

Proposed Rezoning – Rosewood Neighbourhood – R1A to R2 District

APPLICATION SUMMARY

Boychuk Investments Ltd. submitted an application to amend Bylaw No 8770, Zoning Bylaw, 2009 (Zoning Bylaw) to rezone land in the southern portion of the Rosewood Neighbourhood, adjacent to Rosewood Drive and Mazurek Crescent. The land is currently undeveloped and zoned R1A – One-Unit Residential District and is proposed to be rezoned to R2 – One and Two-Unit Residential District.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, 2009 to rezone land in the southern portion of the Rosewood Neighbourhood, adjacent to Rosewood Drive and Mazurek Crescent, from R1A District 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. At the November 22, 2021 City Council meeting, an amendment to the Concept Plan to change the land use from Multi-Family to Single Family and rezone the external block of Mazurek Crescent from R1A to R2 District, was approved. This area, recently approved for rezoning, is immediately adjacent to the subject site now being proposed to also be rezoned.

DISCUSSION

The subject site is located adjacent to Rosewood Drive and Mazurek Crescent and is currently zoned R1A – One-Unit Residential District (see Appendix 1 and Appendix 2). Boychuk Investments Ltd. is proposing to rezone the subject site to the R2 District which would provide for one and two-unit residential development, as well as related community uses. 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 (see Appendix 3).

The proposed zoning will provide for subdivision and development which aligns with the approved Concept Plan.

Policy Review

The proposed amendment is consistent with the residential designation on the Official Community Plan Land Use Map and will ensure a range of housing forms in the Rosewood neighbourhood. The rezoning is consistent with the approved Concept Plan.

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 December 2021, a Public Notice outlining the proposed amendment was sent to: registered property owners within 150 metres of the subject site; the Ward Councillor; and the Rosewood Community Association. Information about the application was also posted on the Engage Page of the City of Saskatoon website. Four residents called to obtain further information of the application; no other comments were received at the time of writing 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, 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. Rosewood Neighbourhood Concept Plan and Amendment Area
2. Fact Summary Sheet
3. Proposed Rezoning Location Map

REPORT APPROVAL

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