form of townhouses, dwelling groups and related community uses (see Appendix 3).

Policy Review

The proposed zoning is consistent with relevant sections of the [Official Community Plan \(OCP\)](#) and the Residential land use designation on the [Official Community Plan Land Use Map](#). The proposed zoning is consistent with the existing Concept Plan and will support the overall neighbourhood density target of 7.4 dwelling units per acre, contributing to a compact urban form as directed by the OCP.

Proposed Rezoning – Brighton Neighbourhood – From FUD and FUD(H) to RMTN1 District

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 April 2022, a notice was sent to registered property owners within approximately 150 metres of the subject area, as well as the Ward Councillor and the Neighbourhood Services Manager of Recreation and Community Development Department. The content of this notice was also posted on the Engage Page of the City of Saskatoon's 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 Council Policy C01-021, the Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy No. C01-021- Public Notice 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- Brighton Parcel
3. Proposed Rezoning Location Map

REPORT APPROVAL

Written by: Anthony Andre, Senior Planner, Development Review
Reviewed by: Brent McAdam, Acting Manager of Development Review
Tyson McShane, Acting Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2022/PD/MPC/Proposed Rezoning – Brighton Neighbourhood – From FUD and FUD (H) to RMTN1 District/sk