

Concept Plan Amendment and Proposed Rezoning – Aspen Ridge Neighbourhood

APPLICATION SUMMARY

Saskatoon Land applied for a minor amendment to the Aspen Ridge Neighbourhood Concept Plan and Bylaw No. 8770, Zoning Bylaw 2009 (Zoning Bylaw) for lands located to the south of the village square adjacent to Myles Heidt Lane and Myles Heidt Bend. The proposed Concept Plan Amendment will provide for a reconfiguration of parcels and land uses for the subject sites. The proposed rezoning will provide for the future subdivision and development of the parcels for residential use.

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 amendments to the Aspen Ridge Concept Plan and rezoning, as outlined in this report, be approved.

BACKGROUND

The Aspen Ridge Concept Plan (Concept Plan) was originally approved by City Council in 2014 with amendments to the northern area of the neighbourhood approved in 2018.

DISCUSSION

Proposed Amendments to the Aspen Ridge Neighbourhood Concept Plan

Amendments to the Concept Plan proposed by Saskatoon Land provide for changes to the land uses, road network and removal of a lane for the subject area (see Appendix 1). The proposed amendments to the Concept Plan Map are shown on Appendix 2 and are summarized as follows:

1. Change the land uses of sites shown as 'Low/Medium Density Multi-Unit' and 'Medium Density Multi-Unit' to 'Low Density'. This amendment would provide for the development of low-density residential development such as one and two-unit dwellings on the subject sites.
2. Change the land uses of sites shown as 'Low/Medium Density Multi-Unit' to 'Medium Density Multi-Unit'. This amendment would provide for the development of townhouses, stacked townhouses and multiple unit dwellings on the subject sites.
3. Provide an additional local road connection between Myles Heidt Lane and Myles Heidt Way to provide access to the new 'Low Density' sites.
4. Remove the lane from the sites located between Myles Heidt Lane and Myles Heidt Bend. This amendment will provide for the development of a mixture of lot styles and widths for low density residential uses in each growth phase of the neighbourhood.

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Proposed Zoning Bylaw Amendments

The proposed zoning for the 'Low Density' sites would be R2 – One and Two-Unit Residential District, while the 'Medium Density' sites on the south side of Myles Heidt Bend would be zoned to RMTN1 – Medium Density Townhouse Residential District 1 (see Appendix 3).

The purpose of the R2 District is to provide for residential development in the form of one and two-unit dwellings as well as related community uses.

The purpose of the RMTN1 District is to provide for comprehensively planned medium density multiple-unit dwellings in the form of townhouses, dwelling groups, and other building forms as well as related community uses.

Policy Review

The proposed amendments are consistent with the residential designation on the Official Community Plan Land Use Map and ensure a range of housing forms are provided in the neighbourhood.

Cumulative impacts on projected neighbourhood population and density, resulting from the proposed amendments, are minimal. The population is projected to decrease slightly from approximately 12,679 to approximately 12,462 people; and the number of dwelling units decrease from approximately 5,750 to approximately 5,671.

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 January 2021, notice of this application was posted on the City's Engage Page, sent to the Ward Councillor, property owners within 75 metres and to the Evergreen – Aspen Ridge Community Association. No comments were received at the time of the writing of this report.

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 Map Amendment
2. Location Plan – Proposed Concept Plan Amendment
3. Location Plan – Proposed Zoning Amendment

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REPORT APPROVAL

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

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