

## Proposed Kensington Neighbourhood Concept Plan Amendment and Rezoning from RMTN and RMTN1 Districts to RM3 District

### APPLICATION SUMMARY

Saskatoon Land applied to amend the Kensington Neighbourhood Concept Plan to change the land use of sites located adjacent to Kensington Gate West on the westerly edge of the Kensington Village Centre, from Multi Unit (Group Townhouse) and Multi Unit (Stacked Group Townhouse) to Multi Unit Medium Density (Apartment Style). The sites are also proposed to be rezoned from RMTN – Townhouse Residential District and RMTN1 – Medium Density Townhouse Residential District 1 to an RM3 – Medium Density Multiple-Unit Dwelling District.

The proposed Concept Plan amendment and rezoning would facilitate residential development on the subject sites in a medium density building form, as well as related community uses. To ensure consistent zoning district boundaries, the application also includes rezoning the road allowance to the west and between the subject sites from R1A - One-Unit Residential District to RM3 District.

### 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 recommendations that:

1. The proposed amendments to the Kensington Neighbourhood Concept Plan and Bylaw No. 8770, Zoning Bylaw, 2009 to rezone lands in the Kensington Neighbourhood from R1A, RMTN and RMTN1 Districts to RM3 District, as outlined in this report, be approved; and
2. That the City Solicitor be requested to prepare the necessary Building Restrictive Covenant and have it registered on title to Parcel W, Plan No. 102193534 restricting development within 10 metres of the southern property line.

### BACKGROUND

The Kensington Neighbourhood Concept Plan (Concept Plan) was originally approved by City Council in April 2012. Since 2012, amendments have been approved to the Concept Plan to facilitate minor changes in land uses and parcel layout.

The subject sites are located adjacent to Kensington Gate West on the westerly edge of the Kensington Village Centre and are currently undeveloped. Adjacent land uses include a storm pond to the north, Mahoney Park and low to medium density townhouse and dwelling group sites to the east, small lot residential development to the south and a municipal buffer and Neault Road to the west (see Appendix 1 and 2).

## **DISCUSSION**

Saskatoon Land is proposing amendments to the Concept Plan and rezoning to provide for residential development in a medium density building form, as well as related community uses on the subject sites.

The amendments and rezoning would facilitate development, which aligns with the vision of the Kensington Village Centre, as a focal point of the neighbourhood and address market demand for medium density multi-unit parcels that are within walking distance to neighbourhood amenities.

### Proposed Amendments

#### **Amendments to the Kensington Neighbourhood Concept Plan**

The proposed Concept Plan amendment would change the land use of the subject sites from Multi Unit (Group Townhouse) and Multi Unit (Stacked Group Townhouse) to Multi Unit Medium Density (Apartment Style), (see Appendix 3).

#### **Amendments to the Zoning Bylaw**

The subject sites are currently zoned RMTN – Townhouse Residential District and RMTN1 – Medium Density Townhouse Residential District 1. The purpose of these districts is to provide for 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. Saskatoon Land is proposing to rezone the subject sites to RM3 – Medium Density Multiple-Unit Dwelling District (see Appendix 4). The purpose of the RM3 district is to provide for a variety of residential developments in a medium-density form, as well as related community uses.

To ensure the zoning district boundaries are consistent in the area, the application also includes rezoning the road allowance to the west and between the subject sites from R1A - One-Unit Residential District to RM3 District.

### Policy Review

The proposed amendments are consistent with the residential designation of [Bylaw No. 9700, the Official Community Plan Bylaw, 2020](#) (OCP) and ensure a range of housing forms in the Kensington neighbourhood.

The proposed amendments are consistent with the policies for neighbourhood design and development contained in Section G3.1(2)(l) of the OCP, which states:

“G3.1(2)(l) The location of multiple-unit dwellings should adhere to the following principles:

- (i) high and medium density multiple-unit dwellings should be located in and near the Downtown, at Community Focal Points, and within the Corridor Growth Area. High density multiple-unit dwellings may be located in other areas of the city where proximity to transportation, employment, or other unique site attributes may apply;
- (ii) medium and low density multiple-unit dwellings are appropriate in neighbourhood locations, provided they are:

- (A) located with satisfactory access to neighbourhood entry points and collector or arterial streets;
- (B) located with satisfactory access to public transit, parks, and other public amenities;
- (C) situated such that residential zoning districts of varying density provide a compatible gradation within the neighbourhood; and
- (D) in the case of medium density multiple-unit dwellings, generally located within Community Focal Points and within the Corridor Growth Area.”

The RM3 District provides for a maximum building height of 12 metres compared to the maximum building height of 10 metres for the RMTN District. Furthermore, the RM3 District has less distance required for side yard setbacks compared to the RMTN District. To ensure a compatible gradation in density as identified in Section G3.1(2)(l)(ii)(c) of the OCP, a Building Restrictive Covenant (BRC) will be used on the southern subject site to prohibit any buildings being developed within 10 metres of the southern property line adjacent to the sites zoned R1B - Small Lot One-Unit Residential District.

A BRC is a contractual arrangement which limits the owner of the land to what they can do with their property and would be registered on the title of the property to inform any future property owners of the restriction. The BRC which would prohibit any buildings being developed within 10 metres of the southern property line. This is recommended as a condition of approval for the rezoning. The applicant is in agreement with this condition. The proposed rezoning to RM3 District would align with the Multi Unit Medium Density (Apartment Style) concept plan amendment which is being applied in conjunction with this rezoning application.

#### Comments from other Divisions

No concerns were identified through the administrative review process that would preclude this application from proceeding to a public hearing.

Transportation and Construction noted no access to the sites will be permitted from Kensington Gate West and access to the sites from Kensington Lane North and Kensington Lane South will need to take into consideration the roundabout and centre medians.

#### **COMMUNICATIONS AND ENGAGEMENT**

On August 14, 2023, a notice was sent to registered property owners within 150 metres of the amendment area, the Ward Councillor and the Community Consultant. The content of this notice was also posted on the Engage Page of the City of Saskatoon’s website. Administration received correspondence from 24 individuals who noted concerns and opposition to the application. Comments received included concerns on impact of increased density, that a special care home (shelter) would be permitted in the RM3 District, apartments could be built rather than townhouses, safety due to increased density, increased traffic and changes being made to approved concept plan.

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Based on the correspondence received, Administration hosted a Teams Live public information meeting on March 5, 2024, to provide an overview of the application and amendment process, allow the applicant to provide information on the proposed amendments and to facilitate a question-and-answer period. One attendee was recorded as joining the Teams Live public information meeting. Information was provided on the rezoning process, how zoning districts contain a number of uses that are permitted and approved by Administration through a permit review process and responses were provided to questions on traffic related to future development of the elementary schools.

A Community Engagement Summary has been prepared for this application (see Appendix 5).

### **PUBLIC NOTICE**

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

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy No. C01-021, Public Notice, 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) Kensington Neighbourhood Concept Plan and Amendment Area
- 2) Fact Summary Sheet
- 3) Concept Plan Amendment Location Map
- 4) Rezoning Amendment Location Map
- 5) Engagement Summary

### **REPORT APPROVAL**

Written by: Darryl Dawson, Development Review Section Manager  
Reviewed by: Lesley Anderson, Director of Planning and Development  
Approved by: Kara Fagnou, Acting General Manager, Community Services

SP/2024/MPC/PD/Proposed Kensington Neighbourhood Concept Plan Amendment and Rezoning from RMTN and RMTN1 District to RM3 District/sk