

### **Rezoning – Thakur Street and Henry Dayday Road – From R1B District to R1A District and FUD District to R1B District and R2 District**

#### **APPLICATION SUMMARY**

Saskatoon Land, in conjunction with Victory Majors Development, submitted an application to rezone lands in the Aspen Ridge Neighbourhood along Thakur Street from R1B – Small Lot One-Unit Residential District to R1A – One-Unit Residential District and along Henry Dayday Road from FUD – Future Urban Development District to R1B District and R2 – One- and Two-Unit Residential District.

#### **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 amendments to Bylaw No. 8770, Zoning Bylaw pertaining to the lands adjacent Thakur Street and Henry Dayday Road, as outlined in this report, be approved.

#### **BACKGROUND**

The Aspen Ridge Concept Plan (Concept Plan) was originally approved by City Council in June 2014. The sites subject to the rezoning application are designated as Low Density Residential on the Concept Plan (refer to Appendix 1).

#### **DISCUSSION**

##### Thakur Street Proposed Rezoning

The applicant is proposing to rezone the subject sites along Thakur Street from R1B District to R1A District, as shown in Appendix 2. Both of these zoning districts provide for residential development in the form of one-unit dwellings, however, the R1A District requires a larger site width and permits front-facing garages on lots where rear lane access is provided. The proposed rezoning would provide for a variety of housing forms and lot sizes in the neighbourhood. Saskatoon Land has also noted that rezoning these sites to R1A would accommodate demand for lots that permit front-facing garages.

The proposed rezoning aligns with the Low Density designation prescribed by the Concept Plan and the Residential land use designation for these sites under Bylaw No. 8769, The Official Community Plan Bylaw, 2009.

##### Henry Dayday Road Proposed Rezoning

The subject sites along Henry Dayday Road, are currently zoned FUD District, as shown in Appendix 2. The FUD District is an interim zoning district that is applied to sites pending urban development. The subject sites are proposed to be rezoned from FUD District to R1B District and R2 District to provide for future subdivision and development. The R1B District will facilitate one-unit residential development and the R2 District will facilitate residential development in the form of one- and two-unit dwellings.

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The proposed rezoning aligns with the Low Density designation prescribed by the Concept Plan and the Residential land use designation for these sites under Bylaw No. 8769, The Official Community Plan Bylaw, 2009.

### Comments from other Divisions

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

As the location of site services will be impacted by houses with front garages, Transportation & Construction Department has advised that a plan to communicate site servicing requirements to homeowners and homebuilders should be provided. Saskatoon Land has advised that this information will be provided through the Lot Information Packages.

### **COMMUNICATIONS AND ENGAGEMENT**

In July 2019, a notice detailing this rezoning application was sent to the Evergreen and Aspen Ridge Community Association and the Ward Councillor. In October 2019, a notice was sent to registered property owners within approximately 75 metres of the subject sites. To date, no comments have been received regarding this application.

### **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.

### **APPENDICES**

1. Aspen Ridge Concept Plan
2. Location Plan – Thakur Street and Henry Dayday Road

### **REPORT APPROVAL**

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