



## **PUBLIC AGENDA MUNICIPAL PLANNING COMMISSION**

Tuesday, October 31, 2017, 12:00 p.m.  
Committee Room E, Ground Floor, City Hall

### **Members:**

**Ms. J. Braden, Chair (Public)**  
**Dr. C. Christensen, Vice-Chair (Public)**  
**Councillor M. Loewen**  
**Mr. N. Anwar (Public)**  
**Mr. D. Bazylak (Saskatoon Greater Catholic Schools)**  
**Ms. D. Bentley (Public)**  
**Mr. S. Betker (Public)**  
**Ms. D. Fracchia (Public)**  
**Mr. J. Jackson (Public)**  
**Mr. S. Laba (Saskatoon Public Schools)**  
**Mr. R. Mowat (Public)**  
**Ms. S. Smith (Public)**  
**Mr. G. White (Public)**

**Pages**

**1. CALL TO ORDER**

**2. CONFIRMATION OF AGENDA**

**Recommendation**

That the agenda be approved as presented.

**3. DECLARATION OF CONFLICT OF INTEREST**

**4. ADOPTION OF MINUTES**

**Recommendation**

That the minutes of Regular Meeting of the Municipal Planning Commission held on September 26, 2017 be adopted.

**5. UNFINISHED BUSINESS**

**6. COMMUNICATIONS**

## 7. REPORTS FROM ADMINISTRATION

- 7.1 **Proposed Rezoning from R1A to RMTN - Lewin Crescent - Lewin Way - Cornish Road - Stonebridge Neighbourhood [File No. CK 4351-017-009 and PL 4350-Z6/17]** 3 - 9

### **Recommendation**

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the proposed amendment to Zoning Bylaw No. 8770, to rezone land in the Stonebridge neighbourhood, as outlined in this report, be approved.

- 7.2 **Proposed Land Use Policy Map Amendment from Low-Density Residential to High-Density Residential and Rezoning by Agreement – From R2A to RM5 by Agreement – 631 and 637 University Drive [File No. CK 4351-017-010 and PL 4350-Z5/17]** 10 - 28

A request to speak from Karl Miller, President, Meridian Development Corp has been provided.

### **Recommendation**

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the applications to amend Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770 to amend the Land Use Policy Map and rezone 631 and 637 University Drive, as outlined in the October 31, 2017 report of the General Manager, Community Services Department, be approved.

- 7.3 **Land Use Applications Received for the Period from August 16, 2017 to October 11, 2017 [File No. CK 4000-5 and PL 4350-1]** 29 - 41

### **Recommendation**

That the information be received.

## 8. REPORTS FROM COMMISSION

- 8.1 **Update on the Items Previously Considered by the Commission and Considered by City Council at its meeting on October 23, 2017 [File No. CK. 175-16]** 42 - 42

### **Recommendation**

That the information be received.

## 9. ADJOURNMENT

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## Proposed Rezoning from R1A to RMTN – Lewin Crescent – Lewin Way – Cornish Road - Stonebridge 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 Zoning Bylaw No. 8770, to rezone land in the Stonebridge neighbourhood, as outlined in this report, be approved.

### Topic and Purpose

An application has been submitted by Innovative Residential Inc. proposing to rezone land in the Stonebridge neighbourhood from R1A – One-Unit Residential District to RMTN – Townhouse Residential District. This rezoning will facilitate low-density multi-unit residential development on the site, consistent with the Stonebridge Neighbourhood Concept Plan.

### Report Highlights

1. The proposed zoning amendment will accommodate development of a townhouse-style multiple-unit dwelling.
2. The proposed rezoning is consistent with the Stonebridge Neighbourhood Concept Plan (Concept Plan) and Official Community Plan Bylaw No. 8769 (Official Community Plan).

### Strategic Goal

Under the City of Saskatoon's (City) Strategic Goal of Sustainable Growth, providing a mix of housing types and densities within neighbourhoods supports the priority to create "complete communities."

### Background

The Concept Plan was originally approved by City Council in 2005, with amendments to the Concept Plan approved on August 21, 2014. The Concept Plan identifies the subject lands for low-density multi-unit residential (see Attachment 1).

The subject lands are designated as "Residential" on the Official Community Plan Land Use Map.

### Report

#### Concept Plan and Official Community Plan

The proposed rezoning is consistent with the Concept Plan, which identifies the subject area for development as low-density multi-unit residential.

The subject area is designated as Residential on the Official Community Plan Land Use Map, which supports a variety of residential zoning designations.

## **Proposed Rezoning from R1A to RMTN – Lewin Crescent – Lewin Way – Cornish Road - Stonebridge Neighbourhood**

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The purpose of the RMTN District is to provide for comprehensively planned low- to medium-density multiple-unit dwellings in the form of townhouses, dwelling groups, and other building forms, as well as related community uses.

See Attachment 2 for a map showing the proposed application of this zoning district.

### Comments from Other Divisions

No concerns were identified through the administrative referral process.

### **Options to the Recommendation**

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

### **Public and/or Stakeholder Involvement**

Notices to property owners within a 75 metre radius of the site were mailed out on August 4, 2017, to solicit feedback on the proposal.

A public information meeting was held on September 26, 2017, and was attended by the applicant, the Ward Councillor, nine members of the public, and City staff. The City and the applicant answered questions on the proposal. Concerns were raised regarding the concentration of multi-unit dwellings in this part of the neighbourhood. The City responded that the neighbourhood was designed with this form of housing located on the fringes of the neighbourhood and typically on collector streets. In regard to the parking and traffic issues, the Ward Councillor provided information about the Stonebridge Neighbourhood Traffic Review. A community engagement summary is included as Attachment 3.

### **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 Public Notice Policy No. C01-021. Once this application has been considered by Municipal Planning Commission, it will be advertised, in accordance with Public Notice Policy No. C01-021, and a date for a public hear will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

### **Attachments**

1. Stonebridge Zoning Amendment Area
2. Proposed Rezoning from R1A to RMTN – Stonebridge Neighbourhood
3. Community Engagement Summary

## **Proposed Rezoning from R1A to RMTN – Lewin Crescent – Lewin Way – Cornish Road - Stonebridge Neighbourhood**

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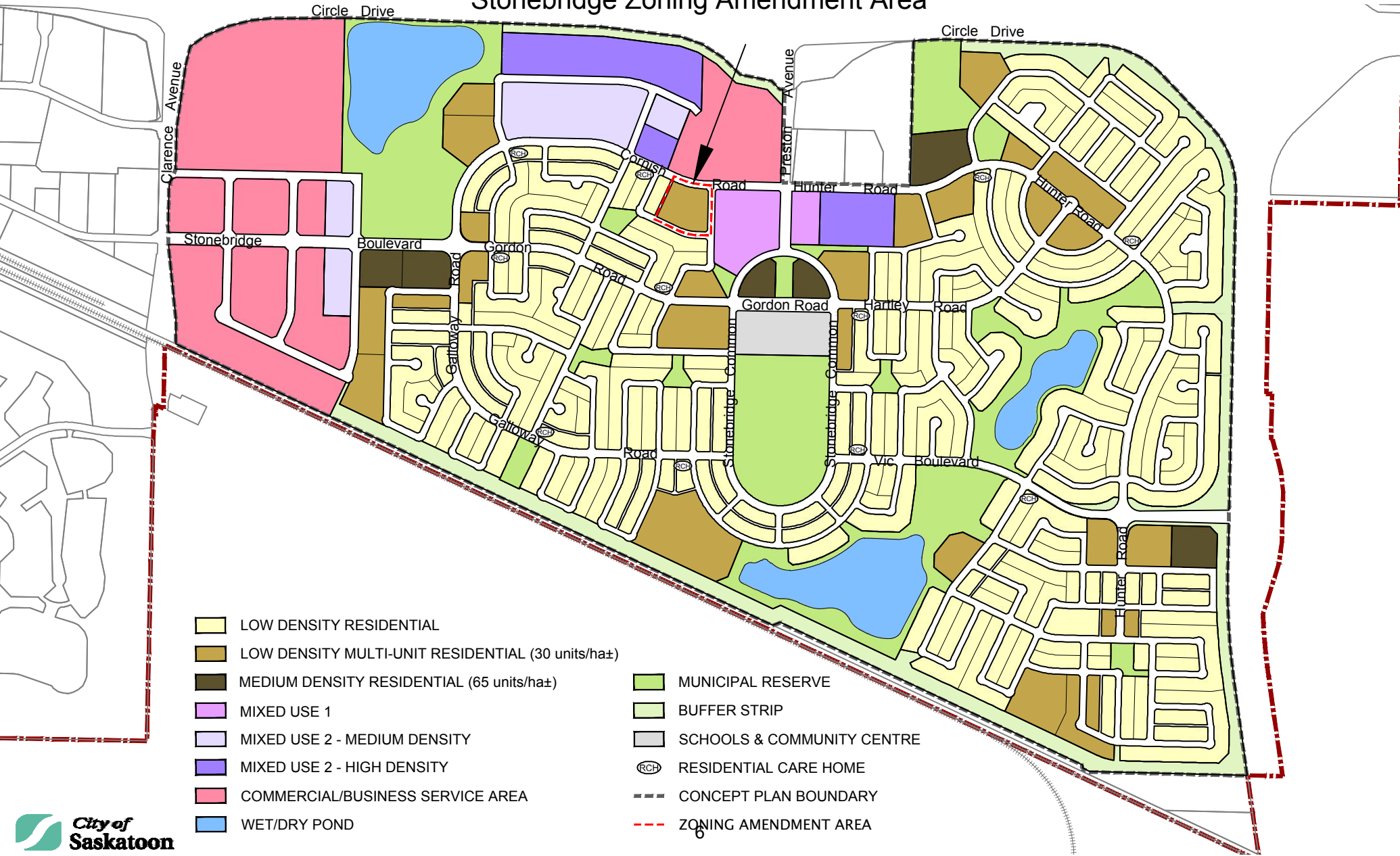
### **Report Approval**

Written by: Paula Kotasek-Toth, Senior Planner, Planning and Development  
Reviewed by: Darryl Dawson, Acting Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

