

Rezoning – Aspen Ridge Neighbourhood – Phase 3 – FUD to R1B, R2, RMTN and RM3 District

APPLICATION SUMMARY

Saskatoon Land submitted an application to rezone land in the central portion of the Aspen Ridge Neighbourhood located adjacent to Aspen Ridge Street and Henry Dayday Road. The lands are currently zoned FUD – Future Urban Development District and are proposed to be rezoned to a mix of R1B – Small Lot One-Unit Residential District, R2 – One- and Two-Unit Residential District, RMTN – Townhouse Residential District and RM3 – Medium Density Multiple-Unit Dwelling District to allow for the subdivision and development of the subject lands.

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 Bylaw No. 8770, the Zoning Bylaw, 2009, to rezone land in the central portion of Aspen Ridge Neighbourhood from FUD District to R1B, R2, RMTN and RM3, as outlined in this report, be approved.

BACKGROUND

The Aspen Ridge Neighbourhood Concept Plan (Concept Plan) was originally approved by City Council in June 2014. The lands subject to this rezoning application are identified as Low Density, Low Density Multi-Unit, Medium Density Multi-Unit and Low-Density Mixed-Use on the Concept Plan (see Appendix 1).

The subject lands are currently undeveloped and zoned FUD District, which is an interim zoning district applied to sites pending future urban development (see Appendix 2).

DISCUSSION

The zoning amendment will provide for subdivision and development of one and two-unit dwellings, townhouses, medium-density and multi-unit dwellings, and related community uses included within the proposed districts. The proposed zoning districts will provide for the following:

- R1B District - small-lot residential development in the form of one-unit dwellings, as well as related community uses;
- R2 District - residential development in the form of one and two-unit dwellings, as well as related community uses;
- RMTN District - 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; and
- RM3 District - a variety of residential developments in a medium density form as well as related community uses.

The proposed zoning will provide for subdivision and development of subject parcels that align with the approved Concept Plan (see Appendix 3).

Policy Review

The proposed zoning is consistent with relevant sections of the [Official Community Plan \(OCP\)](#) and the Residential land use designation on the [Official Community Plan Land Use Map](#).

The Concept Plan map identifies two blocks north of the village square as Low-Density Mixed Use. The Concept Plan report notes a new zoning district was being explored for this land use that would provide a range of lower-density residential, institutional and service-based uses, with limited opportunity for commercial uses in a manner sensitive to the streetscape and surrounding residential uses. As the new zoning district has not been pursued at this time, the two blocks are being requested to be zoned to an RMTN District as identified in the Concept Plan report. The proposed zoning is consistent with the existing Concept Plan map and report and accommodates a variety of housing forms, including small lot single detached homes, one and two-unit dwellings, townhouses, and medium-density multi-unit dwellings.

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 August 2022, a notice was sent to registered property owners located within approximately 150 metres of the subject sites, the Ward Councillor and the Community Association. The content of this notice was also posted on the Engage Page of the City of Saskatoon's website. 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 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. Aspen Ridge Concept Plan Amendment Area
2. Fact Summary Sheet – Rezoning Aspen Ridge Phase 3
3. Rezoning Location Map

REPORT APPROVAL

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

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