

Proposed Brighton Neighbourhood Concept Plan Amendment and Rezoning – Brighton Gate and Gibson Bend

APPLICATION SUMMARY

North Prairie Developments Ltd. (North Prairie) applied to amend the Brighton Neighbourhood Concept Plan to change the land use of the site located adjacent to Brighton Gate and Gibson Bend, from Mixed Use 1 – Residential/Retail/Institutional to Medium Density Multi Unit Dwellings. The application also includes rezoning the site from RMTN(H) – Townhouse Residential District subject to Holding Symbol to RM4 – Medium/High Density Multiple-Unit Dwelling District to facilitate 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 land in the Brighton Neighbourhood from RMTN(H) to RM4 District, as outlined in this report, be approved.

BACKGROUND

The Brighton Neighbourhood Concept Plan (Concept Plan) was originally approved by City Council in May 2014 and most recently amended on July 27, 2021. The subject site is undeveloped and identified as Mixed Use 1 – Residential/Retail/Institutional land use on the Concept Plan and is zoned RMTN(H) – Townhouse Residential District subject to the Holding Symbol.

The Holding Symbol was applied to the lands in the area to ensure that servicing and access requirements were provided prior to development commencing. Servicing and access requirements have been met for the subject site, therefore, rezoning and the removal of Holding Symbol may proceed.

DISCUSSION

North Prairie has applied to amend the Concept Plan and to rezone a 2.54 ha (6.28 acre) site located southwest of the intersection of Brighton Gate and Gibson Bend to accommodate future medium to high density residential development.

The proposed amendments are as follows:

1. Amend the Concept Plan Land Use map from Mixed Use 1 – Residential / Retail / Institutional to Medium Density Multi Unit Dwellings (see Appendix 1). This amendment would provide for medium density residential development on the subject site. Sites identified as Mixed Use 1 – Residential/Retail/Institutional land use on the Concept Plan are intended to provide for medium density residential uses as well as a limited range of commercial and institutional uses which would provide services to the neighbourhood. The proposed amendment would provide for the site to be developed

for residential uses only. Sufficient commercial and institutional uses for the neighbourhood are provided in the retail area located north and east of the subject site and in the Brighton Village Centre.

2. The amendment will rezone the subject site from RMTN(H) – Townhouse Residential District subject to Holding Symbol to RM4 – Medium/High Density Multiple-Unit Dwelling District. The RM4 District provides for a variety of residential developments in a medium to high density form as well as related community uses on the subject site (see Appendix 2 and Appendix 3).

Policy Review

The proposed amendments are consistent with the residential land use objectives and policies of [Bylaw No. 9700, The Official Community Plan Bylaw, 2020](#) (OCP) Land Use Map and provide for a range of housing forms in the Brighton neighbourhood. The amendments are also in alignment with the neighbourhood design and development policies contained in Section G3.1 of the OCP.

The proposed increase of the Medium Density Multi Unit land use would result in a minor net population increase of approximately 156 people and approximately 63 dwelling units. Actual number of dwelling units would be dependent on building form and size of dwelling units.

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 June 2024, a notice detailing the proposed amendments was mailed to 99 property owners located approximately 150 metres from the subject site, 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, Development Review received one email expressing concerns about the lack of naturalized parks within the neighbourhood.

PUBLIC NOTICE

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

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, 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. Rezoning Location Map

3. Fact Summary Sheet

REPORT APPROVAL

Written by: Nicole Levine, Planner

Reviewed by: Robyn Rechenmacher, Senior Planner

Darryl Dawson, Development Review Manager

Lesley Anderson, Director of Planning and Development

Approved by: Lynne Lacroix, General Manager, Community Services

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