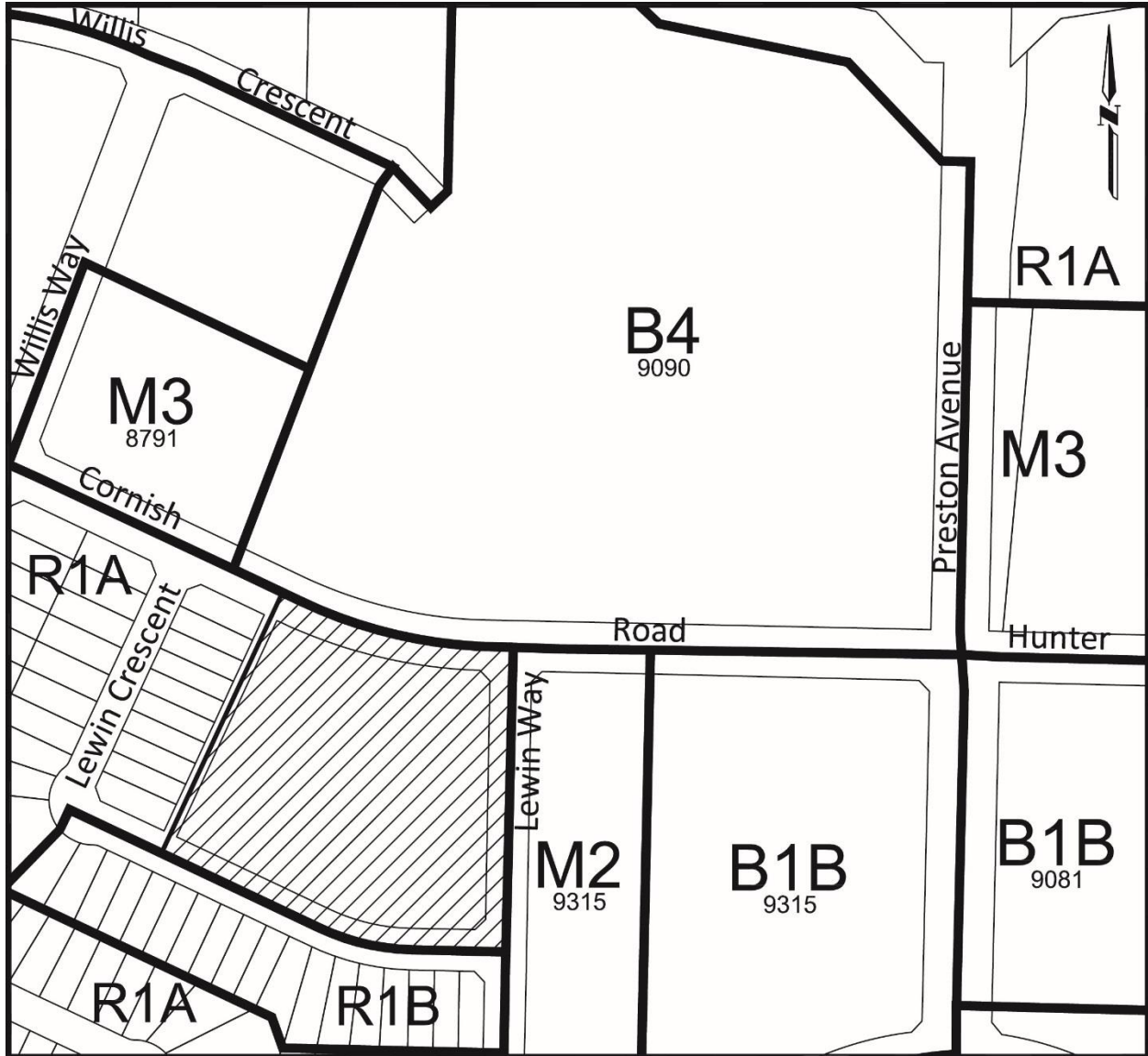
S/Reports/2017/PD/MPC – Proposed Rezoning from R1A to RMTN – Lewin Crescent – Lewin Way – Cornish Road – Stonebridge Neighbourhood/lc

# Stonebridge Zoning Amendment Area

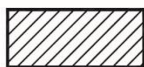
## Stonebridge Zoning Amendment Area



Proposed Rezoning from R1A to RMTN – Stonebridge Neighbourhood



ZONING AMENDMENT



From R1A to RMTN



# Shaping Saskatoon

Bridging to Tomorrow... for a 21st Century City



## Community Engagement Summary Implementation of Approved Stonebridge Neighbourhood Concept Plan - Rezoning from R1A to RMTN Lewin Crescent – Lewin Way – Cornish Road

### Project Description

A public information meeting was held regarding proposed rezoning of a site located at Lewin Crescent, Lewin Way, and Cornish Road. The meeting provided property owners the opportunity to learn more about the proposed development and the rezoning process, and to have the opportunity to comment on the proposal and ask any questions.

A public information meeting was held at Circle Drive Alliance Church on September 26, 2017, at 7 p.m.

### Community Engagement Strategy

Notices to property owners within a 75 metre radius of the subject site were sent out on August 4, 2017. Notices were also sent to the Stonebridge Community Association, the Ward Councillor, and the Community Consultant.

The purpose of the meeting was to inform, and consult with, nearby property owners. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration.

The public information meeting provided an opportunity to listen to a presentation by the applicant and create a dialogue between the applicant and nearby community members. City of Saskatoon (City) staff were also available to answer questions regarding the rezoning use process and general zoning regulations.

### Summary of Community Engagement Feedback

The meeting was attended by nine members of the public and the Ward Councillor. City staff provided opening remarks on the rezoning process and the purpose of the proposed rezoning. The applicant spoke about other similar projects that they have completed in the neighbourhood. A question and answer period and general discussion followed. Concerns raised, as well as questions and general points of discussion were:

- the existing R1A Zoning Designation of the site and the purpose of the proposed rezoning to an RMTN District. City of Saskatoon Response: The R1A Zoning District was applied as blanket zoning when the neighbourhood was initially developed. The rezoning to an RMTN District will implement the approved concept plan, which designated this site for low- to medium-density multiple-unit residential development;





- the building form that could be built under an RMTN Zoning District, including building height, setback from one-unit dwellings along the west side of the site, and on-site parking requirements;
- the concentration of multiple-unit dwellings in this area of Stonebridge and the parking and traffic implications. City of Saskatoon response: The neighbourhood was designed with this form of housing typically located on the fringes of the neighbourhood and on collector streets;
- the Ward Councillor provided information regarding the Stonebridge Neighbourhood Traffic Review; and
- residents were encouraged to contact the City in regard to traffic issues in the neighbourhood.

## Next Steps

All feedback from the public notification process will be summarized and presented as part of the report to the Municipal Planning Commission (MPC) and City Council.

Once this application has been considered by the MPC, a date for a public hearing will be set, and notices will be sent to property owners within 75 metres of the subject site, as well as the Stonebridge Community Association. No other public engagement is planned.

ACTION	ANTICIPATED TIMING
Planning and Development Division prepares and presents to MPC. MPC reviews proposal and recommends approval or denial to City Council.	October 31, 2017
Public Notice – the Community Consultant, Ward Councillor, community association, and all residents who were notified previously will be provided with direct notice of the public hearing.	October 31 to November 20, 2017
Public Hearing – Public hearing conducted by City Council, with an opportunity provided to interested persons or groups to present. Proposal considered together with the reports of the Planning and Development Division, MPC, and any written or verbal submissions received by City Council.	November 20, 2017
Council Decision – may approve or deny proposal.	November 20, 2017

Prepared by:  
 Paula Kotasek-Toth, Senior Planner  
 Planning and Development  
 October 2, 2017

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## **Proposed Land Use Policy Map Amendment from Low-Density Residential to High-Density Residential and Rezoning by Agreement – From R2A to RM5 by Agreement – 631 and 637 University Drive**

### **Recommendation**

That a report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the applications to amend Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770 to amend the Land Use Policy Map and rezone 631 and 637 University Drive, as outlined in this report, be approved.

### **Topic and Purpose**

An application has been submitted by Meridian Development Corp., requesting that the property at 631 and 637 University Drive be rezoned from R2A – Low-Density Residential Infill District to RM5 – High Density Multiple-Unit Dwelling District, subject to a Rezoning Agreement. This request also requires an amendment to the Nutana Land Use Policy Map, part of Official Community Plan Bylaw No. 8769, from Low-Density Residential District to High-Density Residential District.

The rezoning will provide for the development of a 45-unit, seven-storey residential condominium development on a site formerly occupied by a place of worship and a one-unit dwelling.

### **Report Highlights**

1. A 45-unit, seven-storey residential condominium development is proposed at the location of 631 and 637 University Drive.
2. The Administration has reviewed the applicable policy documents, including Official Community Plan Bylaw No. 8769 (Official Community Plan), Growth Plan to Half a Million (Growth Plan), Nutana Local Area Plan, and Broadway 360<sup>0</sup> Development Plan (Broadway 360) to evaluate the appropriateness of this development proposal.
3. The proposed Rezoning Agreement would limit the use on the site to a multiple-unit dwelling with a maximum of 45 units, and regulations to provide for the specific development.

### **Strategic Goal**

This report supports the City of Saskatoon's (City) Strategic Goal of Sustainable Growth by supporting infill development and corridors to balance growth.

### **Background**

The subject properties, located in the Nutana neighbourhood, are zoned R2A – Low-Density Residential Infill District (R2A), which provides for one- and two-unit dwellings, and some small scale conversions as a discretionary use. The Nutana Land Use Policy

Map, which is included in the Official Community Plan, identifies the subject sites as Low-Density Residential.

The property located at 637 University Drive is currently home to the Faith Alive Family Church, and the adjacent site located at 631 University Drive houses a one-unit dwelling. The place of worship will be leaving the area. See Attachment 1 for the location map.

## **Report**

### Development Proposal

The applicant, Meridian Development Corp., is proposing a redevelopment of the property that will consist of a 45-unit, seven-storey residential development. The project will include 10 townhouse-style units that front both University Drive and 13<sup>th</sup> Street East, as well as 35 apartment-style units on the upper floors. The proposal provides a mix of unit sizes to serve the needs of different residents, ranging from 1-bedroom to 3<sup>+</sup>-bedrooms.

A total of 90 parking spaces are proposed, with the majority located in an underground parking structure, accessed from the lane.

See Attachment 2 for the site plan and Attachment 3 for the building elevations.

The proposed development has a number of positive elements, including:

- a) a mix of unit sizes and styles that may appeal to a variety of residents;
- b) a design that includes individual, street-oriented townhouse units, creating visual interest and activity at the base of the development;
- c) a human-scaled ground level with a corner entrance that will contribute to a comfortable public realm;
- d) design elements that include measures to address privacy and noise impacts for adjacent residents; and
- e) incorporation of upper level stepbacks to reduce the appearance of massing, contribute to privacy for adjacent properties, and enhance the visual appearance of the building.

The Administration is supportive of these elements of the proposal.

The Administration also has concerns with the following elements of the proposed development:

- a) the massing and height of the building is out of context with nearby properties in the neighbourhood; and
- b) this proposal may set a precedent for larger scale infill development within the neighbourhood, ahead of any planning studies that should occur to accommodate such development.

This property, due to the current place of worship use, represents a unique redevelopment opportunity in the neighbourhood, with a larger site and building than surrounding properties. Redevelopment of this site, with increased density, is supported by the Administration.

The Administration and the developer have discussed this proposal in detail. In response to concerns received from neighbouring residents regarding the height of the proposed development, a request was made to reduce the development to six storeys, while otherwise retaining the design elements to provide for some mitigation on the building height and massing. Upon further analysis, this option was not supported by the developer as the same number of units would not be achievable without reducing the setbacks, which was not deemed to be desirable. In addition, the developer has also noted that reducing the development to six storeys could result in a change in the construction style from concrete to wood frame construction. Due to the different floor trusses used by these construction techniques, the resulting height reduction was found to be less than four feet (1.2 metres). It is the opinion of the developer that the benefit of a one storey reduction would be minimal.

#### Policy Analysis

##### Official Community Plan

The Official Community Plan speaks to the general topic of infill housing development, with the goal of encouraging infill residential development, while also respecting the impact of new development on neighbourhood character and infrastructure. As this site is located in a Low-Density Residential District, the impacts of this development must be evaluated accordingly, while recognizing the existing place of worship and its site as a unique situation within an established neighbourhood, as mentioned above.

