

LAND USE APPLICATION

Rezoning – Brighton Neighbourhood (Phase 8) – From FUD District to R1A, R1B and R2 & FUD(H) District to R1A, R1B and R2

APPLICATION SUMMARY

Dream Development submitted an application to rezone sites in the western portion of the Brighton neighbourhood, adjacent to Brighton Way and Brighton Gate. The subject sites are currently undeveloped and zoned FUD – Future Urban Development District with a portion subject to the Holding Symbol (H). The sites are proposed to be rezoned to R1A – One Unit Residential District, R1B – Small Lot One-Unit Residential District and R2 – One and Two 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 amendments to Bylaw No. 8770, the Zoning Bylaw, 2009, to rezone sites in the Brighton neighbourhood from FUD and FUD(H) Districts to R1A, R1B and R2 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 on the Concept Plan (see Appendix 1).

DISCUSSION

The subject sites are located in the western portion of the Brighton neighbourhood, adjacent to Brighton Way and Brighton Gate, and are currently zoned FUD District and FUD(H) District (see Appendix 2). The FUD District is an interim zoning district which is applied to sites pending future urban development. The Holding Symbol (H) was previously applied to a portion of the area 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 one and two-unit dwellings and related community uses on sites zoned R2 District (see Appendix 3).

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

Policy Review

The proposed zoning is consistent with relevant sections of the [Official Community Plan](#) and 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 proposed zoning is also consistent with the existing Concept Plan.

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Comments from other Divisions

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

COMMUNICATIONS AND ENGAGEMENT

In June 2022, a notice was sent to registered property owners within approximately 150 metres of the subject sites, the Ward Councillor and the Community Initiatives 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 have 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 C01-021, the 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 – Brighton Neighbourhood (Phase 8)
3. Proposed Rezoning Location Plan

REPORT APPROVAL

Written by: Brittney Beckie, Planner, Development Review
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Reviewed by: Darryl Dawson, Manager of Development Review
 Lesley Anderson, Director of Planning and Development

Approved by: Lynne Lacroix, General Manager, Community Services

SP/2022/PL/MPC/Rezoning-Brighton Neighbourhood (Phase 8) from FUD District to R1A, R1B and R2 & FUD(H) District to R1A, R1B and RD/cm/gs