

Concept Plan Amendment and Proposed Rezoning – Rosewood Neighbourhood – From R1A to R2 District

APPLICATION SUMMARY

Boychuk Investments Ltd. applied for an amendment to the Rosewood Neighbourhood Concept Plan and Bylaw No. 8770, Zoning Bylaw, 2009, for land adjacent to Rosewood Drive in the Rosewood Neighbourhood. The proposed Concept Plan amendment would change the land use of the subject lands from 'Multi Family' to 'Single Family'. The proposed rezoning will provide for future subdivision and development of the parcels for one or two-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 from R1A to R2 District, 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.

DISCUSSION

Proposed Amendments

Amendment to the Rosewood Neighbourhood Concept Plan

The subject site is currently undeveloped and designated 'Multi Family' on the Concept Plan (see Appendix 1 and Appendix 2). Boychuk Investments Ltd. is proposing to re-designate a portion of the site to 'Single Family' on the Concept Plan to provide for the future subdivision and development of one or two-unit dwellings (see Appendix 3).

The proposed Concept Plan amendment will also further offset the higher density of development that was approved through a Concept Plan amendment and Zoning by Agreement in 2012 for 110 Phelps Way, located in the southwest corner of the neighbourhood.

Amendment to Bylaw No. 8770, Zoning Bylaw, 2009

Boychuk Investments Ltd. is proposing to rezone a portion of the subject site adjacent to Rosewood Drive from R1A – One-Unit Residential District to R2 – One and Two-Unit Residential District (see Appendix 4). Both the R1A and R2 Districts would provide for low density residential development in the form of detached one-unit dwellings. The primary difference between the R1A District and R2 District is that the R2 District would permit two-unit dwellings and narrower lot development than the R1A District.

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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.

Comments from other Divisions

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

COMMUNICATIONS AND ENGAGEMENT

In September 2021, a notice outlining the proposed amendments was sent to registered property owners within 150 metres of the subject site, the Ward Councillor and the Rosewood Community Association. The content of this notice was also posted on the Engage Page of the City of Saskatoon website. One resident called to obtain further information on the application, no other 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. Fact Summary Sheet
2. Rosewood Neighbourhood Concept Plan Map Amendment
3. Location Plan – Proposed Concept Plan Amendment
4. Location Plan – Proposed Zoning Amendment

REPORT APPROVAL

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

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