

Proposed Rezoning – Brighton Neighbourhood – From FUD(H) District to R2, RMTN and RM3 Districts

APPLICATION SUMMARY

Saskatoon Land submitted an application to rezone land south of Taskamanwa Street in the southeastern portion of the Brighton neighbourhood. The subject lands are currently zoned FUD(H) – Future Urban Development District, subject to the Holding Symbol and are proposed to be rezoned to a mixture of R2 – One and Two-Unit Residential District, RMTN – Townhouse Residential District and RM3 – Medium Density Multiple-Unit Dwelling District. The proposed rezoning will provide 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 select blocks in the southeastern portion of the Brighton Neighbourhood from FUD(H) to R2, RMTN and RM3, 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 and Low Density Multi-Unit Dwellings and Medium Density Multi-Unit Dwellings on the Concept Plan (see Appendix 1).

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

DISCUSSION

Saskatoon Land is proposing to rezone the subject land to a mixture of R2 – One and Two-Unit Residential District, RMTN – Townhouse Residential District and RM3 – Medium Density Multiple-Unit Dwelling District. The purpose of the R2 District is to provide for residential development in the form of One and Two-Unit Dwellings, as well as related community uses, the RMTN District is to provide for comprehensively planned Low to Medium-Density Multiple Unit Dwellings in the form of townhouses, dwelling groups, other building forms as well as related community uses, and the RM3 District is to provide for a variety of Medium Density residential developments, as well as related community uses. The proposed zoning will provide for the subdivision and development of the subject area in alignment with the approved Concept Plan (see Appendix 3).

Policy Review

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

The proposed zoning is consistent with the approved Concept Plan and accommodates residential development in the form of Low Density, Low Density Multi-Unit Dwellings and Medium Density Multi-Unit Dwellings.

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 March 2024, 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 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 StarPhoenix](#) on May 11, 2024, two weeks prior to the public hearing, in accordance with the Public Notice Policy.

APPENDICES

1. Brighton Land Use Concept Plan with Proposed Rezoning Area
2. Fact Summary Sheet
3. Proposed Rezoning Location Plan – Brighton D2

REPORT APPROVAL

Written by: Nicole Levine, Planner
Reviewed by: Darryl Dawson, Development Review Manager
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services