

# Proposed Rosewood Neighbourhood Concept Plan Amendment and Rezoning – R1A to R1B District, R1A(H) to R1B(H)

## APPLICATION SUMMARY

Arbutus Properties applied to amend the Rosewood Neighbourhood Concept Plan to remove one back lane and rezone properties to permit development of small lot one-unit residential lots. The lands are currently undeveloped and zoned a mix of R1A - One-Unit Residential District and R1A(H) – One-Unit Residential District subject to the Holding Symbol. The applicant is proposing to rezone the properties to a mix of R1B – Small Lot One-Unit Residential District and R1B(H) – Small Lot One-Unit Residential District subject to the Holding Symbol.

## 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, the Zoning Bylaw, 2009, to rezone lands in the Rosewood Neighbourhood from R1A to R1B and R1A(H) to R1B(H), as outlined in this report, be approved.

## BACKGROUND

The Rosewood Neighbourhood 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.

In conjunction with the Rosewood Neighbourhood Concept Plan amendment in 2014, the Holding Symbol (H) was applied to certain lands in the neighbourhood to recognize that particular conditions, needed to proceed with development, are not yet in place. The Holding Symbol will be removed, and zoning regulations for the underlying zoning district would apply based on the following criteria:

- a) Adequate sewer, water and servicing capacity, to the satisfaction of the General Manager of Utilities and Environment;
- b) Adequate transportation infrastructure, designed to accommodate the expected traffic generated from new development, to the satisfaction of the General Manager of Transportation and Construction;
- c) For lands designated as Regional Commercial, a retail market analysis which demonstrates the need for more regional commercial land at this location; and,
- d) An agreement between the City of Saskatoon and the Developer for payment of development charges and levies.

The subject sites are located in the southern portion of Rosewood neighbourhood and are surrounded by undeveloped land to the north, west, east and Highway 16 to the south (see Appendices 1 and 2).

## **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 one back lane, on a block located between Leskiw Bend and Leskiw Lane, as shown in Appendix 3.

#### **Amendment to the Zoning Bylaw**

Arbutus Properties is proposing to rezone select parcels, from R1A - One-Unit Residential District and R1A(H) – One-Unit Residential District subject to the Holding Symbol, to R1B – Small Lot One-Unit Residential District and R1B(H) – Small Lot One-Unit Residential District subject to the Holding Symbol (see Appendix 4). The proposed rezoning to R1B would enable future subdivision and development of small lot one-unit residential dwellings. The Holding Symbol would remain on certain lands until conditions for removal have been met.

### 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 other concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

As the proposal by Arbutus Properties involves a rezoning that would accommodate a slightly higher density of development, and due to proposed revisions to the storm water and sanitary sewer systems, a detailed review was conducted by Saskatoon Water. Updated information was provided by the applicant and their engineering consultant for review and approval by Saskatoon Water. Saskatoon Water has noted that any future changes to the Rosewood Neighbourhood Concept Plan will require additional review of the storm water and sanitary sewer systems.

## **COMMUNICATIONS AND ENGAGEMENT**

On June 28, 2022, 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 located within 150 metres of the development parcels. 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 have been received.

## **PUBLIC NOTICE**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy C01-021, the Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, the 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 Neighbourhood Concept Plan and Amendment Area
- 2) Fact Summary Sheet – Rosewood Neighbourhood
- 3) Rosewood Neighbourhood Concept Plan Amendment
- 4) Zoning Amendment Map – Rosewood Neighbourhood

## **REPORT APPROVAL**

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

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