Earlier in 2017, amendments to the Official Community Plan were approved by City Council to embed policy language in the Official Community Plan to further the goals of the Growth Plan. This included a new Section 2.4:

#### “2.4 Fundamental Values – Growth Plan to Half a Million

This plan is intended to support the overall vision of the Growth Plan to Half a Million (Growth Plan), the recently adopted community planning initiative which sets the stage for a new growth model for Saskatoon. Progressive development proposals that align with the vision laid out in the Growth Plan are encouraged and shall be considered on a case-by-case basis. Where necessary, and where the quality of such proposal warrants it, facilitative amendments to this Plan and/or the Zoning Bylaw should be considered.”

### Growth Plan to Half a Million

The Growth Plan identifies Broadway Avenue (located approximately one block west) as a corridor for redevelopment and growth. This recognized the well-developed character of Broadway Avenue and its importance as a “main street” in Saskatoon. Broadway Avenue, with existing higher-density zoning and its proposed routing for future Bus Rapid Transit, is an identified and preferred location for future intensification. Further direction for this intensification will be established through a Corridor Plan for Broadway Avenue, including the appropriate mix of uses, density, and scale of buildings for Broadway Avenue; a transition area from Broadway Avenue would also be defined through that process. A timeline for this Corridor Plan has not yet been established; however, the Corridor Planning Program has identified a 250 metre (1.5 to 2.5 block) density transition area extending out from either side of the corridor as the starting point for discussions. The final transition areas for each corridor will be determined through the planning process in consultation with local stakeholders, to help ensure that the key characteristics of each neighbourhood are identified and reflected. New developments within this transition area would be required to facilitate an appropriate transition from higher density along the corridor into the adjacent existing neighbourhoods.

As a unique site for redevelopment, with a current building of substantial size, this proposal is larger than what typically would be expected at the edge of a transition area from a corridor. Further guidance for appropriate transition from corridors will be determined through the Corridor Planning Program. Unique opportunities, such as this site, require case-by-case consideration.

### Nutana Local Area Plan and Broadway 360 Development Plan

The Nutana Local Area Plan identified two residential land use goals that have implications for this proposal:

- a) protect the single-family home as a core housing choice in the Nutana neighbourhood; and
- b) recognize the architectural heritage of the Nutana neighbourhood.

Broadway 360 defined this site as within the East Nutana Neighbourhood Character Area. General objectives were given for these Neighbourhood Character Areas, including:

- a) changes should be modest and of a scale, form, and type that reinforces the existing built character;
- b) permitting infill development that is consistent with existing historical residential building types, similar setbacks, roof lines, and material pallets;
- c) permitting a variety of higher-density infill developments consistent with existing forms between three to four storeys.

The Nutana Local Area Plan and Broadway 360 provide important background when considering this proposal. As a unique site in the neighbourhood, it is recognized that

intensification of the site is appropriate; however, the appropriate height and massing of such development needs to be considered.

In summary, the Administration recognizes that there is tension between the existing policy direction set by the Nutana Local Area Plan, Broadway 360, and the anticipated future policy directions as set out in the Growth Plan. In advance of the Corridor Plan for Broadway Avenue, the future policy direction is guided by the Growth Plan and the aforementioned amendments to the Official Community Plan, which recognize that development proposals supportive of the new growth model may be facilitated on a case-by-case basis.

#### Proposed Rezoning by Agreement

The Official Community Plan Land Use Policy Map would need to be amended from Low-Density Residential to High-Density Residential for this proposed development. In addition, a rezoning from R2A to RM5, subject to a Rezoning Agreement, is proposed to accommodate the project. Proposed terms of the Rezoning Agreement will limit the use of the site to a multiple-unit dwelling with a maximum of 45 units, and necessary regulations to facilitate the development of the specific project. Details of the Rezoning Agreement are included as Attachment 4.

During the public information meeting, there were requests that the architectural quality and finish of the development be addressed in the Rezoning Agreement, such as addressing the type of cladding for the building. As per *The Planning and Development Act, 2007*, the City cannot regulate architectural elements regarding finishes and quality, but must focus on items such as density and massing.

#### Other Site Considerations

During the review process, the Administration received and reviewed the Geotechnical Investigation, prepared for the applicant by P. Machibroda Engineering Ltd. The report makes reference to a number of recommendations regarding construction specifications and site design. These recommendations will be required to be addressed through the Building and Development Permit review process.

As a result of comments received from the public consultation regarding impacts to property values, the Corporate Revenue Division completed an analysis of residential sales that occurred between 2012 and 2014 in Market Area 5 (which includes the neighbourhoods of Nutana, Varsity View, and City Park). There is no statistical indication of a negative influence on the value of houses that are backing or opposite to apartments, commercial housing, or row housing.

#### Comments from Other Divisions/Departments

No concerns were received through the administrative referral process that precludes this application from proceeding to a public hearing. The Transportation and Utility Department advised that there is sufficient water and sanitary capacity for the proposed rezoning and that storm water will need to be managed on-site using storm water

management techniques, such as Low Impact Developments guidelines. Please refer to Attachment 5 for complete comments.

#### Additional Approvals for Development

The subject site is located within the Meewasin Valley Authority (Meewasin) conservation zone. As such, approval for the development located at 631 and 637 University Drive is also subject to development review and approval by Meewasin before development may proceed.

#### **Options to the Recommendation**

City Council could choose to deny this application, which would prevent this development from proceeding. Further direction from City Council would then be required.

#### **Public and/or Stakeholder Involvement**

A public information meeting regarding this rezoning proposal was held on June 28, 2017, with 43 members of the general public, the local City Councillor, representatives of Meridian Development Corp., and City staff in attendance. See Attachment 6 for the Community Engagement Summary.

A petition from community members expressing opposition to the development has been received by the Administration. Concerns expressed in the petition include the scale of the development and the precedent created for surrounding sites. At the time of writing, the petition included 183 names, of which 129 are from the Nutana neighbourhood.

Emails from property owners and residents representing 29 properties in support of the rezoning were received by the Administration. Of the 29 emails received, 20 were from properties in the Nutana neighbourhood; the remaining 9 did not include addresses and could not be verified.

#### **Policy Implications**

This proposal requires changes to the Official Community Plan and Zoning Bylaw No. 8770 in order to proceed. Should this be approved, such changes would take effect. In addition, the Administration recommends that a further investigation be undertaken by the Planning and Development Division to develop a future policy direction for the adjacent area, specifically between this development and Broadway Avenue.

#### **Financial Implications**

Levies will be charged upon subdivision of the property, and will be the rates in effect and approved by City Council at the time of the subdivision application.

#### **Other Considerations/Implications**

There are no 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**

If approved, the Administration will undertake a further analysis of the adjacent area, including public engagement as resources become available.

### **Public Notice**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021. Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. The Planning and Development Division will notify all property owners within 75 metres of the subject site of the public hearing date, by letter. A notice will be placed in The StarPhoenix two weeks prior. Notice boards will be placed on the site.

### **Attachments**

1. Location Map
2. Proposed Site Plan
3. Proposed Building Elevations
4. Proposed Terms of Rezoning Agreement
5. Comments from Other Divisions/Departments
6. Community Engagement Summary

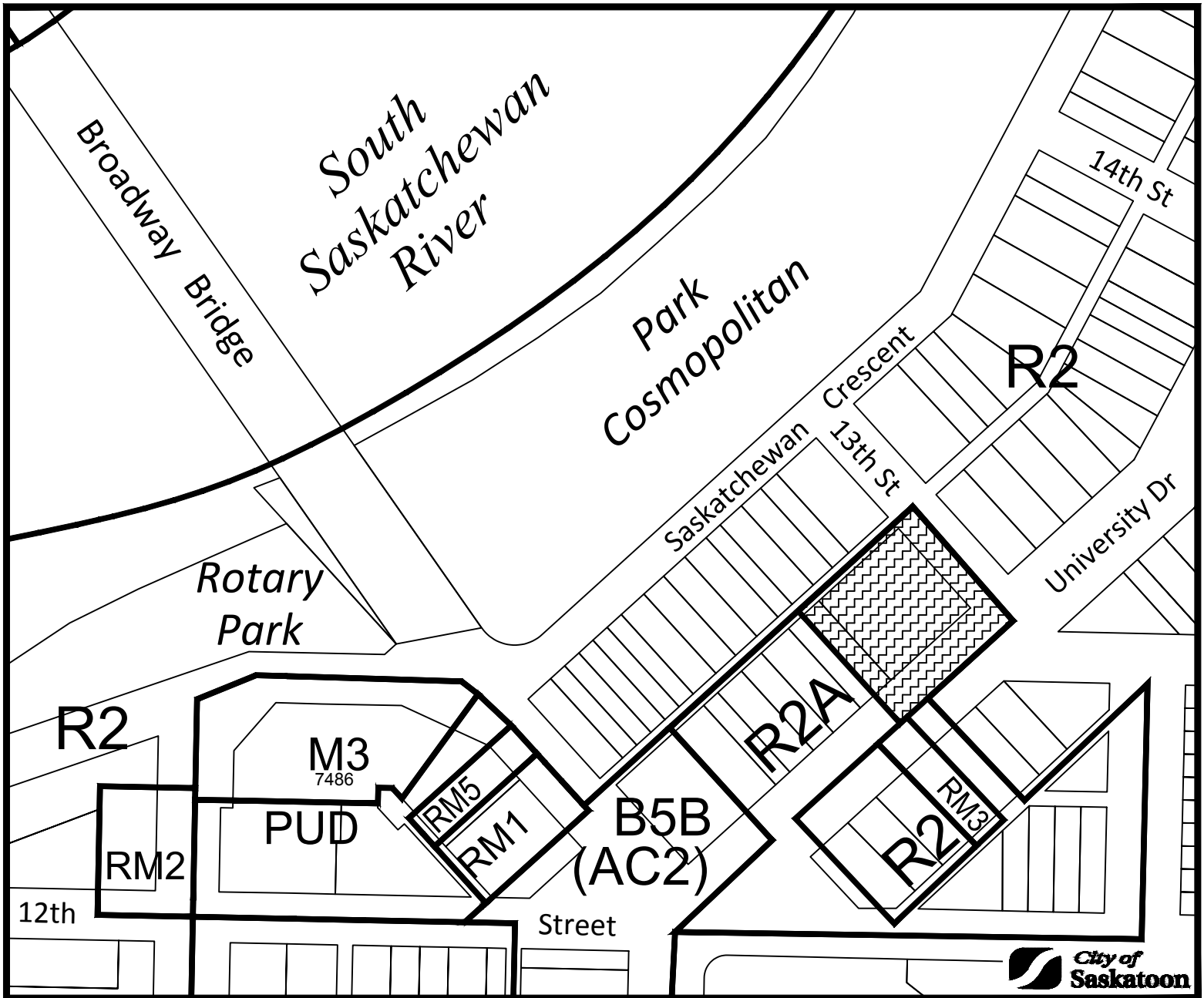
### **Report Approval**

Written by: Lesley Anderson, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

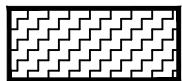
S/Reports/2017/PD/MPC – Proposed Land Use Policy Map Amendment for Low-Density Residential to High-Density Residential and Rezoning by Agreement – From R2A to RM5 by Agreement – 631 and 637 University Drive/ks



