
Proposed Rezoning – FUD to R1A – Brighton Neighbourhood

Recommendation

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Bylaw No. 8770, the Zoning Bylaw, to rezone land in the Brighton neighbourhood, as outlined in this report, be approved.

Topic and Purpose

An application has been submitted by Dream Development to rezone land in the Brighton neighbourhood from FUD – Future Urban Development District to R1A – One Unit Residential District. This application will apply the zoning district necessary to implement the Brighton Neighbourhood Concept Plan for the area outlined in this report.

Report Highlights

1. The Brighton Neighbourhood Concept Plan (Concept Plan) identifies the subject area as a potential school site and Municipal Reserve.
2. The rezoning to the R1A District will facilitate the subdivision of sites for future elementary schools and the core park in the Brighton Neighbourhood.
3. The proposed zoning amendment is consistent with the Concept Plan.

Strategic Goal

Under the City of Saskatoon's Strategic Goal of Sustainable Growth, this report supports the creation of complete communities that feature a mix of housing types, land uses, community amenities, employment opportunities, and internal and external connectivity.

Background

The Concept Plan was originally approved by City Council on May 20, 2014, with amendments to the Concept Plan approved on May 24, 2016 (see Attachment 1).

The FUD District was applied as interim zoning pending urban development.

Report

Concept Plan

The Concept Plan identifies the area proposed for R1A District as potential school sites and core park within the Brighton Neighbourhood.

Amendment to Bylaw No. 8770, Zoning Bylaw

The zoning designation of the subject land is proposed to be amended from FUD District to R1A District. The R1A District will facilitate the subdivision of sites for future elementary schools and the core park in the Brighton Neighbourhood; see Attachment 2 for a map showing the proposed amendment.

Referral Process

No concerns were identified through the Administrative referral process that would preclude the application from proceeding to a public hearing at City Council.

Options to the Recommendation

City Council could choose to deny this application. This option is not recommended as this application is consistent with the Concept Plan.

Public and/or Stakeholder Involvement

To solicit feedback on the proposal, notices were mailed out to property owners within a 75 metre radius of the site. One phone call and one email was received. Both residents requested confirmation that the proposed school site and green space shown in the Concept Plan are not being impacted by this rezoning. Both residents were told that this rezoning application is in line with the Concept Plan and that it will not affect the proposed school site and park.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(a) of 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 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.

Attachments

1. Brighton Neighbourhood Concept Plan showing Proposed Zoning Amendment Area
2. Proposed Rezoning Location Map

Report Approval

Written by: Jonathan Derworiz, Planner, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Lynne Lacroix, Acting General Manager, Community Services Department