

Proposed Concept Plan Amendment and Rezoning – Kensington Neighbourhood – Antonini Court

APPLICATION SUMMARY

Saskatoon Land applied to amend the Kensington Neighbourhood Concept Plan (Concept Plan) and Bylaw No 8770, Zoning Bylaw, 2009 (Zoning Bylaw), for land adjacent to Antonini Court in the Kensington Neighbourhood. The proposed Concept Plan amendment would provide for a reconfiguration of parcels and change the land use to Multi-Unit (Group Townhouse) on the subject site. The proposed Zoning Bylaw Amendment would provide for rezoning the sites to RMTN – Townhouse Residential District.

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 amendment to the Kensington Neighbourhood Concept Plan and rezoning, as outlined in this report, be approved.

BACKGROUND

The Concept Plan was originally approved by City Council in April 2012. The subject sites are currently undeveloped and identified as Multi-Unit Medium Density (Apartment Style), Multi-Unit (Stacked Group Townhouse) and Storm Water Parcel on the Concept Plan (see Appendix 1). Current zoning consists of R1A – One-Unit Residential District, RMTN1 – Medium Density Townhouse Residential District 1 and RM3 – Medium Density Multiple-Unit Dwelling District.

Surrounding land uses include Andrew MacDougall Park to the north, and undeveloped land to the south, east and west (see Appendix 2).

DISCUSSION

Proposed Amendments

Saskatoon Land is proposing amendments to provide a variety of housing forms located near the Village Square and Core Park that will better align Kensington with market demand, for multi-unit parcels within walking distance to neighbourhood amenities, which can meet the housing needs of individuals and families.

Amendments to the Kensington Neighbourhood Concept Plan

The proposed amendments to the Concept Plan outlined in Appendix 3 include:

- 1) Removing the rear lane between Antonini Court;
- 2) Reorienting lots to front onto Antonini Court;
- 3) Extending Antonini Court towards the northwest;
- 4) Change the land use from the Multi-Unit (Stacked Group Townhouse) and Multi-Unit Medium Density (Apartment Style) to Multi-Unit (Group Townhouse); and

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- 5) Change the land use on the easterly and westerly parcels from Multi-Unit (Group Townhouse) to Multi-Unit (Stacked Group Townhouse) to better align with the current RMTN1 Zoning on these parcels.

Amendment to the Zoning Bylaw

The proposed Zoning Bylaw map amendment would rezone the subject site from R1A, RMTN1 and RM3 District to RMTN District, and a small portion from RM3 District to RMTN1 District (see Appendix 4).

The amendment would enable the development of comprehensively planned low to 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 in the Kensington neighbourhood.

Cumulative impacts on projected neighbourhood population and density resulting from the proposed amendments are minimal. The population is projected to decrease from approximately 8,321 to approximately 8,255 people, and the number of dwelling units decrease from approximately 3,402 to approximately 3,335. The proposed amendments result in a density of approximately 17.5 dwelling units per gross developable hectare, exceeding the policy for neighbourhood design provided for in Section G 3.1(2)(b) of The Official Community Plan.

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

On October 15, 2021, a Notice outlining the proposed amendments was sent to registered property owners within approximately 150 metres of the amendment area, to the Ward Councillor and was posted to the application's Engage Page on the City of Saskatoon website. On October 19, 2021, the Notice was also sent to the Pacific Heights Community Association, which represents the Kensington neighbourhood.

At the time of writing this report no comments from the public have been received.

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.

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APPENDICES

1. Kensington Neighbourhood Concept Plan and Amendment Area
2. Fact Summary Sheet
3. Concept Plan Amendment Location Map
4. Rezoning Location Map

REPORT APPROVAL

Written by: Jim Charlebois, Senior Planner II, Development Review
Reviewed by: Darryl Dawson, Manager, Development Review Section
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

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