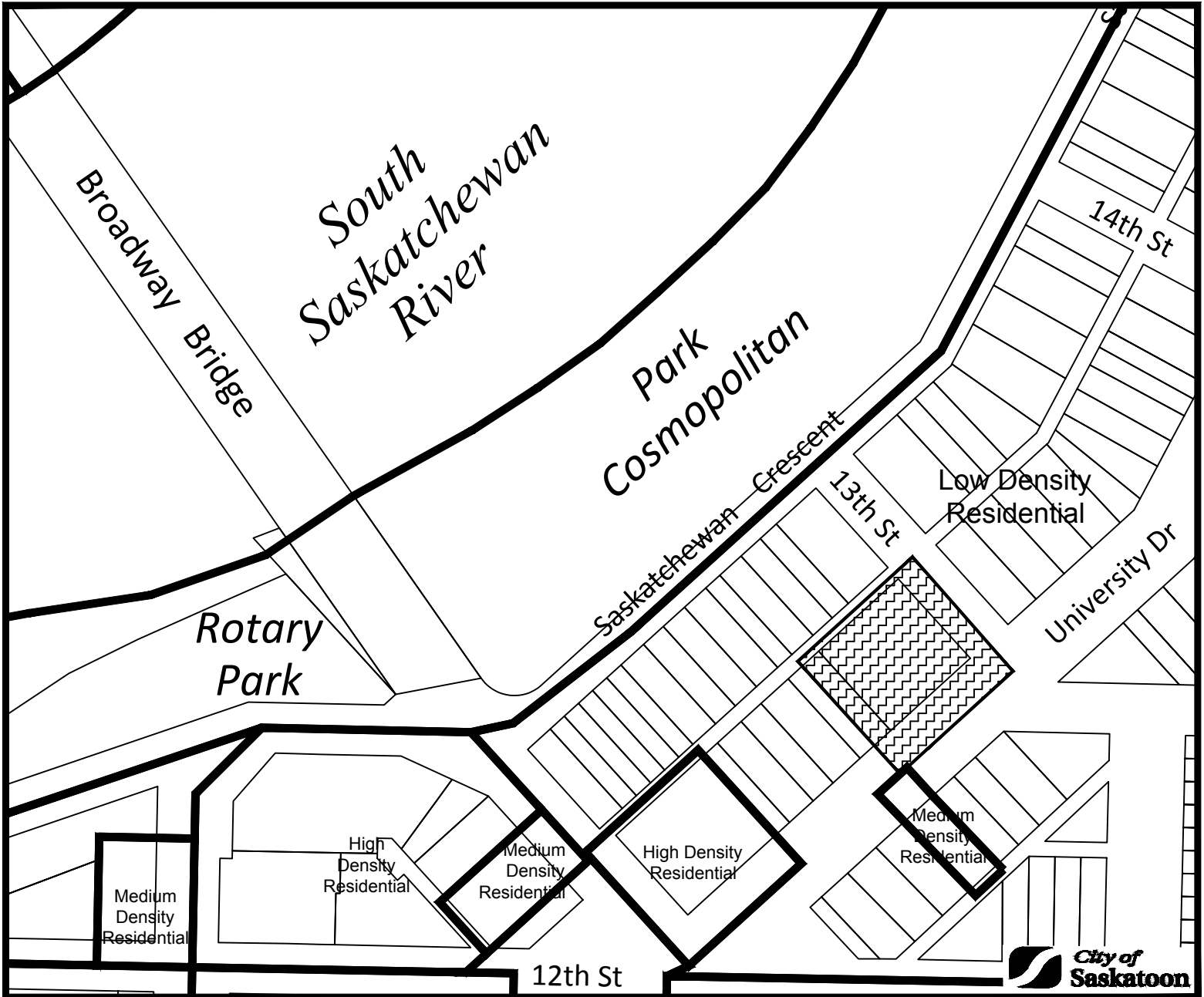
Location Map



# ZONING AMENDMENT

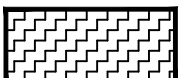


From R2A to RM5 by Agreement



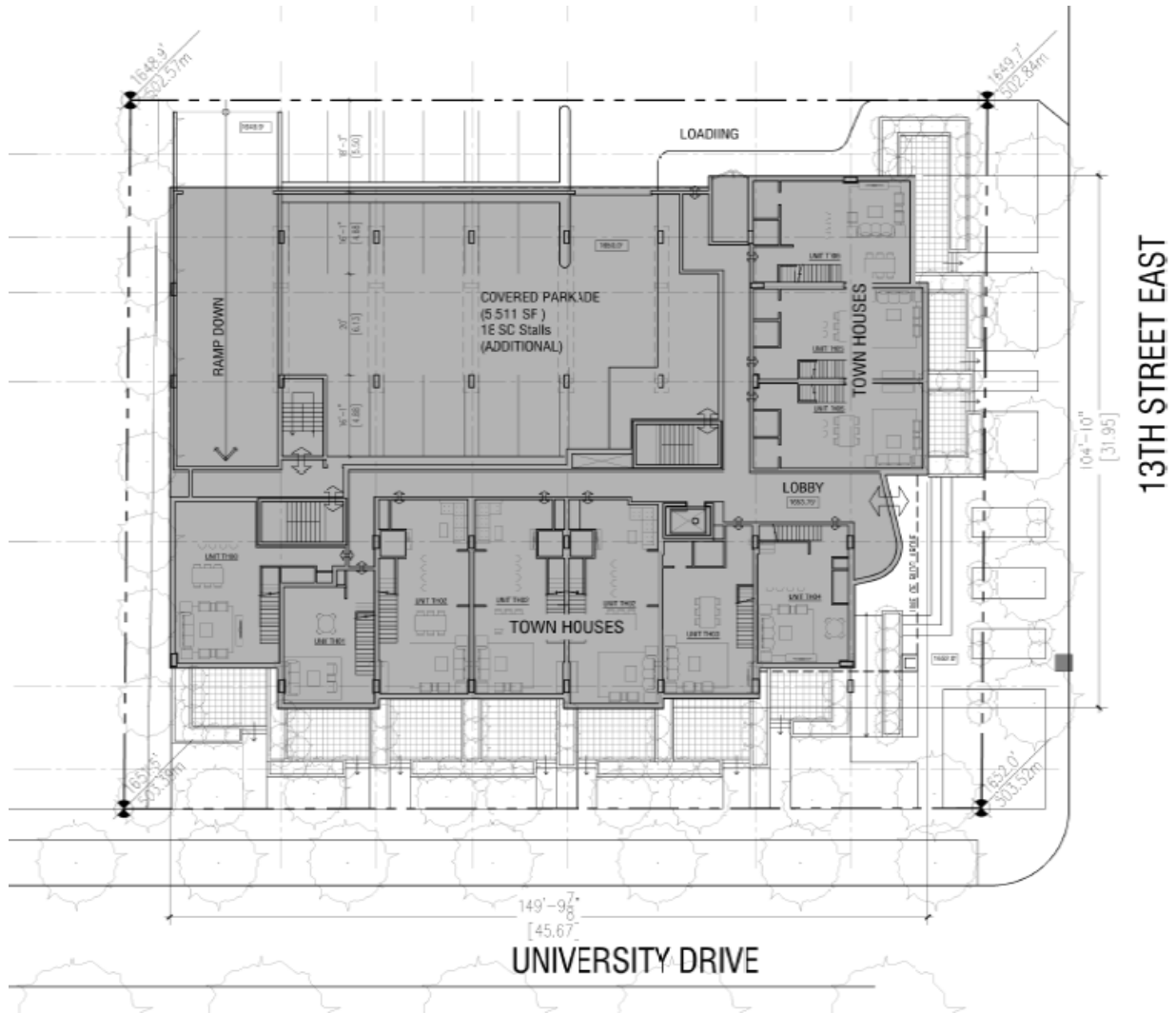
# OFFICIAL COMMUNITY PLAN AMENDMENT

## NUTANA LAND USE POLICY MAP



From Low-Density Residential to High-Density Residential

**Proposed Site Plan**



Proposed Building Elevations





EXTERIOR CONCEPT VIEWED FROM 13TH STREET EAST



STREETSCAPE ALONG UNIVERSITY DRIVE



STREETSCAPE AT ENTRY



STREETSCAPE ACROSS UNIVERSITY DRIVE

**Proposed Terms of Rezoning Agreement**  
**631 and 637 University Drive**

**Use of Land:**

- a) Multiple-unit dwelling with a maximum of 45 units.

**Development Standards:**

- a) Building Height - maximum of 23.8 metres (78 feet) and maximum of 7 stories.
- b) Front Yard (University Drive) - minimum of 6.0 metres.
- c) Side Yard (13<sup>th</sup> Street East) – minimum of 2.4 metres. The entrance canopy may encroach into the side yard and shall be a minimum of 1.5 metres from the property line.
- d) Side Yard (adjacent to residential property) – Minimum of 3.0 metres except for stairs and any part of building associated with the stairs, which may be a minimum of 1.8 metres as shown on the site plan.
- e) Rear Yard (lane) - minimum of 4.5 metres.
- f) Site Coverage – not to exceed 61%.
- g) Gross Floor Space Ratio - shall not exceed 3:1.
- h) Raised patios and balconies above the first floor shall not project into the required yards, except for raised patios and balconies located on the southwest side yard adjacent to the residential property, where projection may be to a maximum of 1.05 metres.
- i) Grade level patios may project into the side yard adjacent to 13<sup>th</sup> Street East and front yard as shown on the site plan.
- j) Fences around all grade level patios shall not exceed 1.0 metre in height.
- k) The site must be developed substantially in accordance with the site plan and elevations attached to the agreement.

**Parking:**

- a) Minimum of 1.5 parking spaces per dwelling unit plus 0.125 visitor spaces per dwelling unit. All other provisions, as outlined in Zoning Bylaw No. 8770, shall apply.

**Landscaping:**

- a) Landscaping in the front yard and side yard adjacent to 13<sup>th</sup> Street East shall be landscaped to the satisfaction of the Development Officer. Final landscaping plan will take into consideration existing boulevard trees and adjacent residential properties.
- b) A landscape strip of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping, shall be provided abutting the adjacent residential site.

**Outdoor Lighting:**

- a) All outdoor lighting must be of an appropriate arrangement and intensity that does not unduly interfere with the adjacent residential land uses.

All other provisions of the RM5 District shall apply.

## **Comments From Other Divisions/Departments**

### **Transportation and Utilities Department**

The proposed rezoning, as noted in the report, is acceptable to the Transportation and Utilities Department, with the following comments:

1. Levies will be charged upon subdivision of the property and will be the rates in effect and approved by City Council at the time of the subdivision application. By way of illustration, the levies amount to \$84,512.23, and are subject to change.
2. There is enough water and sanitary capacity to support this rezoning agreement. However, some storm water needs to be managed on-site using storm water management techniques, such as “Low Impact Developments” (LIDS) or roof-top storage. For further information on LIDS, please go to the City of Saskatoon website.

