

Concept Plan Amendment Application – Kensington Neighbourhood

APPLICATION SUMMARY

Saskatoon Land applied to amend the Kensington Neighbourhood Concept Plan to accommodate a local road connection, which would provide improved access and connectivity between the north and south areas of Kensington and to the Core Park. The location of the proposed local road is currently a greenspace connection linking Nightingale Close to Bentley Place.

RECOMMENDATION

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendment to the Kensington Neighbourhood Concept Plan, as outlined in this report, be approved.

BACKGROUND

The Kensington Neighbourhood Concept Plan (Concept Plan) was originally approved by City Council in 2012. Since its approval, amendments have been made to the Concept Plan to facilitate minor changes in land uses, parcel layout and design elements of the village centre.

DISCUSSION

Proposed Amendments

Amendments to the Kensington Neighbourhood Concept Plan

Amendments to the Concept Plan proposed by Saskatoon Land incorporate changes to the road network. Appendix 1 shows the proposed revised Concept Plan Map; changes are summarized as follows:

1. **Addition of Local Road Connection and Reconfiguration of Single-Family Lots:** The proposed amendment adds a local road connection between Nightingale Close and Bentley Place. Reconfiguration of the street and abutting lots will also replace large pie-shaped lots with rectangular lots. The dimensions of lots are expected to be in the range of 10m to 12m (34 ft. to 38 ft.) wide with front attached garage access.
2. **Removing Greenspace Connection (0.07 acres):** The proposed local road location will replace a greenspace connection. The proposed local road will have sidewalks on both sides of the right-of-way, maintaining the pedestrian network that was established by the greenspace. This greenspace is not identified as municipal reserve on the approved Concept Plan.

Policy Review

The cumulative impacts on projected neighbourhood population and density, resulting from the proposed amendments, are minimal. The population is projected to increase

Concept Plan Amendment Application – Kensington Neighbourhood

slightly from approximately 8,299 to approximately 8,321 people; and the number of dwelling units increases from approximately 3,394 to approximately 3,402. Removal of the greenspace connection will not result in a change to the dedicated municipal reserve as it was not originally included in this calculation. The revised Kensington Land Use Statistics have been provided in Appendix 2.

Comments from other Divisions

As part of the Concept Plan amendment application process, this application was circulated to civic departments for review. Comments compiled during this review were submitted to the applicant for response and all items have been appropriately addressed. No concerns were identified which would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

In September 2020, notice of this application was posted on the City's Engage Page, sent to the Ward Councillor and to property owners within 75 metres, as well as properties fronting onto Bentley Way between Bentley Place and Kensington Road. A summary of the Community Engagement has been provided in Appendix 3. No comments were received as a result of the public notice.

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. Kensington Concept Plan Map Amendment
2. Kensington Land Use Statistics Table
3. Community Engagement Summary

REPORT APPROVAL

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

SP/2020/PD/MPC/Concept Plan Amendment Application – Kensington Neighbourhood/pg