

Comments from Other Divisions and Departments
Rosewood Concept Plan Amendment and Rezoning by Agreement
From R1A to RMTN – Greyeyes – Steele Way

Transportation and Construction Division:

1. A lane cannot be used as a major access to the proposed development, two access points will be required from Greyeyes-Steele Way. A lane termination treatment which provides a turnaround will be acceptable. The turn-around has to be dedicated right-of-way and may not include vehicle parking.
2. Site entrances should not be intersections, they must be driveways and constructed in accordance with the City's driveway standards. The sidewalk must be continuous through the driveway; standard intersection corner treatments will not be permitted. All driveway crossings require an application and a permit.
3. This rezoning is aligned with the most recent sanitary services study for Rosewood. On-site storm water management will be required if the proposed development exceeds the 0.3 runoff coefficient for a 1 in 2-year stormwater event, as per the City of Saskatoon design standards.
4. This change in the Neighbourhood Concept Plan removes two active transportation links to Struthers Park. These are to be shown on a site plan and construction drawings moving forward. The servicing and rezoning agreement should reflect the continued access to the park from Greyeyes-Steele Way through an internal road.
5. Issues may arise with gravity sewer servicing since flow will be directed from West to East, whereas topography naturally rises in this direction. It appears Unit 36 and Unit 1 may be served from Greyeyes-Steele Way. When considering servicing, be aware the sanitary sewer main on Greyeyes-Steele Way is 6 metres deep and there is no highline available for service connections.

Community Services Division - Parks Department:

1. The west extension of Struthers Park needs to have public access through this development.
2. A subdivision will be required to create the development sites and the Municipal Reserve parcel.
3. For development of the MR parcel, the Parks Department requires:
 - Conceptual design drawings must be provided to Parks for signoff prior to tendering;
 - Construction inspections will be required during development;
 - Proper safety processes must be followed on-site;
 - Parks - Construction and Development Section requires:
 - Parks protocols are followed, including design approval processes and specifications;

- Adequate operating costs are provided at the expense of the developer, in the agreed amount of \$2,400 per year for a total of \$36,000 over 15 years;
- Parks Design staff inspections and establishment periods are adhered to with sign offs by design staff;
- Full funding costs for utilities and inspections during the establishment period of the capital park project;
- Funding the cost of fencing to delineate between private property and MR;
- Development of park construction and maintenance communication plan for neighbouring properties. City service levels, park development information schedule, completion timing and developer contact information to be displayed on large outdoor signage on site, as well as mail outs and inserts in sales materials for potential buyers;
- Permits and construction protocol to be managed by Arbutus;
- Construction fencing around the perimeter of the site during development to prevent access and/or third party damage; and
- Warranty and installation period as per the standard Parks Construction Contract.