### **Building Standards Division**

The following items shall be submitted in support of a future building and development permit application for the proposed multi-storey building:

1. An original signed copy of the Geotechnical Investigation prepared by P. Machibroda Engineering Ltd., dated October 16, 2017.
2. Written confirmation by a design professional licensed to practice in the province of Saskatchewan, detailing how the slope stability recommendations outlined in Section 5.5 of the submitted Geotechnical Investigation have been met.
3. Written confirmation from the structural designer licensed to practice in the province of Saskatchewan, detailing how the design recommendations outlined in Section 6.0 of the submitted Geotechnical Investigation have been met.
4. Written confirmation from P. Machibroda Engineering Ltd., addressing the limitations related to site conditions with respect to identified inspections outlined in Section 7.0 of the submitted Geotechnical Investigation.
5. An updated signed Notice to Owner (a form that the applicant signs to acknowledge that they understand the risks of building in the area).





# Shaping Saskatoon

Bridging to Tomorrow... for a 21st Century City



## COMMUNITY ENGAGEMENT SUMMARY

### PUBLIC INFORMATION MEETING FOR PROPOSED REZONING BY AGREEMENT 631 and 637 UNIVERSITY DRIVE

**Applicant:** Meridian Development Corp.  
**File:** PL 4350 – Z5/17 and OCP 11/17

#### Project Description

A public information meeting was held regarding a proposed rezoning by agreement of 631 and 637 University Drive.

The meeting was held at 639 Broadway Avenue (Victoria School Gym) on Wednesday, June 28, 2017, at 7 p.m.

#### Community Engagement Strategy

##### Purpose:

To inform and consult. Residents were provided with an overview of the applicant's proposal and given the opportunity to ask questions and provide comments. Written comments (email/comment sheets) were accepted following the meeting.

##### Form of Community Engagement Used:

Public information meeting. Residents were provided an opportunity to listen to a presentation by the applicant, participate in a question and answer session, and speak directly with the applicant and City of Saskatoon (City) staff following the formal portion of the meeting. City staff were in attendance to provide an overview of the rezoning process and the next steps following the meeting.

##### Level of Input or Decision Making Required from the Public:

Comments, concerns, and opinions were sought from the public.

##### Who was Involved:

- Internal stakeholders. The standard referral process was followed, and relevant internal divisions of the City were contacted for comments. Councillor Block was also contacted.
- External stakeholders. A flyer with details of the meeting was sent to property owners within an approximate 75 metre radius of the subject site in advance of the meeting (a total of 139 notices). The Nutana Community Association was also provided notice.
- In addition to Councillor Block, 43 members of the general public attended the meeting.



## Summary of Community Engagement Feedback

Following introductory remarks of the rezoning process by City staff, an overview of the proposed rezoning was given by the applicant, including a geotechnical report. A question/answer period and general discussion followed. Concerns, questions, statements in opposition and in support, and general points of discussion at the meeting and in comment sheets received after the meeting are as follows:

### In Opposition of the Rezoning:

Key Issues	Summary
Riverbank Stability	<ul style="list-style-type: none"> <li>No assurance from the City or applicant that riverbank will not be adversely affected</li> </ul>
Height	<ul style="list-style-type: none"> <li>Obstructed views of river</li> <li>Shadowing and concerns with sunlight for gardening</li> <li>Privacy and line-of-sight</li> </ul>
Noise	<ul style="list-style-type: none"> <li>Air conditioning units</li> <li>Garage door in rear lane</li> <li>Construction</li> </ul>
Neighbourhood Character	<ul style="list-style-type: none"> <li>Architecture/design is not sensitive to neighbourhood</li> <li>Losing "historic" feel of neighbourhood</li> <li>Precedence set for future development opportunities on this block</li> </ul>
Traffic	<ul style="list-style-type: none"> <li>Changing traffic patterns on University Drive, rear lane, and Broadway Bridge</li> </ul>
Location	<ul style="list-style-type: none"> <li>Not an appropriate location for this type of density</li> <li>There are much more suitable locations for infill in the adjacent area (e.g. vacant lots)</li> </ul>

### In Support of the Rezoning:

Key Issues	Summary
Design Quality	<ul style="list-style-type: none"> <li>Applicant is reputable and has a history of building quality developments</li> <li>Will be a landmark for neighbourhood and area</li> <li>Beautiful design</li> </ul>
Lifestyle	<ul style="list-style-type: none"> <li>Support for this form of housing in the area</li> <li>Support for purchasing future unit</li> </ul>
Location	<ul style="list-style-type: none"> <li>Will benefit Broadway Avenue</li> <li>Well served by transit</li> </ul>
City Objectives	<ul style="list-style-type: none"> <li>Assists in meeting the City's infill goals</li> </ul>
Investment	<ul style="list-style-type: none"> <li>Increased investment will help the area and increase property value</li> </ul>



## Petition and Emails

In addition to the comments received during and after the meeting, the Administration received a petition in opposition of the rezoning and emails in support of the rezoning.

### Petition in Opposition of the Rezoning Application

A petition in opposition of the rezoning application was received on August 28, with additional pages received on September 6.

The petition was signed by 183 people. Analysis of the petition showed that 129 signees were residents or property owners in the Nutana neighbourhood. The remaining 54 signees were people that resided in other neighbourhoods.

### Emails in Support of the Rezoning Application

The Planning and Development Division received 29 emails from people in support of the rezoning. Of the 29 emails received, 20 were from property owners or residents of the Nutana neighbourhood; 9 did not include their address and could not be verified. The Broadway Business Improvement District also submitted a letter in support of the rezoning.

### 75 Metre Radius of Subject Property

An analysis of petition and email responses within 75 metres of the subject property found that 14 properties were in support of the rezoning and 32 were opposed. This analysis involved consolidating responses from properties with multiple owners and residents into a single response for the property.

## Next Steps

ACTION	ANTICIPATED TIMING
The Planning and Development Division prepares and presents proposal to Municipal Planning Commission (MPC). MPC reviews proposal and recommends approval or denial to City Council.	October 31, 2017
Public Notice. Attendees of the public meeting will be provided with notice of the Public Hearing, as well as all others who were notified previously. A notification poster will be placed on site. An advertisement is prepared and placed in <u>The StarPhoenix</u> .	November 4, 2017
Public Hearing. Occurs at City Council, with the opportunity for interested parties to present. Proposal considered together with the reports of the Planning and Development Division, Municipal Planning Commission, and any written or verbal submissions received.	November 20, 2017
City Council decision. May approve or deny proposal.	November 20, 2017

Prepared by:  
 Mark Wilson, Planner  
 Planning and Development  
 September 27, 2017

**From:** City Council  
**Sent:** October 25, 2017 8:38 AM  
**To:** City Council  
**Subject:** Form submission from: Write a Letter to Council



Submitted on Wednesday, October 25, 2017 - 08:38  
Submitted by anonymous user: 207.47.161.205  
Submitted values are:

Date: Wednesday, October 25, 2017  
To: His Worship the Mayor and Members of City Council  
First Name: Michelle  
Last Name: Pomedli  
Address: 100-450 2nd Avenue North  
City: Saskatoon  
Province: Saskatchewan  
Postal Code: S7K 2C3  
Email: michelle.pomedli@meridiandevelopment.ca

**Comments:**

I would like to put in a request for Karl Miller, President of Meridian Development, to speak at the Municipal Planning Commission on October 31. This is in regards to the rezoning of 631 and 637 University Drive.

Thank you.

The results of this submission may be viewed at:  
<https://www.saskatoon.ca/node/398/submission/200077>

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## Land Use Applications Received for the Period from August 16, 2017 to October 11, 2017

### Recommendation

That the information be received.

### Topic and Purpose

The purpose of this report is to provide detailed information on land use applications received by the Community Services Department for the period from August 16, 2017, to October 11, 2017.

### Report

Land use applications are received and processed by the Community Services Department; see Attachment 1 for a detailed description of these applications.

### Public Notice

Public notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

### Attachment

1. Land Use Applications

### Report Approval

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2017/PD/Land Use Apps/PDCS – Land Use Apps – October 30, 2017/ks

## Land Use Applications Received for the Period from August 16, 2017 to October 11, 2017

The following applications have been received and are being processed:

### Condominium

- Application No. 8/17: 1005 Moss Avenue  
Applicant: Larson Surveys Ltd. for Providence Developments Ltd.  
Legal Description: Unit 2, Plan No. 102146857  
Proposed Use: Redivision of Unit 2, Plan No. 102146857, One building - 49 regular residential units, 78 parking units, and 1 service unit  
Current Zoning: RM3  
Neighbourhood: Wildwood  
Date Received: October 6, 2017

### Subdivision

- Application No. 31/17: 4019 Burron Avenue  
Applicant: Digital Planimetrics Inc. for Olimpia Construction Ltd.  
Legal Description: Lot 13, Block 936, Plan No. 102100543  
Proposed Use: To provide six condo units for businesses  
Current Zoning: IH  
Neighbourhood: Marquis Industrial  
Date Received: July 26, 2017
- Application No. 32/17: University Heights Development Area  
Applicant: CIMA+ for City of Saskatoon – Interest in Property  
Legal Description: LS 11, 23-37-5-W3; Site ID 1801315  
Proposed Use: Transfer of parcel of land to the City of Saskatoon for road construction purposes and Municipal Reserve  
Current Zoning: FUD  
Neighbourhood: University Heights Development Area  
Date Received: August 16, 2017
- Application No. 33/17: 902 Empress Street  
Applicant: Encore Homes Ltd.  
Legal Description: Lots J and H, Plan No. G723  
Proposed Use: To allow construction of two single family homes  
Current Zoning: R2  
Neighbourhood: North Park  
Date Received: August 9, 2017

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## Subdivision

- Application No. 34/17: 2521 Dawes Avenue  
Applicant: Larson Surveys Ltd. for VOCE Developments Corp.  
Legal Description: Lot 24, Block 183, Plan No. 102193837  
Proposed Use: Construct one stand-alone building on larger lot for commercial use, and construct one building with potential five-rated separation wall for two separate commercial bays  
  
Current Zoning: IL1  
Neighbourhood: South West Industrial  
Date Received: August 22, 2017
- Application No. 35/17: 130 Robin Crescent  
Applicant: Round Table Management Ltd.  
c/o George, Nicholson, Franko and Associates Ltd.  
Legal Description: Lots 1 and 2, Block 7, Plan No. 80S00465; and Parts of MB3, Plan No. 80S00465; and Parts of MB1, Plan No. 79S17444  
Proposed Use: Parcel enlargement to accompany additional onsite parking  
  
Current Zoning: IL1  
Neighbourhood: Airport Business Area  
Date Received: September 6, 2017
- Application No. 36/17: Underhill Bend/Underhill Way/Underhill Road  
Applicant: Dream Asset Management Corporation  
c/o Meridian Surveys Ltd.  
Legal Description: Parcels 120 and 121, Plan No. 102218228  
Proposed Use: Residential – future use for 27 lots  
Current Zoning: RMTN  
Neighbourhood: Brighton  
Date Received: September 12, 2017
- Application No. 37/17: Taylor Street/Meadows Parkway  
Applicant: Casablanca Holdings Inc. c/o Meridian Surveys Ltd.  
Legal Description: NW ¼ 17-36-4-W3; and Part of Parcel A, Plan No. 101317474, NE ¼ 17-36-4-W3  
Proposed Use: Taylor Street Right-of-Way  
Current Zoning: FUD  
Neighbourhood: Rosewood  
Date Received: September 25, 2017

## **Attachments**

1. Plan of Proposed Condominium No. 8/17
2. Plan of Proposed Subdivision No. 31/17
3. Plan of Proposed Subdivision No. 32/17

- 
4. Plan of Proposed Subdivision No. 33/17
  5. Plan of Proposed Subdivision No. 34/17
  6. Plan of Proposed Subdivision No. 35/17
  7. Plan of Proposed Subdivision No. 36/17
  8. Plan of Proposed Subdivision No. 37/17



Providence Condominiums  
 Proposed Plan of Survey  
 Showing Re-division of Bare Land Condominium  
 Unit 2, Plan No. 102146857, in the  
 N.W. 1/4 Sec. 24, Twp. 36, Reg. 5, W. 3 Mer.  
 in Accordance with Section 25 of the  
 Condominium Property Act, 1993  
 into Condominium Units 486 - 613 inclusive  
 Howard A. Larson S.L.S.  
 June, 2016 - October, 2017

- Legend:
1. As shown by a heavy solid line.
  2. Measurements are in metres and millimetres.
  3. Measurements are shown in the corner of the building or ground lot.
  4. Measurements are shown in the corner of the building or ground lot.
  5. Measurements are shown in the corner of the building or ground lot.
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  20. Measurements are shown in the corner of the building or ground lot.

