

Concept Plan Amendment and Proposed Rezoning – Rosewood Boulevard & Amisk Way - Rosewood

APPLICATION SUMMARY

Arbutus Properties applied for an amendment to the Rosewood Neighbourhood Concept Plan and Bylaw No. 8770, Zoning Bylaw, 2009 for lands adjacent to Rosewood Boulevard and Amisk Way in the Rosewood Neighbourhood. The proposed Concept Plan amendment would change the land use of the subject lands from 'Multi Family (Street Townhouse)' to 'Single Family' and the proposed rezoning will provide for the future subdivision and development of the parcels for One-Unit Dwellings.

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 Rosewood Neighbourhood Concept Plan and rezoning, as outlined in this report, be approved.

BACKGROUND

The Rosewood Neighbourhood Concept Plan (Concept Plan) was originally approved by City Council in May 2008 and was subsequently amended in 2014 to include the commercial area east of Zimmerman Road. Since 2014, other amendments have been approved to facilitate minor changes in land uses and parcel layout.

The Holding Symbol (H) was applied to certain lands in the Rosewood Neighbourhood to recognize that particular conditions for development to proceed are not yet in place. The Holding Symbol (H) will be removed based on the following criteria:

- a) adequate sewer, water and servicing capacity to the satisfaction of the General Manager of Utilities and Environment;
- b) adequate transportation infrastructure designed to accommodate the expected traffic generated from new development to the satisfaction of the General Manager of Transportation and Construction;
- c) for the lands designated Regional Commercial, a retail market analysis which demonstrates the need for more regional commercial land at this location; and
- d) agreement between the City of Saskatoon (City) and the Developer for payment of Development Charges and Levies.

DISCUSSION

Proposed Amendments to the Rosewood Neighbourhood Concept Plan

The subject sites are currently undeveloped and designated 'Multi Family (Street Townhouse)' on the Concept Plan (refer to Appendix 1). Arbutus Properties is proposing to re-designate the sites to 'Single Family' on the Concept Plan to provide for the future development of One-Unit Dwellings instead of Street Townhouses (refer to Appendix 2).

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The Concept Plan amendment would also provide for a rear lane that would service the sites adjacent to Rosewood Boulevard East.

Proposed Zoning Bylaw Amendments

Arbutus Properties is proposing to rezone the subject sites adjacent to Rosewood Boulevard from RMTN – Townhouse Residential District to R1B - Small Lot One-Unit Residential District and rezone the sites adjacent to Amisk Way from FUD – Future Urban Development District (FUD District) with the Holding Symbol (H) to R1A - One-Unit Residential District with the Holding Symbol (H) and R1B District with the Holding Symbol (H) (refer to Appendix 3).

The Holding Symbol (H) is currently applied to the sites that are adjacent to Amisk Way and this would remain in place as part of the zoning amendment. Areas subject to the Holding Symbol (H) will remain until the conditions for removal have been met. At the appropriate time, an application to amend the Zoning Bylaw to remove the Holding Symbol (H) may be made.

Both the R1A and R1B Districts would facilitate residential development in the form of detached One-Unit Dwellings. The primary difference between the R1A District and R1B District is the R1B District provides for narrower lots and would not permit front-facing garages where a lane provides rear access.

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 in the Rosewood Neighbourhood. The proposed amendments have no impact on the projected neighbourhood population (approximately 11,900 people) and density (approximately 5,390 dwelling units).

Comments from Other Departments

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

COMMUNICATIONS AND ENGAGEMENT

In December 2020, notice of this application was posted on the City's Engage Page, sent to the Ward Councillor, the Rosewood Community Association and property owners within 75 metres of the subject properties. 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

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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. Rosewood Neighbourhood Concept Plan Map Amendment
2. Location Plan – Proposed Concept Plan Amendments
3. Location Plan – Proposed Zoning Amendment

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

SP/2021/PD/MPC/Concept Plan Amendment and Proposed Rezoning – Rosewood Boulevard & Amisk Way - Rosewood
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