

Application to Remove Holding Symbol “H” - Rosewood Neighbourhood

APPLICATION SUMMARY

Arbutus Properties applied to remove the Holding Symbol “H” from all remaining lands in the Rosewood Neighbourhood on which the holding symbol is still in place.

RECOMMENDATION

That City Council consider Administration’s recommendation that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, 2009, to remove the Holding Symbol “H” from all remaining lands in the Rosewood Neighbourhood, 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.

In conjunction with the Concept Plan amendment in 2014, the Holding Symbol “H” was applied to certain lands in the neighbourhood to recognize conditions needed for development to proceed, which were not yet in place. Removal of the Holding Symbol would be 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 Regional Commercial, a retail market analysis which demonstrates the need for more regional commercial land at this location; and
- d) Agreement between the City of Saskatoon and the Developer for payment of development charges and levies.

The approved Concept Plan and land currently subject to the Holding Symbol is provided (see Appendix 1).

On January 18, 2023, the City of Saskatoon and Arbutus Meadows Partnership, Meadows Rental (A) G.P. Ltd., and Meadows Rental (B) G.P. Ltd. entered into a comprehensive agreement (Agreement) to provide for construction of a fully operational lift station and force main, which would provide temporary services to allow further development in the Rosewood neighborhood. The Agreement also provided for the development of 2775 Meadows Parkway.

On October 13, 2023, the Agreement was amended to provide for the interim operation of the lift station with semi-automated control with auto-dialed notifications. Upon completion of construction, the amended Agreement provided commissioning of the lift station and force main in two phases; phase one commissioning involves the operation of the lift station with semi-automated control, with auto-dialed notifications, and phase two commissioning involves fully automated operation of the lift station.

The amended Agreement stipulates that Arbutus acknowledges and agrees the sanitary sewer system is at capacity, and they will make no further applications for removal of the Holding Symbol from other lands, owned by Arbutus, until the lift station and force main are constructed, operational and phase one commissioning with semi-automated control of the lift station, with auto-dialed notifications, has been completed.

DISCUSSION

The General Manager of the Utilities and Environment Division advised the lift station and force main are constructed, operational and phase one commissioning with semi-automated control of the lift station, with auto-dialed notifications, has been completed. As per the amended Agreement, additional work on the lift station and phase two commissioning is to be completed in the Spring of 2024.

With phase one commissioning completed, Arbutus Properties made an application to remove the Holding Symbol from all remaining lands to which it is applied in the Rosewood Neighbourhood (see Appendix 2). Once the Holding Symbol is removed, zoning regulations for the underlying zoning district will apply and further rezoning, subdivision and development may proceed in line with the Concept Plan and established processes.

Policy Review

In considering removal of the Holding Symbol, Section J-5.1(8)(b) of [Bylaw No. 9700, the Official Community Plan, 2020](#), specifies the following criteria will be relevant to the suitability of the proposed development:

- “(i) Capacity of Servicing - the capacity of existing municipal services or the economic provision of new services to facilitate such use and development;
- (ii) Transportation System - the effects of such use and development upon the transportation and public transit systems;
- (iii) Environmental Concerns – the need to minimize or remediate environmental impacts or conditions in relation to air, water, soil, or noise pollution;
- (iv) Natural or Historical Features – the need to protect any significant natural or historical feature upon or adjacent to the land; and
- (v) Other Circumstances - any other matter that Council deems necessary”.

Application to Remove Holding Symbol “H” - Rosewood Neighbourhood

The General Manager of Utilities and Environment advised the lift station and force main are constructed, operational and phase one commissioning has been completed in accordance with the amended Agreement. This work ensures sanitary sewer capacity is available for developable lands in Rosewood. Other technical requirements for development of lands will be considered through normal development processes, such as rezoning, subdivision and development, and building permit applications.

COMMUNICATIONS AND ENGAGEMENT

The Ward Councillor and the Rosewood Community Association will be advised Arbutus Properties has made an application to remove the Holding Symbol from all remaining lands to which it is applied to in the Rosewood Neighbourhood.

As the zoning regulations for the underlying zoning district shall apply upon the removal of the Holding Symbol, further public consultation and consideration by the Municipal Planning Commission is not required.

PUBLIC NOTICE

Pursuant to Section 11(a) of Council Policy C01-021, the Public Notice Policy, a public notice is not required for consideration of this matter and may proceed directly to a Public Hearing.

APPENDICES

1. Rosewood Land Use Concept Plan
2. Proposed Zoning Amendment

REPORT APPROVAL

Written by: Darryl Dawson, Development Review Manager
Reviewed by: Angela Gardiner, General Manager, Utilities and Environment
Approved by: Lesley Anderson, Acting General Manager, Community Services

SP/2023/PD/City Council/Application to Remove Holding Symbol “H” – Rosewood Neighbourhood/cm/gs