List of Plans

14. Site Plan
15. Floor Plans
16. Elevation
17. Schedule of Unit Factors and Areas

Larson Surveys Ltd. Saskatoon  
 Examined: City of Saskatoon  
 Approved under the provisions of the Act No. 837 of the City of Saskatoon  
 General Manager of the Community Services Department  
 Date: \_\_\_\_\_ 2017.

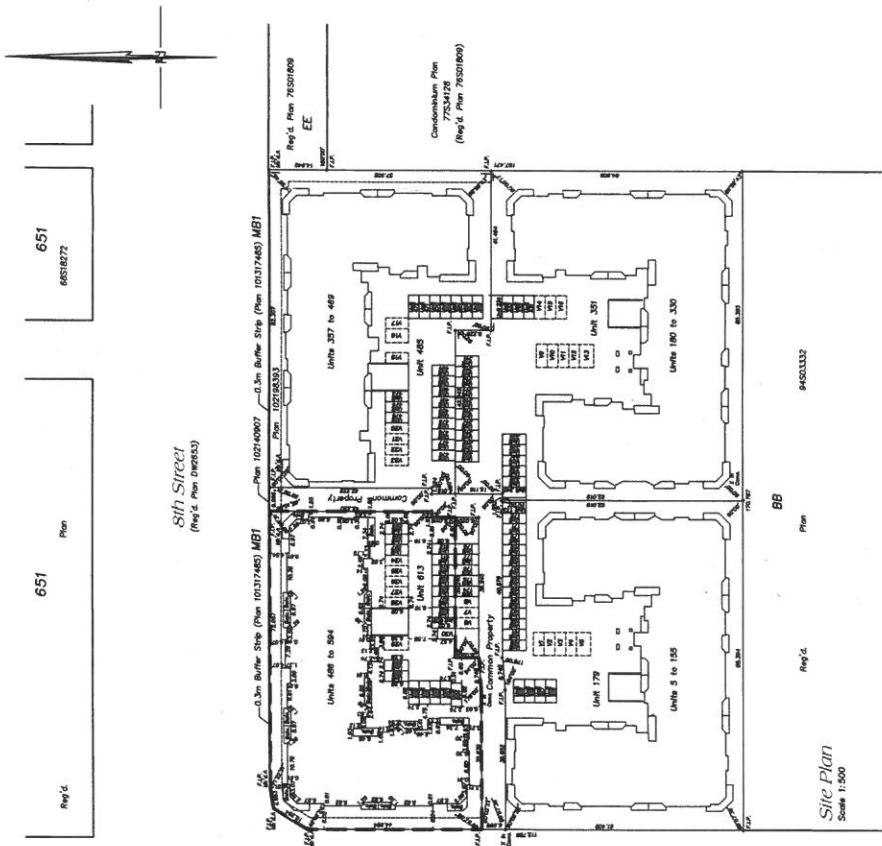
City of Saskatoon

This is to certify that the proposed subdivision of the building shown on the attached plan is in accordance with Section 10(1)(b) of the Condominium Property Act, 1993.

City Date: \_\_\_\_\_

Larson Surveys Ltd.  
 Saskatoon, Saskatchewan

Drawn by	Checked by
_____	_____
Date	Date
_____	_____



# Plan of Proposed Surface Bareland Condominium for

Lot 13 Block 936 Plan 102100543 in the NE 1/4 of 21 Twp 37 Rge 5 W3Mer. City of Saskatoon 2017

Scale 1:500

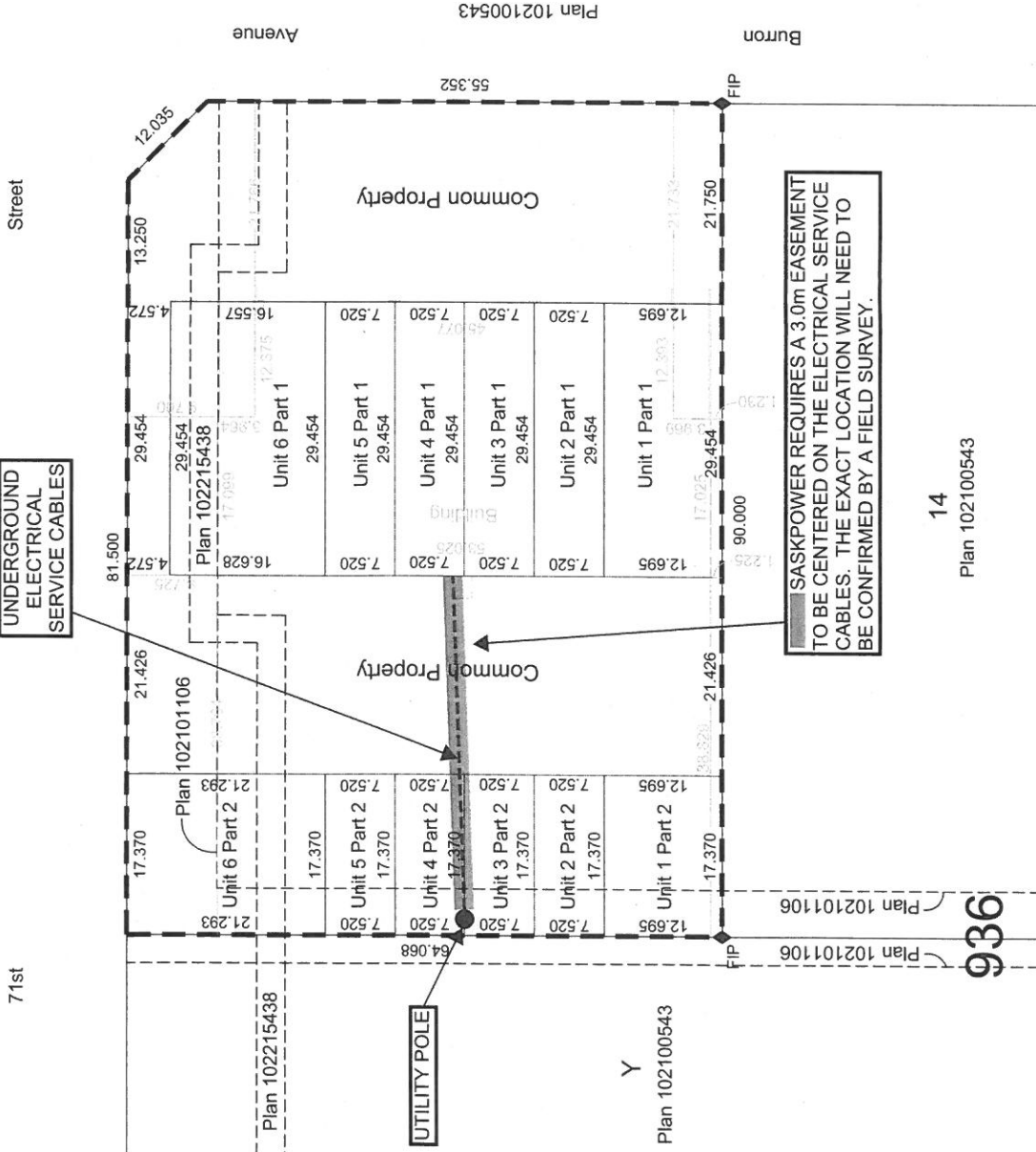
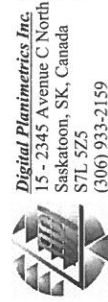
Preliminary Plan Completed April 14, 2017

By: Peter F. Unger S.L.S.  
Digital Planimetrics Inc.  
15-2345 Avenue C North  
Saskatoon Sk.

Proposed Subdivision outlined thus  
Standard Road Allowances are 20.117m  
Easement  
Area to be Subdivided contains 0.57ha  
Measurements are in metres and decimals thereof  
Distances are approximate and may vary by +/- 1 metre

EXAMINED: CITY OF SASKATOON: Approved under the provisions of Bylaw No. 6537 of the City of Saskatoon.

General Manager of the Community Services Department  
Date: \_\_\_\_\_, A.D. 2017



UNDERGROUND ELECTRICAL SERVICE CABLES

SASKPOWER REQUIRES A 3.0m EASEMENT TO BE CENTERED ON THE ELECTRICAL SERVICE CABLES. THE EXACT LOCATION WILL NEED TO BE CONFIRMED BY A FIELD SURVEY.

UTILITY POLE

14  
Plan 102100543

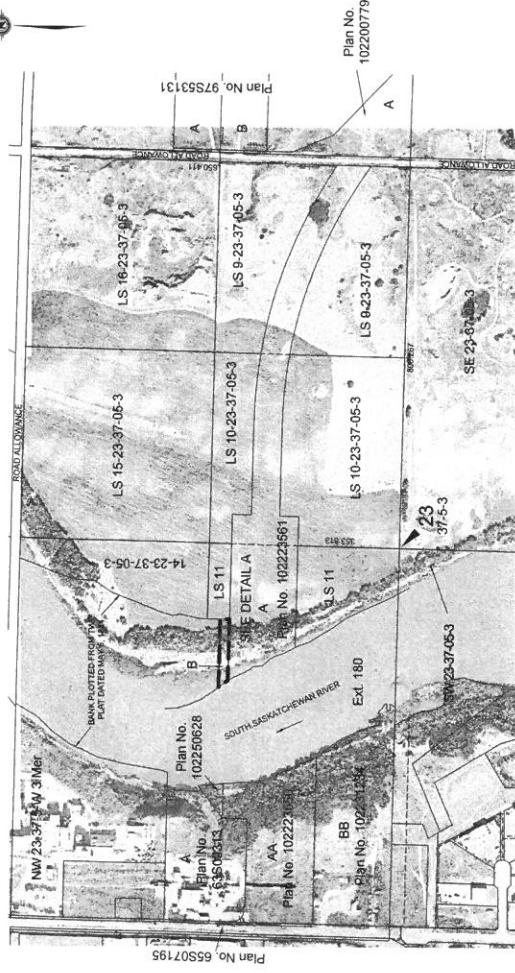
936

**SITE PLAN  
SHOWING  
SURFACE SUBDIVISION  
OF PART OF  
SOUTH SASKATCHEWAN RIVER IN NW 1/4 SEC 23  
AND  
LS 11, SEC 23, TWP 37, RGE 5 W 3 MER  
IN THE  
CITY OF SASKATOON  
SASKATCHEWAN  
BY A. JAMES HUME, S.L.S.**

