

## Rezoning – Aspen Ridge Neighbourhood – From FUD District to RM3, R1A, RMTN1 and FUD(H) Districts

### SUMMARY

Saskatoon Land has submitted an application to rezone an area within the centre of the Aspen Ridge Neighbourhood to accommodate the next phase of development. The area is currently undeveloped and zoned FUD – Future Urban Development District and is proposed to be rezoned to a mix of RM3 – Medium Density Multiple-Unit Dwelling District, R1A – One Unit Residential District, RMTN1 – Medium Density Townhouse Residential District 1, and FUD(H) – Future Urban Development District subject to the Holding Symbol to provide for the future development of a potential school site, Linklater Park, and low/medium density residential development, in alignment with the approved Aspen Ridge Concept Plan.

### RECOMMENDATION

That City Council consider Administration's recommendation that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, 2009, to rezone land located in the centre of the Aspen Ridge Neighbourhood from FUD to RM3, R1A, RMTN1 and FUD(H), as outlined in the report, be approved.

### BACKGROUND

The Aspen Ridge Concept Plan (Concept Plan) was originally approved by City Council in 2014, with subsequent amendments approved in 2018 and 2021. Lands subject to the rezoning application are located in the centre of the neighbourhood and identified as Potential School Site, Municipal Reserve (Linklater Park), Group Townhouse and within the proposed FUD(H) lands, Medium Density Multi-Unit, Medium-Density Mixed Use and Municipal Reserve (Aspen Ridge Village Square and pathways).

The subject area is currently undeveloped and zoned FUD – Future Urban Development District, which is an interim zoning district applied to sites pending future urban development.

### DISCUSSION

The applicant is proposing to rezone the subject area to a mix of RM3 – Medium Density Multiple-Unit Dwelling District, R1A – One Unit Residential District, RMTN1 – Medium Density Townhouse Residential District 1 and FUD(H) – Future Urban Development District subject to the Holding Symbol.

The zoning amendment will provide for subdivision and development of medium density multiple-unit dwellings in the form of townhouses, dwelling groups and other building forms, as well as related community uses on sites zoned RMTN1. Application of the Holding Symbol (H) on the parcel remaining as FUD District is required to meet the site area requirements in the Zoning Bylaw, due to the subdivision of the other subject parcels from this area.

### Policy Review

The proposed zoning is consistent with the relevant sections of [Bylaw No 9700, The Official Community Plan Bylaw, 2020](#) and the Residential land use designation of the [Official Community Plan Land Use Map](#).

The proposed zoning is consistent with the Concept Plan and accommodates a school site, park space and low/medium density residential development.

### Comments from other Divisions

No comments were identified through the administrative review process, which would preclude this application from proceeding to a public hearing.

## **COMMUNICATIONS AND ENGAGEMENT**

In December 2023, a notice was sent to registered property owners within approximately 150 metres of the subject area, the Ward Councillor and the Community Consultant. The content of the notice was also posted on the City of Saskatoon's Engage Page.

At the time of writing this report, responses from four individuals have been received with questions regarding why the proposed Linklater Park area was proposed to be zoned R1A. Administration clarified it is standard practice for park spaces to be zoned similarly to residential areas adjacent to park spaces, and that 'Public neighbourhood and district parks' is listed as a permitted land use within the R1A district. The subject lands for Linklater Park and the Potential School Site will be designated as MR through the subdivision process.

## **PUBLIC NOTICE**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of [Council Policy No. C01-021, Public Notice Policy](#).

A notice was placed in *The StarPhoenix* on January 13 and 15, 2024, two weeks prior to the public hearing, in accordance with Council Policy C01-021, Public Notice Policy.

## **APPENDICES**

1. Aspen Ridge Land Use Concept Plan and Amendment Area
2. Fact Summary Sheet
3. Proposed Rezoning Location Plan

## **REPORT APPROVAL**

Written by: Robyn Rechenmacher, Senior Planner  
Reviewed by: Darryl Dawson, Development Review Manager  
Melissa Austin, Acting Director of Planning and Development  
Approved by: Lynne Lacroix, General Manager, Community Services