

## Proposed Rezoning – Brighton Neighbourhood – From FUD District to R1A, R1B and R2 Districts

### APPLICATION SUMMARY

Dream Developments submitted an application to rezone land in the southwest portion of Brighton neighbourhood. The subject land is currently zoned FUD – Future Urban Development District and is proposed to be rezoned to R1A – Low Density Residential District 1A, R1B – Low Density Residential District 1B and R2 – Low Density Residential District 2. The proposed rezoning will provide for the subdivision and development of the subject land in alignment with the approved Concept Plan.

### RECOMMENDATION

That City Council consider Administration's recommendation that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, 2009, to rezone land in the southwest portion of the Brighton neighbourhood from FUD to R1A, R1B and R2, 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 land is currently undeveloped and zoned FUD – Future Urban Development District, which is an interim zoning district that is applied to sites pending future urban development (see Appendix 2).

### DISCUSSION

#### Proposed Amendments

Dream Developments is proposing to rezone the subject land to R1A – Low Density Residential District 1A, R1B – Low Density Residential District 1B and R2 – Low Density Residential District 2. The purpose of the R1A and R2 Districts is to provide for residential development in the form of one- to four-unit dwellings as well as related community uses. The purpose of the R1B District is to provide for small lot residential development in the form of one- to four-unit dwellings as well as related community uses. The proposed zoning will provide for the subdivision and development of the subject land in alignment with the 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 Concept Plan and accommodates low-density residential development.

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 August 2024, a notice was sent to registered property owners within approximately 150 metres of the subject land, the Ward Councillor and the Community Consultant. 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.

A notice was placed in The StarPhoenix on September 7, 2024, two weeks prior to the public hearing, in accordance with Council Policy C01-021, Public Notice.

**APPENDICES**

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

**REPORT APPROVAL**

Written by: Zoe Hagen, Planner  
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Approved by: Celene Anger, General Manager, Community Services