

Proposed Brighton Neighbourhood Concept Plan Amendment and Rezoning from FUD and FUD(H) to RMTN

APPLICATION SUMMARY

Dream Asset Management Corporation (Dream) has applied to amend the Brighton Neighbourhood Concept Plan (Concept Plan) to alter the boundary of a multiple-unit dwelling parcel and designate five sites for Residential Care Home use. The application also includes rezoning land adjacent to Brighton Boulevard from FUD – Future Urban Development and FUD(H) – Future Urban Development subject to the Holding symbol to RMTN – Residential Townhouse District to allow for the subdivision and development of sites for residential development.

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 proposed amendments to the Brighton Neighbourhood Concept Plan and Bylaw No. 8770, Zoning Bylaw, 2009, to rezone lands in the Brighton Neighbourhood from FUD and FUD(H) to RMTN, as outlined in this report, be approved.

BACKGROUND

The Concept Plan was originally approved by City Council in May 2014. The subject land for the multiple-unit dwelling parcel is currently undeveloped and zoned FUD – Future Urban Development 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. The sites proposed to be designated for Residential Care Home use consist of both subdivided sites zoned R1B – Small Lot One-Unit Residential District and undeveloped land zoned FUD – Future Urban Development District

DISCUSSION

Proposed Amendments

Amendment to the Brighton Neighbourhood Concept Plan

Dream is proposing to amend the Concept Plan land use map as follows (see Appendix 1):

1. Altering the boundary of a multiple-unit dwelling site located adjacent to Brighton Boulevard in the southern portion of the neighbourhood. This amendment corrects linework for the site to align with a Concept Plan amendment approved on March 22, 2021. The amendment has no impact on municipal reserve dedication requirements.
2. Designate five sites for Residential Care Home use along asokan Bend, asokan Street, Brighton Gate, Cockcroft Place and Cockcroft Bend. The Concept Plan currently provides for 10 predesignated Residential Care Home sites, of which four have been issued discretionary use approval for a Residential Care Home – Type II. The proposed amendment will provide for additional predesignated sites on the westerly portion of the neighbourhood to ensure options for development of supportive housing.

Amendment to the Zoning Bylaw

Under [Bylaw No. 8770, Zoning Bylaw, 2009](#), the subject land is currently zoned FUD – Future Urban Development, and FUD(H) – Future Urban Development subject to the Holding symbol. Dream is proposing to rezone the land to RMTN – Townhouse Residential District to facilitate the subdivision and development of low to medium density multiple-unit dwellings in the form of townhouses, dwelling groups and other building forms on taskamanwa Terrace and Brighton Boulevard (see Appendix 2 and Appendix 3).

Policy Review

The proposed amendments are consistent with the residential designation on the [Official Community Plan Land Use](#) map and provide for a range of housing forms in the Brighton neighbourhood.

The predesignated Residential Care Home sites align with Sections G3.3(2)(f) of [Bylaw No. 9700, The Official Community Plan Bylaw, 2020](#), providing supportive housing forms in all areas of the city, are compatible with the neighbourhood, and are not concentrated in one area.

Comments from other Divisions

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

COMMUNICATIONS AND ENGAGEMENT

In May 2024, a notice detailing the proposed amendments was mailed to 44 property owners located approximately 150 metres from the subject sites, the Ward Councillor and the Community Consultant. The content of the notice was also posted on the Engage Page of the City of Saskatoon website.

At the time of writing this report no questions or 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 No. C01-021, 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 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 Concept Plan Amendment
2. Rezoning Location Map
3. Fact Summary Sheet

REPORT APPROVAL

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

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