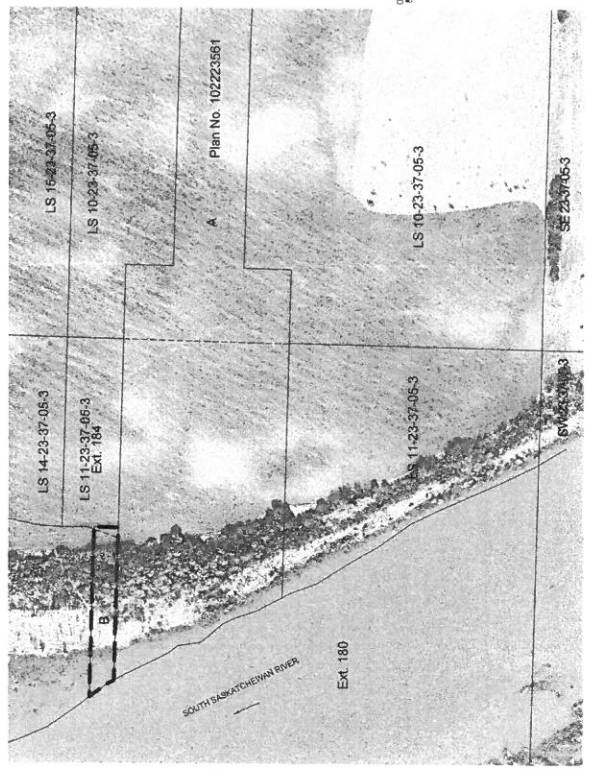
SCALE = 1:5000  
0 50 1,000 2,000m

**LEGEND:**

- THIS BANK IS TAKEN AS THE BOUNDARY FOR DEFINITION OF BANK SEE SECTION 32 OF THE LAND SURVEY REGULATIONS, 2000
- STANDARD ROAD ALLOWANCES ON THIS PLAN ARE 20.117 METRES IN WIDTH
- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF
- THE UNIQUE IDENTIFIER OF "323F" HAS BEEN STAMPED ON ALL ESTABLISHED STANDARD IRON POSTS.
- AREA TO BE APPROVED IS OUTLINED WITH A HEAVY DASHED LINE.
- ALL PARCELS WITHIN THE LINE OF APPROVAL HAVE EXTENSION 0 UNLESS OTHERWISE SHOWN.
- STANDARD IRON POSTS FOUND ARE SHOWN THUS: ●
- STANDARD IRON POSTS PLANTED AND MARKED "323F" ARE SHOWN THUS: ○
- IRON POSTS FOUND BUT NOT MARKED "323F" ARE SHOWN THUS: ○
- THE DATUM USED, NORTH COORDINATE
- THE PROJECTION USED, UTM ZONE 13N EXTENDED
- GEO-REFERENCED POINTS DERIVED FROM GROUND OBSERVATIONS AND PRECISE POINT POSITIONING.
- RP COORDINATES WERE DERIVED ON 11 MARCH, 2015
- RP1: NORTHING 5744714.131, EASTING 380726.834 NE 23
- RP2: NORTHING 5733919.927, EASTING 380729.398 E 14 23



DETAIL A  
0 20 1,000 100m



**CIMA**

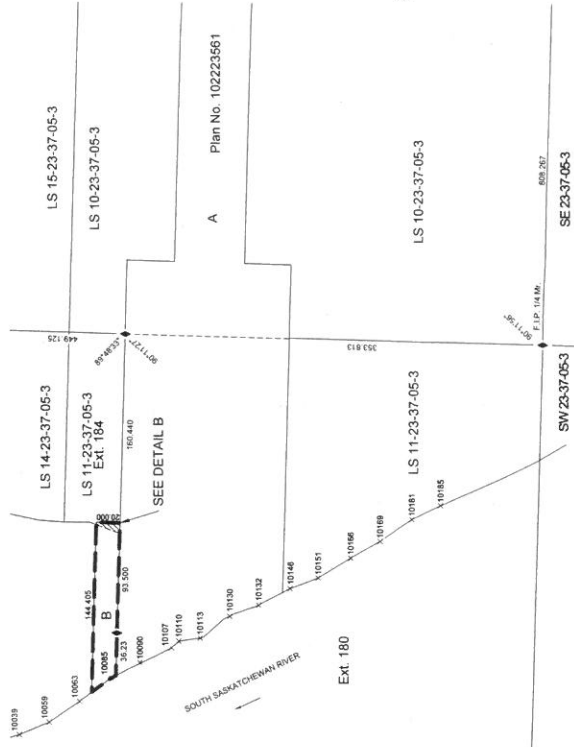
**PROPOSED PLAN OF SURVEY  
SHOWING  
SURFACE SUBDIVISION  
OF PART OF  
SOUTH SASKATCHEWAN RIVER IN NW 1/4 SEC 23  
AND  
LS 11, SEC 23, TWP 37, RGE 5 W 3 MER  
IN THE  
CITY OF SASKATOON  
SASKATCHEWAN  
BY A. JAMES HUME, S.L.S.**

SCALE = 1:5000  
0 50 100 200m

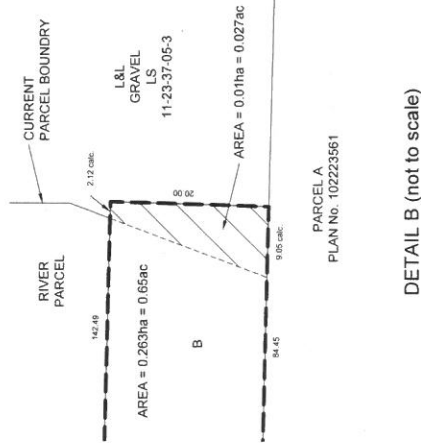
**LEGEND:**

- THIS BANK IS TAKEN AS THE BOUNDARY FOR DEFINITION OF BANK SEE SECTION 32 OF THE LAND SURVEYS REGULATIONS, 2009
- STANDARD ROAD ALLOWANCES ON THIS PLAN ARE 20.117 METRES IN WIDTH.
- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
- THE UNIQUE IDENTIFIER OF "323F" HAS BEEN STAMPED ON ALL ESTABLISHED STANDARD IRON POSTS.
- AREA TO BE APPROVED IS OUTLINED WITH A HEAVY DASHED LINE.
- ALL PARCELS WITHIN THE LINE OF APPROVAL HAVE EXTENSION 0 UNLESS OTHERWISE SHOWN.
- STANDARD IRON POSTS FOUND ARE SHOWN THUS
- NON-STANDARD IRON POSTS FOUND AND MARKED "323F" ARE SHOWN THUS
- REFERENCE TO THE PLAN IS SHOWN THUS
- THE DATUM USED: NAD83(CSRS)
- THE PROJECTION USED: UTM ZONE 13N EXTENDED
- GEO-REFERENCED POINTS DERIVED FROM GNSS OBSERVATIONS AND PRECISE POINT POSITIONING.
- RP COORDINATES WERE DERIVED ON 11 MARCH, 2015.
- RP 1: NORTHING 5744174.133, EASTING 389778.834 NE 23
- RP 2: NORTHING 5744174.133, EASTING 389778.834 NE 23
- RP 3: NORTHING 5744174.133, EASTING 389778.834 NE 23

City of Saskatoon  
I have approved the PROPOSED Plan of Subdivision as presented



DETAIL A  
0 20 1,200 100m



PROPOSED AREA OF PARCEL B = 0.254 ha (0.63 acres)

Bank Traverse Coordinate Table		
UTM ZONE 13N UTM Easting Coordinates		
Point No.	Point Description	UTM Easting
10085	5748258.070	3896317.202
10090	5748272.605	3896303.542
10107	5748257.008	3896483.214
10119	5748252.546	3896518.899
10130	5748197.667	3896701.051
10132	5748172.300	3896791.677
10146	5748145.434	3896933.736
10169	5748069.732	3897343.448
10181	5748059.424	3897533.236
10085	5748145.434	3896933.732
10059	5748055.000	3896791.608
10019	5748173.300	3896581.181



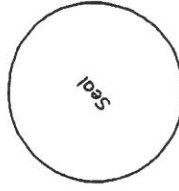
Saskatoon  
Plan of Proposed Subdivision  
of Lot 24, Block 183,  
Plan No. 102193837  
in the N.W. 1/4 Sec. 19,  
Twp. 36, Rge. 5, W.3 Mer.  
Saskatchewan  
by Howard A. Larson, S.L.S.  
2017

Scale 1:1000

Measurements are in metres  
Area to be subdivided is outlined thus - - -

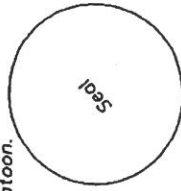
July 20, 2017

*Howard A. Larson*  
Saskatchewan Land Surveyor

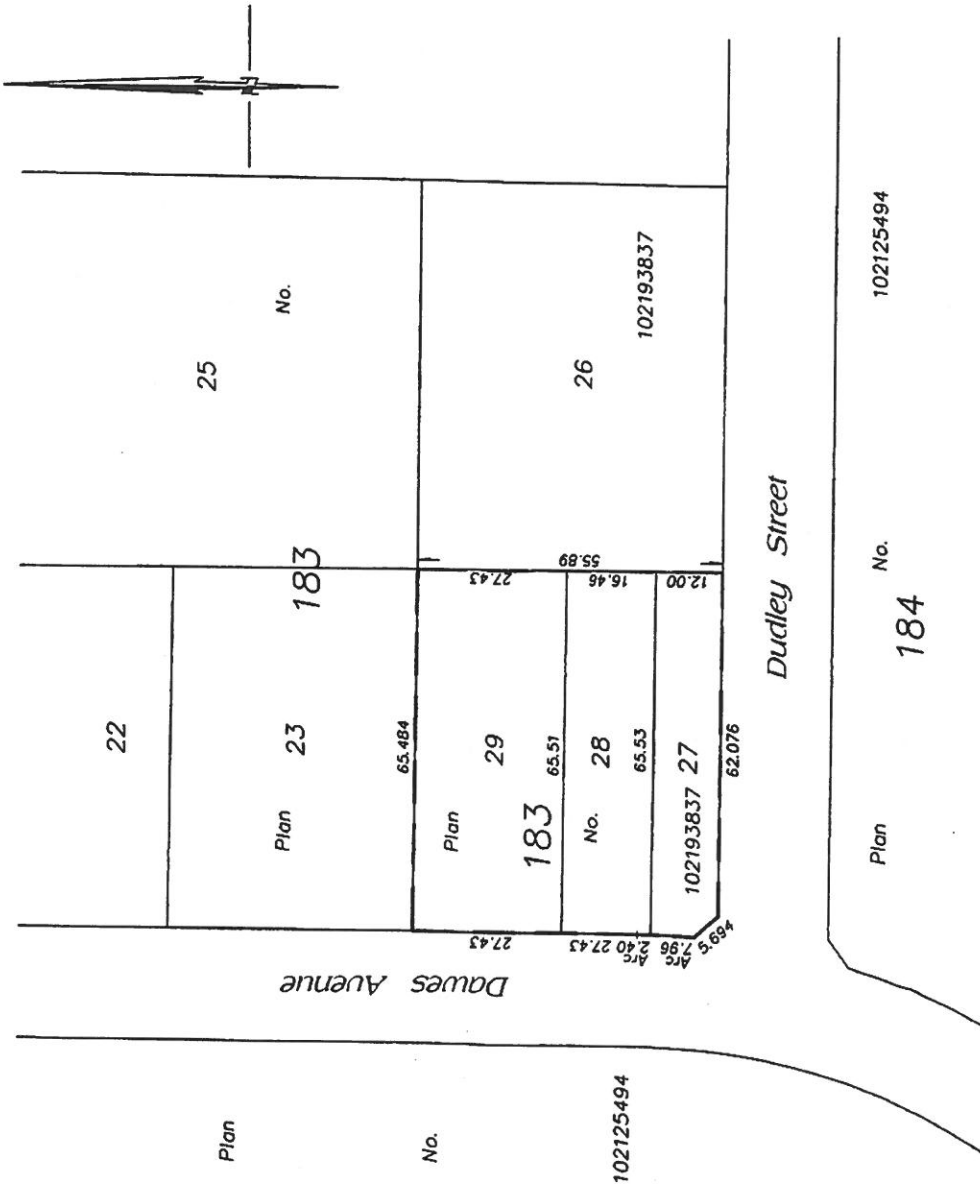


Approved under the provisions of Bylaw  
number 6537 of the City of Saskatoon.

