

Proposed Rosewood Neighbourhood Concept Plan Amendment and Rezoning - R1A to R1B District

APPLICATION SUMMARY

Arbutus Properties applied to amend the Rosewood Neighbourhood Concept Plan to remove two back lanes and rezone properties to permit the development of small lot one-unit residential lots. The lands are currently undeveloped and zoned R1A - One-Unit Residential District and are proposed to be rezoned to R1B – Small Lot One-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 proposed amendments to the Rosewood Neighbourhood Concept Plan and Bylaw No. 8770, Zoning Bylaw, 2009 to rezone lands in the Rosewood Neighbourhood from R1A to R1B 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 sites are currently undeveloped and designated Single Family on the Rosewood Neighbourhood Concept Plan. Arbutus Properties is proposing to remove two back lanes as outlined (see Appendix 1).

Amendment to Bylaw No. 8770, the Zoning Bylaw

Arbutus Properties is proposing to rezone five parcels from R1A - One-Unit Residential District to R1B – Small Lot One-Unit Residential District to provide for the future subdivision and development of small lot one-unit residential dwellings (see Appendix 3).

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.

Transportation has raised a question about the proposed lane removal for the Leskiw Bend parcel related to future subdivision patterns for parcels to the east to ensure consistency and adequate provision of City services, such as garbage collection.

COMMUNICATIONS AND ENGAGEMENT

A Public Notice on the proposed Rosewood Neighbourhood Concept Plan amendment and rezoning applications was sent to the Ward Councillor, Rosewood Community Association and registered property owners within 150 metres of the development parcels on March 11, 2022. This information was also included on the application Engage page on the City of Saskatoon website. At the time of writing this report, no comments on this application had 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.

APPENDICES

- 1) Rosewood Concept Plan Amendment
- 2) Fact Summary Sheet
- 3) Rezoning Amendment Map

REPORT APPROVAL

Written by: Jim Charlebois, Senior Planner, Planning & Development
Reviewed by: Brent McAdam, Acting Manager, Development Review Section
Reviewed by: Tyson McShane Acting Director, Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2022/MPC/PD/Proposed Rosewood Neighbourhood Concept Plan/kp