

Proposed Rosewood Neighbourhood Concept Plan Amendment and Rezoning - FUD to RMTN

APPLICATION SUMMARY

Arbutus Properties (Arbutus) applied to amend the Rosewood Neighbourhood Concept Plan (Concept Plan) to change the subject site's land use designation, from Single Family to Multi Family, and relocate two Predesignated Residential Care Home sites, from the corner of Meadows Boulevard and Amisk Way, to a future development site in the southeast area of the neighbourhood. The Concept Plan amendment and proposed rezoning, from FUD – Future Urban Development District to RMTN – Residential Townhouse District, will accommodate the development of street townhouses on the site.

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 FUD to RMTN, as outlined in this report, be approved.

BACKGROUND

The 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.

The subject site, located in the northeastern portion of the Rosewood neighbourhood, is currently undeveloped and surrounded by a dwelling group to the north, future urban development lands to both the west and south, as well as single-unit dwellings to the east (see Appendix 1 and 2).

DISCUSSION

Proposed Amendments

Amendments to the Rosewood Neighbourhood Concept Plan

The subject site is currently designated as Single Family on the Concept Plan, which would provide for development of detached dwellings on a variety of lot widths. The proposed redesignation to Multi Family will facilitate the development of street townhouses.

To provide for the development of street townhouses on the subject site, the Predesignated Residential Care Home sites, located at the corner of Meadows Boulevard and Amisk Way, will be relocated to an area in the southeastern portion of Rosewood, at the intersection of Rosewood Drive and Kostiuk Crescent (see Appendix 3 and 4).

Amendment to Bylaw No. 8770, the Zoning Bylaw, 2009

Under [Bylaw No. 8770, the Zoning Bylaw, 2009](#), the subject site on Amisk Way is currently zoned FUD – Future Urban Development District, an interim zoning district which is applied when pending future urban development. The rezoning to RMTN – Townhouse Residential District will facilitate the subdivision and development of street townhouses on the subject site (see Appendix 5).

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.

There is a difference of approximately three dwelling units along the block face, between the RMTN District and that which could be developed in a low-density residential zoning district, such as the R1B District. Although the RMTN District could accommodate three more dwelling units along the block face, one-unit dwellings in a low-density residential zoning district are permitted to have secondary suites, meaning the total number of dwelling units along the proposed block face could be greater upon full build-out.

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 from Arbutus involves a rezoning, which could accommodate a slightly higher density of development, updated sanitary sewer information was requested by Saskatoon Water. The requested information was provided by Arbutus and their engineering consultant for review and approval by Saskatoon Water. Saskatoon Water has noted any future changes to the Concept Plan will require additional review of the stormwater and sanitary sewer systems.

COMMUNICATIONS AND ENGAGEMENT

On February 3, 2023, a notice detailing proposed amendments was mailed out to 197 property owners located approximately 150m from the subject site as well as the Ward Councillor and the Rosewood Community Association. The content of the notice was also posted on the Engage Page of the City of Saskatoon website.

As a result of the notice, Administration received feedback from several residents which identified concerns and opposition to the proposed amendments, including a petition with 54 signatures from approximately 30 different households. The main issues identified during the consultation process included concerns over relocation of the Predesignated Residential Care Home sites, concerns with increased back lane traffic, privacy concerns with a Multi Family land use being adjacent to single-unit dwellings and whether there was need for additional multi-unit development.

In response to concerns and the opposition received for the proposed amendments, additional information on the proposal was provided to area residents, and a virtual Public Information meeting was held on April 27, 2023, via a Teams Live meeting platform, which was recorded and posted on the City of Saskatoon's Engage Page.

Following the Public Information Meeting, comments were received from two residents expressing appreciation for the opportunity to hear more about the proposal and communicated that their concerns have been satisfied after a better understanding of what is being proposed by Arbutus.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy C01-021, 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 – Meadows Boulevard and Amisk Way
- 3) Proposed Concept Plan Amendment: Land Use Designation Change
- 4) Proposed Concept Plan Amendment: Predesignated Residential Care Home Site Relocation
- 5) Proposed Zoning Amendment Map

REPORT APPROVAL

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

SP/2023/PD/MPC/Proposed Rosewood Neighbourhood Concept Plan Amendment and Rezoning - FUD to RMTN/sk/cm