

## Rezoning – Brighton Neighbourhood – Brighton Gate South – From FUD and FUD(H) Districts to R1B District

### APPLICATION SUMMARY

An application from Dream Asset Management Corp. was submitted to rezone land near the southern end of Brighton Gate in the Brighton Neighbourhood. The subject area is currently zoned FUD - Future Urban Development District and FUD(H) - Future Urban Development District, subject to the Holding Symbol, and is proposed to be rezoned 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 near the southern end of Brighton Gate in the Brighton Neighbourhood, from FUD and 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 area is currently undeveloped and zoned a mix of FUD – Future Urban Development District and 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, which will align 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 of the [Official Community Plan Land Use Map](#).

The proposed zoning is consistent with the Concept Plan and accommodates small-lot residential development in the form of One-Unit Dwellings.

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 May 2023, a notice was sent to registered property owners within approximately 150 metres of the subject area, 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 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, Public Notice Policy.

A notice was placed in The Star Phoenix on July 8, 2023, two weeks prior to the public hearing, in accordance with the Council Policy C01-021, Public Notice Policy.

**APPENDICES**

1. Brighton Land Use Concept Plan and Amendment Area – Brighton Gate South
2. Fact Summary Sheet – Brighton Gate South
3. Proposed Rezoning Location Plan – Brighton Gate South

**REPORT APPROVAL**

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