

Rezoning – Brighton Neighbourhood - Doran Crescent – From FUD(H) District to R1B District

APPLICATION SUMMARY

An application from BDM Enterprises Ltd. was submitted to rezone land in the northern portion of the Brighton Neighbourhood, located adjacent to Doran Crescent and Doran Way. The subject area is currently zoned FUD(H) – Future Urban Development District subject to the Holding Symbol and is being proposed for rezoning to R1B – Small Lot One-Unit Residential District, to allow for the subdivision and development of the subject area.

RECOMMENDATION

That City Council consider Administration's recommendation that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, 2009, to rezone land in the northern portion of the Brighton Neighbourhood, 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. Lands subject to the rezoning application are identified as Single Unit/Semi Unit Detached Dwellings on the Concept Plan (see Appendix 1).

The subject land is currently undeveloped and zoned FUD(H) – Future Urban Development District subject to the Holding Symbol, which is an interim zoning district applied to sites pending future urban development (see Appendix 2).

DISCUSSION

The applicant is proposing to rezone the subject area to R1B – Small Lot One-Unit Residential District. The purpose of the R1B District is to provide for small lot residential development in the form of one-unit dwellings as well as related community uses. The proposed zoning will provide for the subdivision and development of the subject area that aligns with the approved Concept Plan (see Appendix 3).

Policy Review

The proposed zoning is consistent with relevant sections of Bylaw No. 9700, [Official Community Plan, 2020](#), and the Residential land use designation on the [Official Community Plan Land Use Map](#).

The proposed zoning is consistent with the Concept Plan and accommodates small-lot, single-detached homes.

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 February 2023, a notice was sent to registered property owners within approximately 150 metres of the subject sites, the Ward Councillor and the Community Consultant. 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, one comment from the public has been received which sought clarification on the rezoning process. Information was provided to the satisfaction of that resident.

REPORT ROUTING

In December 2022, the Municipal Planning Commission was presented a memo which outlined a procedural change intended to expedite Administration's review and approval process for specific rezoning applications. The memo recommended a direct routing to a Council Public Hearing for rezoning applications in new neighbourhoods which fully align with the approved Neighbourhood Concept Plan (see Appendix 4). This rezoning application follows the new process, as it fully aligns with the approved development pattern shown on the Concept Plan.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy C01-021, Public Notice Policy.

A notice was placed in The StarPhoenix on April 8, 2023, two weeks prior to the public hearing, in accordance with the Public Notice Policy.

APPENDICES

1. Brighton Land Use Concept Plan and Amendment Area
2. Fact Summary Sheet – Rezoning Brighton Neighbourhood - Doran Crescent
3. Proposed Rezoning Location Plan – Brighton Doran Crescent
4. Memo – Consideration of Applications at Municipal Planning Commission

REPORT APPROVAL

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