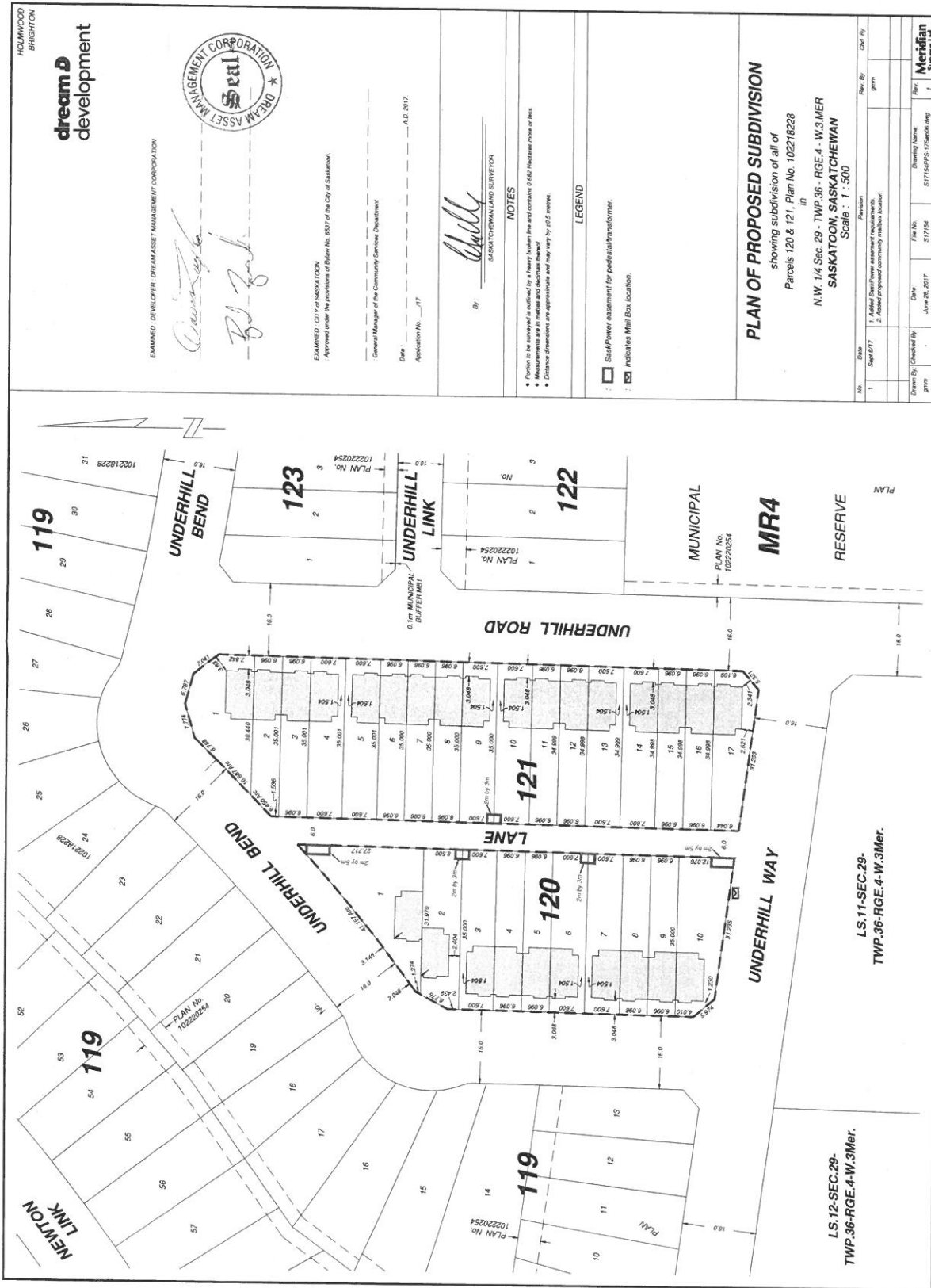
Community Services Department



Larson Surveys Ltd., Saskatoon, Sask











**ROSEWOOD**  
**PROPOSED PLAN OF SURVEY**  
 SHOWING  
**SURFACE SUBDIVISION**  
 OF PART OF  
**N.W. 1/4 SEC. 17-TWP. 36-RGE. 4-W. 3Mer.**  
 AND PART OF  
**PARCEL A, PLAN NO. 101317474**  
**N.E. 1/4 SEC. 17-TWP. 36-RGE. 4-W. 3Mer.**  
**CITY OF SASKATOON**  
**SASKATCHEWAN**

BY: Murray G. Riboux  
 SCALE 1:1000

Surveyor's Seal  
 Surveyor's Name: Murray G. Riboux  
 Registration No.: 1000  
 Date: August 8, 2017

- LEGEND**
- Existing easements are shaded grey.
  - 2m SASE Energy
  - 2m SASE Power
  - 2m SASE Gas, Tel. and Other Cables/Systems
  - 2m SASE Sewer, Storm, and Other Cables/Systems
  - 2.0m x 2.0m SASE Power easement for transformer
  - 2.75 x 2.0m SASE Power easement for pedestal
  - Indicated Mail Box location

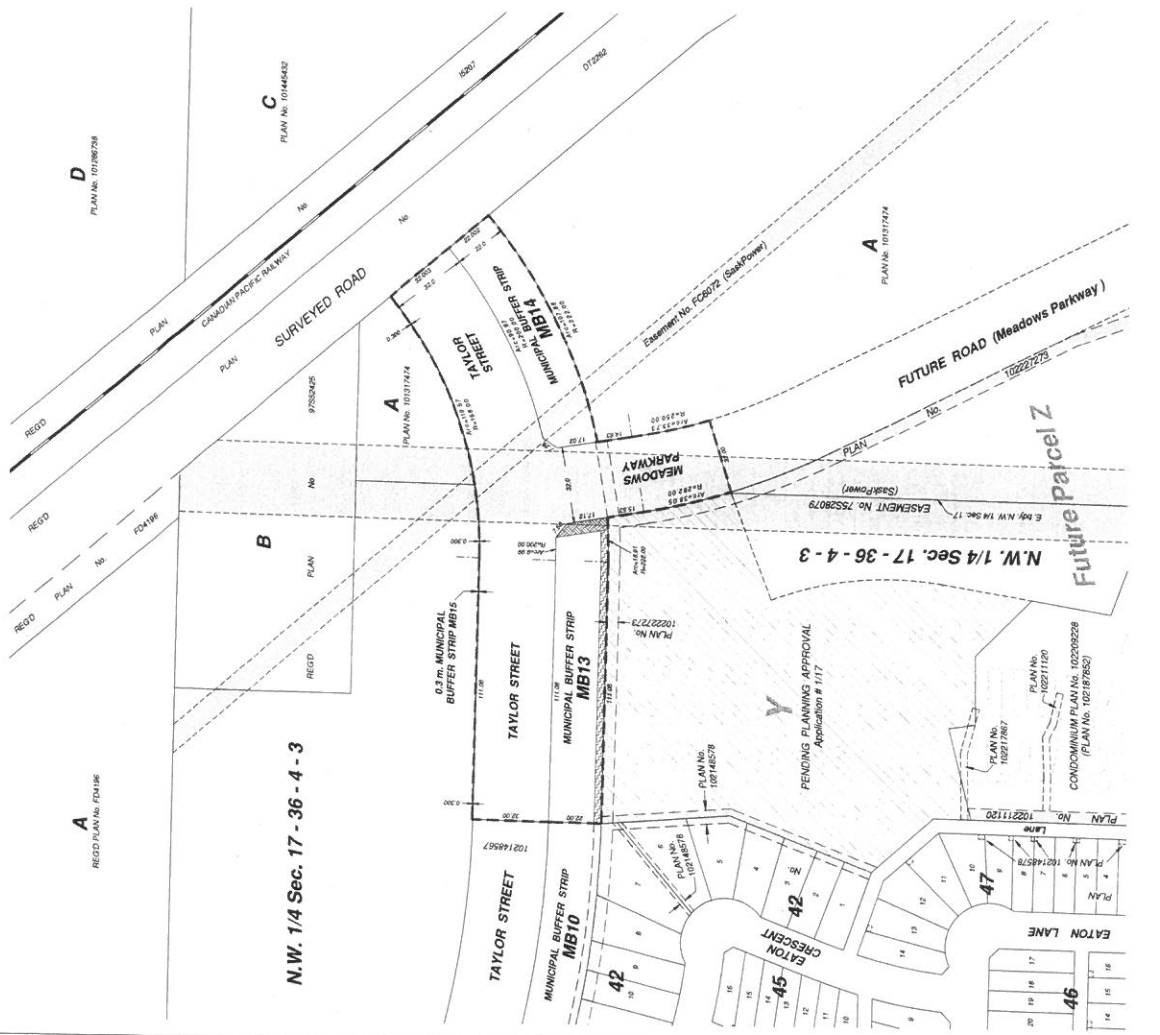


EXAMINED: CASABLANCA HOLDINGS INC. (Owner)  
 Date: \_\_\_\_\_ A.D. 20\_\_  
 Application No. \_\_\_\_\_

EXAMINED: CITY OF SASKATOON  
 Approved under the provisions of Bylaw No. 6537 of the City of Saskatoon.

General Manager of the Community Services Department  
 Date: \_\_\_\_\_ A.D. 20\_\_  
 Application No. \_\_\_\_\_

No.	Date	Revision	Drawn By	Checked By
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## UPDATE ON REPORTS TO COUNCIL

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The Chair will provide an update on the following items previously considered by the Commission and which were considered by City Council at its meeting held on October 23, 2017:

- Discretionary Use Application - Addition to Private School - 2228 Herman Avenue
- Proposed Rezoning - From R2 to R1B - Brighton Boulevard, Dubois Crescent, and Dubois Link - Brighton Neighbourhood